

Bryan Moyers, Councilmember
David Brundage, Councilmember
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**MARCH 28, 2023
7:00 PM
500 S. OAK STREET
ROANOKE, TX 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

D. PRESENTATION

1. Lauren Berry, Senior Manager of the Public Sector with Forvis will provide an overview of the annual audit.
2. Presentation and Proclamation honoring Steve Sheppard on his retirement after 34 years of service.
3. Mayor Gierisch will swear in Christopher Arndt to his new position of Captain.

E. CONSENT AGENDA



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**March 28, 2023
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All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on February 28, 2023.
2. Consider approval to award a bid to GRod Construction for the downtown street reconstruction of Houston Street and Denton Street, located between Oak and Walnut, for an amount not to exceed \$1,855,791.50.
3. Consider approval of a Professional Service Agreement between the City of Roanoke and Teague Nall and Perkins, Inc. (TNP) to provide construction documents design for the landscape improvements along 377, in conjunction with the Green Ribbon grant project.

F. NEW BUSINESS

1. Consider acceptance of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2022.
2. Consideration and action on approval of a contract with RTEL Communications to provide fiber optic network to city facilities through the use of ARPA funds.
3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a Research Lab (Non-Hazardous) Use. The property is generally located on the West side of US Hwy 377 behind 7-Eleven, and has an address of 1741 N. Hwy 377, Suite 116. (SUP-2023-01 / Ordinance No. 2023-104)
4. Consideration and action on a Specific Use Permit (SUP 2023-01) request from Sebastian Sobczak, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a research lab (non-hazardous) use. The property is generally located on the West side of US Hwy 377 behind 7-



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Eleven, and has an address of 1741 N. Hwy 377, Suite 116. (SUP-2023-01 / Ordinance No. 2023-104)

5. Consideration and action on approval of Ordinance No. 2023-105, amending Chapter 4, Article 4.700, Section 4.702 of the Code of Ordinances, City of Roanoke, Texas, entitled "Special Event Permit" by adding a subsection (e) to provide an exception for food vendors and mobile food vendors from the special event permit requirements.
6. Consideration and action on approval of Ordinance No. 2023-106 abandoning, vacating, and closing unused roadway rights-of-way consisting of an approximately 0.275 acre tract and 1.650 acre tract of land of unused rights-of-way adjacent to Litsey Road, and located within Denton County, Texas, and which is more particularly described and or depicted in Exhibit A, which is attached hereto and incorporated herein for all purposes; authorizing the City Manager to execute a deed or deeds conveying said unused right-of-way to adjacent property owners.
7. Consideration and action for a façade grant application from Chris Wells of Classic Cafe at 504 N. Oak St. Roanoke, TX.

G. **EXECUTIVE SESSION**

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.



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The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

H. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, March 23, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "April S. Hill".

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Presentation - Annual Audit

MEETING DATE: March 28, 2023

DEPARTMENT: Finance

ITEM SUMMARY:

Lauren Berry, Senior Manager of the Public Sector with Forvis will provide an overview of the annual audit.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

None



CITY COUNCIL AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: Presentation and Proclamation honoring Steve Sheppard on his retirement after 31 years of service.

MEETING DATE: March 28, 2023

DEPARTMENT: Police

ITEM SUMMARY:

Sergeant Steve Sheppard has been an integral part of the Roanoke Police Department and his contributions will always be valued and appreciated. He will be greatly missed, but we can only feel happy about his well-deserved retirement after over thirty-four years of dedicated service to the cities of Bedford and Roanoke, with over seventeen of those here in Roanoke.

Please join us in thanking Steve for his service and extending our good wishes on his retirement.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Proclamation - Dedication to Service - Steven Sheppard

Proclamation

HONORING STEVEN SHEPPARD FOR 34 YEARS OF DEDICATED SERVICE

WHEREAS, the City of Roanoke, Texas strives for excellence in all of its activities and endeavors; and

WHEREAS, Steven Sheppard has been an asset to the Roanoke Police Department in achieving its goals and performing its objectives and purposes since his employment on October 19, 2005; and

WHEREAS, his many contributions to the Roanoke Police Department through the years of service as an officer and a supervisor in various roles; and

WHEREAS, Steven Sheppard has resolutely served the Roanoke Police Department and was promoted to Sergeant on January, 23, 2008 ; and

WHEREAS, his dedicated interest and devotion to duty have had a valuable effect on the Roanoke Police Department and the City of Roanoke;

NOW THEREFORE I, Carl E. Gierisch, Jr., Mayor of the City of Roanoke, do hereby proclaim that

Steven Sheppard

has been an integral part of the Roanoke Police Department and his contributions will always be valued and appreciated. He will be greatly missed, but we can only feel happy about his well-deserved retirement after over thirty-four years of dedicated service to the cities of Bedford and Roanoke, with over seventeen of those here in Roanoke.

Please join us in thanking Steve for his service and extending our good wishes on his retirement.

Carl E. "Scooter" Gierisch, Jr.
Mayor

Witness:

April S. Hill
City Secretary





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 02/28/2023 - CC Minutes

MEETING DATE: March 28, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

INFORMATION:

Consider approval of the minutes from the regular City Council meeting held on February 28, 2023.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 02-28-2023

Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
FEBRUARY 28, 2023
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray-Moore; Council Members: Bryan Moyers, David Thompson, David Brundage, and Brian Darby; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Chief of Police Jeriahme Miller, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, and Parks and Recreation Director Ray McDonald.

ABSENT: Chief Financial Officer Vicki Rodriguez, Councilmember Hogan Page, and Library Director Kelly Holt.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:01 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

City Manager Cody Petree thanked City Staff for all of their help with the School Field Trip.

Fire Chief Chris Addington announced the 75th Anniversary of the Roanoke Fire Department.

Mayor Gierisch announced board member Helen Ward is celebrating a birthday.

Mayor Pro Tem Holly Gray-Moore announced Mayor Gierisch just celebrated a birthday.

C. PUBLIC INPUT

Kelli Greenwood (unable to attend meeting) sent the following email, to voice concerns.

The intersection of Litsey and Fairway Ranch Parkway/Fairway Drive is complete dangerous chaos, especially during rush hour times. I know it has been addressed, and it definitely needs to be addressed again. I urge you to observe the intersection during rush



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hour. 114 opening up at Litsey has worsened matters even more. I drive to Justin to get my grandson each morning. Traffic on 114 is backed up past 35, so I'm sure map apps are sending people the back way that ends up on Litsey. In fact, this morning traffic on Litsey waiting to turn right at 114 was backed up to Cabinside Drive. Unfortunately, the arrows recently painted in the intersection has caused more confusion for the masses. Additionally, on pretty days in the spring and summer, the sun makes things even worse depending on the time of day and direction driving. I don't know if the answer is a roundabout, four way stop, or traffic lights; however, I do know that something has got to be done before someone is critically injured. Our city is better than this.

D. PRESENTATION

1. VFW Post 5074 presented First Responder Awards for Nominated Police Sergeant Ryan Otero, Assistant Fire Chief Scott Eager (Firefighter), and Firefighter/Paramedic Lenny Rose (Paramedic).
2. Mayor Gierisch swore in Police Officer Michael Sciarillo to the Roanoke Police Department.

E. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on February 14, 2023.
2. Consider approval of Resolution No. 2023-101R, encouraging the Texas Legislature to direct state funds toward broadband deployment.
3. Consider approval of Resolution No. 2023-102R electing to participate in the proposed opioid settlements brought by the State of Texas and other jurisdictions against various entities for their roles in the National Opioid Crisis.

Motion made by Holly Gray-Moore second by David Thompson to approve Consent Agenda Items 1 – 3.

Motion carried unanimously.

F. NEW BUSINESS

1. Motion made by Holly Gray-Moore second by David Thompson to approve Ordinance No. 2023-103 declaring unopposed candidates in the Saturday, May 6,



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2023 General Election, elected to office; canceling the General Election in the City of Roanoke, Texas, for the purpose of electing one (1) councilmember for Wards 1, 2 and 3.

Motion carried unanimously.

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:20 P.M.

Section 551.074

To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:35 P.M.

1. **Section 551.074 of the TEXAS GOVERNMENT CODE** To discuss and consider personnel matters and all matters incident and related thereto.

No action taken.

2. **Section 551.087 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

No action taken.

H. ADJOURNMENT

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 7:36 p.m.

Motion carried unanimously.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**February 28, 2023
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Carl E. "Scooter" Gierisch, Jr., Mayor

April S. Hill, City Secretary



AGENDA ITEM

TO: City Manager

SUBJECT: Houston and Denton Street Reconstruction

MEETING DATE: March 28, 2023

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval to award a bid to GRod Construction for the downtown street reconstruction of Houston Street and Denton Street, located between Oak and Walnut, for an amount not to exceed \$1,855,791.50.

INFORMATION:

The approval of the Houston Street and Denton Street reconstruction project will include the reconstruction of both streets between Oak Street and Walnut Street. This will complete the downtown/Oak Street corridor reconstruction projects.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The total financial impact is one million eight hundred fifty-five thousand seven hundred ninety-one dollars and fifty cents. (\$1,855,791.50)

ATTACHMENTS:

1. 15024-0005-00 ROA
2. Bid Tab - Downtown Street Reconstruction

March 6, 2023

City of Roanoke, Texas
Attn: Mr. Shawn Wilkinson, Public Works Director
265 Marshall Creek Road
Roanoke, Texas 76262

Re: Downtown Street Reconstruction – Denton Street & Houston Street
Recommendation of Award

Dear Mr. Wilkinson:

Quiddity assisted the City in receiving bids for the above referenced project in your City Hall large conference room on February 23, 2023 at 11:00 A.M. Bids were publicly opened and read aloud at that time.

Six (6) contractors submitted bids for this work. A Bid Tabulation Summary is enclosed for your review. Considering corrections to six (6) bid items, GRod Construction submitted the lowest combination of Base Bid plus Alternate Bid in the amount of \$1,855,791.50.

While we have not worked with GRod Construction, we made contact with their provided references and determined that their experience in the local area on similar projects makes them an acceptable contractor for this project.

In accordance with our findings, we recommend the referenced contract be awarded to GRod Construction based on their bid in the amount of \$1,855,791.50. Please advise should you have any questions or require further information regarding this matter.

Sincerely,



David Leslie, PE
Senior Project Manager

Enclosure: As Stated

K:\15024\15024-0005-00 Downtown Street Reconstructon - Denton\Project Management\Correspondence\15024-0005-00 ROA.doc

Detailed Tabulation of Bids Received (Project Number: 15024-0005-00)

				LOWEST BIDDER													
Project: Roanoke Downtown Streets - Denton & Houston																	
Owner: City of Roanoke																	
City Project Manager: Michael Maxson																	
Design Professional: David Leslie P.E.																	
Item No.	Description	UOM	QTY	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit Cost	Extended
Paving Items																	
101	Mobilization	L.S.	1.00	\$55,000.00	\$55,000.00	\$79,500.00	\$79,500.00	\$90,000.00	\$90,000.00	\$110,000.00	\$110,000.00	\$113,000.00	\$113,000.00	\$90,000.00	\$90,000.00	\$95,000.00	\$95,000.00
102	Preparing Right-of-Way	STA.	12.00	\$3,750.00	\$45,000.00	\$2,400.00	\$28,800.00	\$2,980.00	\$35,760.00	\$12,000.00	\$144,000.00	\$1,500.00	\$18,000.00	\$3,000.00	\$36,000.00	\$2,000.00	\$24,000.00
103	Traffic Control, Temporary Signs, and Barricades	L.S.	1.00	\$25,000.00	\$25,000.00	\$32,000.00	\$32,000.00	\$28,000.00	\$28,000.00	\$100,000.00	\$100,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00
104	Temporary Erosion Control	L.S.	1.00	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00
105	Construction Layout	L.S.	1.00	\$15,000.00	\$15,000.00	\$14,000.00	\$14,000.00	\$16,000.00	\$16,000.00	\$60,000.00	\$60,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$35,000.00	\$35,000.00
106	Unclassified Street Excavation	C.Y.	1,230.00	\$42.00	\$51,660.00	\$70.00	\$86,100.00	\$39.00	\$47,970.00	\$65.00	\$79,950.00	\$50.00	\$61,500.00	\$100.00	\$123,000.00	\$50.00	\$61,500.00
107	Sawcut, Remove & Dispose of Existing Pavement(All Depths and Types)	S.Y.	5,475.00	\$18.00	\$98,550.00	\$10.00	\$54,750.00	\$21.00	\$114,975.00	\$15.00	\$82,125.00	\$20.00	\$109,500.00	\$62.00	\$339,450.00	\$15.00	\$82,125.00
108	Subgrade Lime Treatment (Roadway)(6" Thick)	S.Y.	5,012.00	\$13.50	\$67,662.00	\$9.00	\$45,108.00	\$15.00	\$75,180.00	\$15.00	\$75,180.00	\$14.00	\$70,168.00	\$12.00	\$60,144.00	\$8.00	\$40,096.00
109	Hydrated Lime (Slurry)	TON	83.00	\$334.00	\$27,722.00	\$290.00	\$24,070.00	\$330.00	\$27,390.00	\$330.00	\$27,390.00	\$320.00	\$26,560.00	\$300.00	\$24,900.00	\$225.00	\$18,675.00
110	Concrete Pavement (w/ Monolithic Curb)(Reinforced)(6" Thick)	S.Y.	4,352.00	\$85.00	\$369,920.00	\$90.00	\$391,680.00	\$96.00	\$417,792.00	\$85.00	\$369,920.00	\$90.00	\$391,680.00	\$95.00	\$413,440.00	\$80.00	\$348,160.00
111	Driveway (Concrete) (Reinforced) (6" Thick)	S.Y.	705.00	\$105.00	\$74,025.00	\$110.00	\$77,550.00	\$114.00	\$80,370.00	\$102.00	\$71,910.00	\$120.00	\$84,600.00	\$86.00	\$60,630.00	\$75.00	\$52,875.00
112	Temporary Flex Base (6" Thick)	C.Y.	149.00	\$97.00	\$14,453.00	\$75.00	\$11,175.00	\$112.00	\$16,688.00	\$90.00	\$13,410.00	\$200.00	\$29,800.00	\$83.00	\$12,367.00	\$20.00	\$2,980.00
113	Sidewalk (Concrete) (Reinforced) (4" Thick)	S.Y.	1,251.00	\$63.00	\$78,813.00	\$90.00	\$112,590.00	\$86.00	\$107,586.00	\$68.00	\$85,068.00	\$80.00	\$100,080.00	\$95.00	\$118,845.00	\$70.00	\$87,570.00
114	Colored Stamped Concrete Crosswalk	S.Y.	347.00	\$295.00	\$102,365.00	\$180.00	\$62,460.00	\$158.00	\$54,826.00	\$140.00	\$48,580.00	\$200.00	\$69,400.00	\$100.00	\$34,700.00	\$175.00	\$60,725.00
115	Barrier Free Ramps with Detectable Warning Plates	S.Y.	57.00	\$150.00	\$8,550.00	\$270.00	\$15,390.00	\$174.00	\$9,918.00	\$300.00	\$17,100.00	\$380.00	\$21,660.00	\$4,000.00	\$228,000.00	\$400.00	\$22,800.00
116	4" Wide Solid White Pavement Striping	L.F.	412.00	\$1.50	\$618.00	\$4.00	\$1,648.00	\$3.00	\$1,236.00	\$2.00	\$824.00	\$2.00	\$824.00	\$50.00	\$20,600.00	\$5.00	\$2,060.00
117	Painted Pavement Marker - Handicap Symbol	EA.	1.00	\$600.00	\$600.00	\$150.00	\$150.00	\$380.00	\$380.00	\$550.00	\$550.00	\$600.00	\$600.00	\$500.00	\$500.00	\$250.00	\$250.00
118	Painted Pavement Marker - Handicap Symbol with "VAN" Lettering	EA.	1.00	\$700.00	\$700.00	\$150.00	\$150.00	\$480.00	\$480.00	\$600.00	\$600.00	\$600.00	\$600.00	\$500.00	\$500.00	\$300.00	\$300.00
119	Topsoil (6" Thick)	S.Y.	4,808.00	\$5.00	\$24,040.00	\$2.00	\$9,616.00	\$6.00	\$28,848.00	\$10.00	\$48,080.00	\$13.00	\$62,504.00	\$50.00	\$240,400.00	\$6.00	\$28,848.00
120	Slab Sodding	S.Y.	4,808.00	\$7.25	\$34,858.00	\$7.00	\$33,656.00	\$6.00	\$28,848.00	\$12.00	\$57,696.00	\$7.00	\$33,656.00	\$14.00	\$67,312.00	\$5.00	\$24,040.00
Paving Sub-Total:					\$1,101,036.00		\$1,090,393.00		\$1,190,247.00		\$1,412,383.00		\$1,292,132.00		\$1,975,788.00		\$1,042,004.00
Drainage Items																	
201	Curb Inlet (5')	EA.	1.00	\$6,500.00	\$6,500.00	\$5,750.00	\$5,750.00	\$4,000.00	\$4,000.00	\$6,000.00	\$6,000.00	\$9,700.00	\$9,700.00	\$7,150.00	\$7,150.00	\$5,000.00	\$5,000.00
202	Curb Inlet (10')	EA.	10.00	\$8,500.00	\$85,000.00	\$7,250.00	\$72,500.00	\$6,000.00	\$60,000.00	\$7,500.00	\$75,000.00	\$12,000.00	\$120,000.00	\$8,470.00	\$84,700.00	\$10,000.00	\$100,000.00
203	Curb Inlet (15')	EA.	1.00	\$9,500.00	\$9,500.00	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$11,000.00	\$11,000.00	\$16,000.00	\$16,000.00	\$10,560.00	\$10,560.00	\$15,000.00	\$15,000.00
204	One-Sided Area Inlet	EA.	8.00	\$4,000.00	\$32,000.00	\$5,700.00	\$45,600.00	\$2,800.00	\$22,400.00	\$6,100.00	\$48,800.00	\$8,000.00	\$64,000.00	\$7,150.00	\$57,200.00	\$6,500.00	\$52,000.00
205	Grate Inlet (2'x2')	EA.	2.00	\$4,500.00	\$9,000.00	\$5,400.00	\$10,800.00	\$3,800.00	\$7,600.00	\$5,800.00	\$11,600.00	\$9,000.00	\$18,000.00	\$5,115.00	\$10,230.00	\$8,000.00	\$16,000.00
206	Two-Grate Inlet	EA.	1.00	\$8,000.00	\$8,000.00	\$6,900.00	\$6,900.00	\$6,400.00	\$6,400.00	\$7,500.00	\$7,500.00	\$11,000.00	\$11,000.00	\$9,350.00	\$9,350.00	\$8,000.00	\$8,000.00
207	Three-Grate Inlet	EA.	2.00	\$9,500.00	\$19,000.00	\$8,200.00	\$16,400.00	\$7,200.00	\$14,400.00	\$9,000.00	\$18,000.00	\$13,000.00	\$26,000.00	\$10,450.00	\$20,900.00	\$10,000.00	\$20,000.00
208	Cast In Place Junction Box Around Existing 42" RCP	EA.	1.00	\$8,800.00	\$8,800.00	\$10,000.00	\$10,000.00	\$7,200.00	\$7,200.00	\$11,000.00	\$11,000.00	\$17,000.00	\$17,000.00	\$9,240.00	\$9,240.00	\$8,000.00	\$8,000.00
209	Cast In Place Junction Box Around Existing 5'x3' RCB	EA.	1.00	\$8,800.00	\$8,800.00	\$10,050.00	\$10,050.00	\$7,200.00	\$7,200.00	\$11,000.00	\$11,000.00	\$22,000.00	\$22,000.00	\$11,550.00	\$11,550.00	\$8,000.00	\$8,000.00
210	Cast In Place Conflict Junction Box Around Existing 12" Sanitary Sewer	EA.	1.00	\$8,800.00	\$8,800.00	\$7,000.00	\$7,000.00	\$7,200.00	\$7,200.00	\$7,500.00	\$7,500.00	\$14,000.00	\$14,000.00	\$7,150.00	\$7,150.00	\$10,000.00	\$10,000.00
211	Cast In Place Conflict Junction Box Around Existing Gas Line	EA.	2.00	\$8,800.00	\$17,600.00	\$7,000.00	\$14,000.00	\$7,200.00	\$14,400.00	\$7,500.00	\$15,000.00	\$13,000.00	\$26,000.00	\$7,150.00	\$14,300.00	\$10,000.00	\$20,000.00
212	Cast in Place Sloped End Treatment for 18" RCP	EA.	1.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$5,200.00	\$5,200.00	\$4,000.00	\$4,000.00	\$5,060.00	\$5,060.00	\$2,000.00	\$2,000.00
213	Storm Drain Pipe (12" RCP)	L.F.	161.00	\$165.00	\$26,565.00	\$145.00	\$23,345.00	\$102.00	\$16,422.00	\$110.00	\$17,710.00	\$140.00	\$22,540.00	\$106.00	\$17,066.00	\$120.00	\$19,320.00
214	Storm Drain Pipe (18" RCP)	L.F.	192.00	\$135.00	\$25,920.00	\$150.00	\$28,800.00	\$120.00	\$23,040.00	\$115.00	\$22,080.00	\$170.00	\$32,640.00	\$112.00	\$21,504.00	\$140.00	\$26,880.00
215	Storm Drain Pipe (21" RCP)	L.F.	1,000.00	\$120.00	\$120,000.00	\$160.00	\$160,000.00	\$144.00	\$144,000.00	\$120.00	\$120,000.00	\$170.00	\$170,000.00	\$120.00	\$120,000.00	\$160.00	\$160,000.00
216	Trench Safety System for Storm Drain	L.F.	1,353.00	\$5.00	\$6,765.00	\$3.00	\$4,059.00	\$4.00	\$5,412.00	\$3.00	\$4,059.00	\$3.00	\$4,059.00	\$3.00	\$4,059.00	\$1.50	\$2,029.50
217	5' Junction Box	EA.	1.00	\$11,000.00	\$11,000.00	\$9,000.00	\$9,000.00	\$7,200.00	\$7,200.00	\$9,000.00	\$9,000.00	\$16,000.00	\$16,000.00	\$9,350.00	\$9,350.00	\$10,000.00	\$10,000.00
Drainage Sub-Total:					\$406,250.00		\$439,204.00		\$357,874.00		\$400,449.00		\$592,939.00		\$419,369.00		\$482,229.50

Detailed Tabulation of Bids Received (Project Number: 15024-0005-00)				LOWEST BIDDER													
Project: Roanoke Downtown Streets - Denton & Houston				GROD Construction		McClendon Construction		Cole Construction		Urban Infraconstruction		DDM Construction		Talbran Enterprises		Engineer's Estimate	
Owner: City of Roanoke																	
City Project Manager: Michael Maxson																	
Design Professional: David Leslie P.E.																	
Item No.	Description	UOM	QTY	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit Cost	Extended
Water Items																	
301	Water Main Pipe (8" PVC C-900, DR-18)	L.F.	1,060.00	\$95.00	\$100,700.00	\$140.00	\$148,400.00	\$96.00	\$101,760.00	\$105.00	\$111,300.00	\$110.00	\$116,600.00	\$100.00	\$106,000.00	\$90.00	\$95,400.00
302	Water Meter Relocation	EA.	8.00	\$2,250.00	\$18,000.00	\$550.00	\$4,400.00	\$3,000.00	\$24,000.00	\$630.00	\$5,040.00	\$2,100.00	\$16,800.00	\$605.00	\$4,840.00	\$1,250.00	\$10,000.00
303	Water Meter Box	EA.	17.00	\$600.00	\$10,200.00	\$450.00	\$7,650.00	\$550.00	\$9,350.00	\$520.00	\$8,840.00	\$1,000.00	\$17,000.00	\$495.00	\$8,415.00	\$1,250.00	\$21,250.00
304	Connection to Existing Water Main	EA.	8.00	\$5,500.00	\$44,000.00	\$2,250.00	\$18,000.00	\$4,600.00	\$36,800.00	\$2,300.00	\$18,400.00	\$2,300.00	\$18,400.00	\$2,200.00	\$17,600.00	\$2,000.00	\$16,000.00
305	Fire Service (6")	LF.	40.00	\$145.00	\$5,800.00	\$95.00	\$3,800.00	\$150.00	\$6,000.00	\$105.00	\$4,200.00	\$80.00	\$3,200.00	\$104.00	\$4,160.00	\$75.00	\$3,000.00
306	Water Service (Short)(1")	EA.	10.00	\$1,600.00	\$16,000.00	\$1,500.00	\$15,000.00	\$1,200.00	\$12,000.00	\$1,500.00	\$15,000.00	\$1,500.00	\$15,000.00	\$1,430.00	\$14,300.00	\$1,800.00	\$18,000.00
307	Water Service (Long)(1")	EA.	7.00	\$2,200.00	\$15,400.00	\$1,700.00	\$11,900.00	\$1,560.00	\$10,920.00	\$1,700.00	\$11,900.00	\$2,700.00	\$18,900.00	\$1,650.00	\$11,550.00	\$2,000.00	\$14,000.00
308	Gate Valve (6")	EA.	1.00	\$1,900.00	\$1,900.00	\$2,200.00	\$2,200.00	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00	\$2,700.00	\$2,700.00	\$2,035.00	\$2,035.00	\$2,500.00	\$2,500.00
309	Gate Valve (8")	EA.	2.00	\$3,550.00	\$7,100.00	\$2,850.00	\$5,700.00	\$5,400.00	\$10,800.00	\$3,000.00	\$6,000.00	\$3,800.00	\$7,600.00	\$2,915.00	\$5,830.00	\$2,500.00	\$5,000.00
310	Relocate Existing Fire Hydrant	EA.	1.00	\$4,500.00	\$4,500.00	\$2,200.00	\$2,200.00	\$9,000.00	\$9,000.00	\$2,300.00	\$2,300.00	\$6,000.00	\$6,000.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
311	Abandon Existing Water Main	L.F.	1,063.00	\$13.00	\$13,819.00	\$18.50	\$19,665.50	\$4.00	\$4,252.00	\$21.00	\$22,323.00	\$20.00	\$21,260.00	\$20.00	\$21,260.00	\$20.00	\$21,260.00
312	Trench Safety System for Water Main	L.F.	1,060.00	\$6.00	\$6,360.00	\$2.00	\$2,120.00	\$6.00	\$6,360.00	\$2.00	\$2,120.00	\$1.00	\$1,060.00	\$2.00	\$2,120.00	\$1.50	\$1,590.00
Water Sub-Total:					\$243,779.00		\$241,035.50		\$234,242.00		\$209,423.00		\$244,520.00		\$200,310.00		\$210,500.00
Miscellaneous Items																	
401	Furnish and Install Speed Limit Sign (w/ Decorative Post)(Type F)(MUTCD R2-1-25)	EA.	8.00	\$1,125.00	\$9,000.00	\$1,650.00	\$13,200.00	\$2,100.00	\$16,800.00	\$1,000.00	\$8,000.00	\$1,000.00	\$8,000.00	\$1,000.00	\$8,000.00	\$1,250.00	\$10,000.00
402	Furnish and Install "Reserved Parking" Sign (w/ Decorative Post)(Type E)(MUTCD R7-8T)	EA.	2.00	\$1,140.00	\$2,280.00	\$1,650.00	\$3,300.00	\$2,200.00	\$4,400.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00
403	Furnish and Install "Van Accessible" Sign (MUTCD R7-8P)	EA.	1.00	\$171.00	\$171.00	\$1,650.00	\$1,650.00	\$1,800.00	\$1,800.00	\$140.00	\$140.00	\$160.00	\$160.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00
404	Remove, Salvage and Reinstall Existing Signs and Post on New Foundation	EA.	9.00	\$724.00	\$6,516.00	\$750.00	\$6,750.00	\$640.00	\$5,760.00	\$650.00	\$5,850.00	\$700.00	\$6,300.00	\$500.00	\$4,500.00	\$1,000.00	\$9,000.00
405	Remove, Salvage and Reinstall Existing Signs on New Post (Type E)	EA.	1.00	\$1,175.00	\$1,175.00	\$900.00	\$900.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$100.00	\$1,000.00	\$1,000.00	\$1,000.00
406	Remove & Replace Mailbox	EA.	5.00	\$675.00	\$3,375.00	\$518.00	\$2,590.00	\$330.00	\$1,650.00	\$1,300.00	\$6,500.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$550.00	\$2,750.00
407	Remove & Replace Masonry Mailbox	EA.	1.00	\$950.00	\$950.00	\$1,000.00	\$1,000.00	\$6,400.00	\$6,400.00	\$6,600.00	\$6,600.00	\$2,200.00	\$2,200.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
408	TAS Pedestrian Guardrail	L.F.	63.00	\$100.00	\$6,300.00	\$90.00	\$5,670.00	\$161.00	\$10,143.00	\$135.00	\$8,505.00	\$200.00	\$12,600.00	\$200.00	\$12,600.00	\$250.00	\$15,750.00
409	Project Sign	EA.	2.00	\$600.00	\$1,200.00	\$500.00	\$1,000.00	\$900.00	\$1,800.00	\$600.00	\$1,200.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$550.00	\$1,100.00
410	Bollard Assembly	EA.	12.00	\$975.00	\$11,700.00	\$1,200.00	\$14,400.00	\$1,560.00	\$18,720.00	\$1,100.00	\$13,200.00	\$2,500.00	\$30,000.00	\$1,000.00	\$12,000.00	\$1,300.00	\$15,600.00
411	Sprinkler System Protection and Repair	L.S.	1.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
412	Audio Video Route Survey	L.S.	1.00	\$850.00	\$850.00	\$1,000.00	\$1,000.00	\$840.00	\$840.00	\$3,900.00	\$3,900.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00
413	Miscellaneous Construction Allowance	L.S.	1.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Miscellaneous Sub-Total:					\$113,517.00		\$121,460.00		\$140,313.00		\$126,895.00		\$138,760.00		\$121,600.00		\$130,950.00
TOTAL BASE BID AMOUNT:					\$1,864,582.00		\$1,892,092.50		\$1,922,676.00		\$2,149,150.00		\$2,268,351.00		\$2,717,067.00		\$1,865,683.50
Alternate Bid - Paving Items																	
501	Hot Mix Asphalt Concrete	S.Y.	303	\$75.00	\$22,725.00	\$95.00	\$28,785.00	\$122.00	\$36,966.00	\$100.00	\$30,300.00	\$120.00	\$36,360.00			\$75.00	\$22,725.00
108	Subgrade Lime Treatment (Roadway)(6" Thick)	S.Y.	-303	\$13.50	-\$4,090.50	\$9.00	-\$2,727.00	\$15.00	-\$4,545.00	\$14.00	-\$4,242.00	\$14.00	-\$4,242.00			\$8.00	-\$2,424.00
109	Hydrated Lime (Slurry)	TON	-5	\$334.00	-\$1,670.00	\$290.00	-\$1,450.00	\$330.00	-\$1,650.00	\$330.00	-\$1,650.00	\$320.00	-\$1,600.00			\$225.00	-\$1,125.00
110	Concrete Pavement (w/ Monolithic Curb)(Reinforced)(6" Thick)	S.Y.	-303	\$85.00	-\$25,755.00	\$90.00	-\$27,270.00	\$96.00	-\$29,088.00	\$85.00	-\$25,755.00	\$90.00	-\$27,270.00			\$80.00	-\$24,240.00
Alternate Bid Sub-Total:					-\$8,790.50		-\$2,662.00		-\$1,683.00		-\$1,347.00		-\$5,064.00				
TOTAL ALTERNATE BID AMOUNT:					\$1,855,791.50		\$1,889,430.50		\$1,924,359.00		\$2,147,803.00		\$2,271,599.00				\$1,860,619.50

Indicates value corrected from submitted bid



AGENDA ITEM

TO: City Manager

SUBJECT: Professional Service Agreement with Teague Nall and Perkins, Inc.

MEETING DATE: March 28, 2023

DEPARTMENT: Public Works

ITEM SUMMARY:

TNP is to provide construction documents design for landscape improvements along 377 in Roanoke, TX from approximately Parish Street north to Denton Street based on the award of Green Ribbon grant funding for the project. The City of Roanoke was awarded a total of \$367,500.00.

INFORMATION:

TNP is to provide construction documents design for landscape improvements along 377 in Roanoke, TX from approximately Parish Street north to Denton Street based on the award of Green Ribbon grant funding for the project. A detailed scope of services is included as Attachment 'A' and is made a part hereto.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The total financial impact is Forty-Six Thousand Five Hundred and No/100 Cents (\$46,500.00) 5% of the awarded amount is provided to offset design and project management costs.

ATTACHMENTS:

1. 2023-03-03_TNP LA Scope for Roanoke Green Ribbon



AUTHORIZATION FOR PROFESSIONAL SERVICES (FIXED FEE)

**PROJECT NAME: 377 ROANOKE GREEN RIBBON
CONSTRUCTION DOCUMENTS**

TNP PROJECT NUMBER: ROA XXXXX

CLIENT: City of Roanoke, Attn: Shawn Wilkinson

**ADDRESS: 500 S. Oak Street
Roanoke, TX 76262**

City of Roanoke, Texas (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (the CONSULTANT) to perform the following services:

Article I

SCOPE: Provide construction documents design for 377 in Roanoke, TX from approximately Parish Street north to Denton Street based on the award of Green Ribbon funding for the project. A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION to be based on the following:

- A. The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee of \$46,500.00 (Forty Six Thousand Five Hundred Dollars) as listed in Attachment A, which includes expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging. Payment to the CONSULTANT shall be due in monthly installments based on the CONSULTANT's estimate of the percentage of the contract completed during the billing period.
- B. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.10 times actual cost.
- C. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to:
 - 1. Work beyond the project limits shown in Attachment 'E'
 - 2. Attendance at or preparation of exhibits for meetings beyond what is listed in Attachment 'A'.

Upon authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be on a Fixed Fee or Hourly Reimbursable basis.

Fixed Fee Compensation for Additional Services: Payment shall be as described above for Basic Services.

Hourly Reimbursable Compensation for Additional Services: Payment shall be due in monthly installments based on the number of hours worked by each employee and the CONSULTANT'S current standard rates presented in Attachment 'C' Standard Rate Schedule. A fee equal to 3% of Additional Service labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by the CONSULTANT.

- D. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received.
- E. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'C-1'.

Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. A design schedule as defined in Attachment 'D' and made a part hereto.

Article IV

CONTRACT PROVISIONS: Contract provisions are attached hereto and made a part hereof.

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

(City of Roanoke)

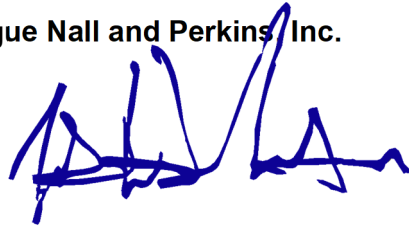
By: _____

Title: _____

Date: _____

Accepted by CONSULTANT:

Teague Nall and Perkins Inc.

By: 

Nicholas Nelson

Title: _____
Director of Landscape Architecture

Date: _____
March 3, 2023

Firm Contact Information:

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817-665-7136
Contact: Nick Nelson

CONTRACT PROVISIONS

1. AUTHORIZATION TO PROCEED

Signing this agreement shall be construed as authorization by CLIENT for TNP, Inc. to proceed with the work, unless otherwise provided for in this agreement.

2. LABOR COSTS

TNP, Inc.'s Labor Costs shall be the amount of salaries paid TNP, Inc.'s employees for work performed on CLIENT's Project plus a stipulated percentage of such salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. DIRECT EXPENSES

TNP, Inc.'s Direct Expenses shall be those costs incurred on or directly for the CLIENT's Project, including but not limited to necessary transportation costs including mileage at TNP, Inc.'s current rate when its, or its employee's, automobiles are used, meals, lodging, laboratory tests, computer services, telephone, printing and binding charges times a multiplier of 1.10. Reimbursement for these expenses shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by TNP, Inc.

4. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, an additional amount of 10% (actual cost times a multiplier of 1.10) shall be added to the cost of these services for TNP, Inc.'s administrative costs.

5. OPINION OF PROBABLE COST

In providing opinions of probable cost, the CLIENT understands that TNP, Inc. has no control over construction costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. TNP, Inc. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

6. PROFESSIONAL STANDARDS

TNP, Inc. shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in the State of Texas, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization. TNP, Inc. makes no other warranty, expressed or implied.

7. TERMINATION

Either CLIENT or TNP, Inc. may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay TNP, Inc. in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

8. MEDIATION

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the ENGINEER agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

The CLIENT and the ENGINEER further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9. LEGAL EXPENSES

In the event legal action is brought by CLIENT or TNP, Inc. against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

10. PAYMENT TO TNP, INC.

Monthly invoices will be issued by TNP, Inc. for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

11. LIMITATION OF LIABILITY

TNP, Inc.'s liability to the CLIENT for any cause or combination of causes is in the aggregate, limited to an amount no greater than the fee earned under this agreement.

12. ADDITIONAL SERVICES

Services not specified as Basic Services in Scope and Attachment 'A' will be provided by TNP, Inc. as Additional Services when required. The CLIENT agrees upon execution of this contract that no additional authorization is required. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

13. SALES TAX

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

14. SURVEYING SERVICES

In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263.

15. LANDSCAPE ARCHITECT SERVICES

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

16. INVALIDITY CLAUSE

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

17. PROJECT SITE SAFETY

TNP, Inc. has no duty or responsibility for project site safety. Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

18. DRAINAGE CLAUSE

The parties to this Agreement recognize that the development of real property has the potential to increase water runoff on downstream properties, and that such increase in runoff increases the possibility of water damage to downstream properties. The CLIENT agrees to indemnify and hold the TNP, Inc. harmless from any and all claims and damages arising, directly or indirectly, from water or drainage damage to downstream properties resulting from the development and construction of the Project. CLIENT shall not be required to reimburse TNP, Inc. for any claims or expenses arising out of the Project if it is determined by a court of competent jurisdiction that TNP, Inc. was negligent in the performance of its duties and obligations, and that TNP, Inc.'s negligence was the direct cause of damage to a property downstream of the Project.

19. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY

Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

ATTACHMENT 'A'
ITEMIZED SCOPE OF SERVICES
377 ROANOKE GREEN RIBBON CONSTRUCTION DOCUMENTS

Teague Nall and Perkins, Inc. (the CONSULTANT) has been requested to provide services on the referenced site, refer to 'Exhibit C'. These services are to develop landscape concept and submittal for Green Ribbon funding for Roanoke, Texas (CLIENT) including cost opinions per TxDOT requirements.

Landscape Architecture Services

Based on our preliminary discussions and review of the information received to date, the following is our perception of the services to be provided by CONSULTANT for the referenced project:

SUBMITTALS & COORDINATION MEETINGS: The CONSULTANT will attend up to five (5) meetings and/or presentations to coordinate with other team members and the owner during the design phase, and submit plans for formal TxDOT review as required.

Included in this item:

- Up to one (1) Planning and Zoning and/or City Council presentations.
- Up to four (4) meetings with TxDOT and City Staff to coordinate the design and submittals.
- Formal review submittals and responses to TxDOT at 30%, 60%, 90% and Final plans.

SUPPLEMENTAL DESIGN REQUIREMENTS: CONSULTANT will prepare additional plans for the following:

Included in this item:

- Base file creation from PDFs provided by the client.
- Paver removal and general notes related to demolition activities.
- SWPPP/Erosion Control Plan for areas of sediment control to manage the discharge of storm water runoff from the site during construction activities as required.
- Standard TxDOT Plans and Details to include general notes, schedules, and quantity summaries as required.

Not included in this item:

- Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.

LANDSCAPE PLANTING PLANS: CONSULTANT will provide a Landscape Planting Plan that consists of selection and location of ornamental plantings, street or site shade trees, turf, mulches and associated items.

Included in this item:

- Coordination of City review and TxDOT approval of plans prepared as part of this item.
- Plan submittals meeting TxDOT requirements as previously described.
- Construction documents for concepts approved and included in Phase 1 of the Green Ribbon Grant Application.

Not included in this item:

- Paving, structural planters, walls, furniture and other inorganic site elements beyond those specifically identified.

LANDSCAPE IRRIGATION PLANS: CONSULTANT will provide a Landscape Irrigation Plan that consists of a fully automated irrigation system to service plantings on the site as required.

Included in this item:

- Plan submittals meeting TxDOT requirements as previously described.
- Construction Documents: Plans to include Irrigation Plans to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules, pipe sizing, notes and technical installation details. Technical specifications will be prepared for irrigation components.

Not included in this item:

- Graphic presentation documents.

LANDSCAPE CONSTRUCTION ADMINISTRATION: CONSULTANT will provide limited Construction Administration services related to the work shown on the Landscape Planting and Irrigation Plans.

A representative will process shop drawings and product submittals, respond to RFIs, and issue supplemental instructions if required related to the work shown on the Landscape Architecture, Planting and/or Irrigation Plans provided by CONSULTANT. Submittals not required by the contract documents or not related to plans developed by the landscape architect will not be reviewed.

At the Client's request, a representative will attend up to three (3) Owner/Architect/Contractor (OAC) project coordination meetings during construction.

At the request of the Owner, CONSULTANT will visit the site at critical junctures during site construction up to five (5) times. Recommended times for site visits could include:

- Mockups and site formwork/reinforcing.
- Testing of the irrigation main line and landscape drainage structures.
- Upon completion of soil preparation and finish grade, after plant material has been laid out, but prior to actual planting.
- Substantial Completion Walk-Through
- Final Completion Walk-Through.

This shall not be construed as performing continuous construction inspection. Please note the following:

- CONSULTANT shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall CONSULTANT have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- CONSULTANT neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- CONSULTANT shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- CONSULTANT shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, CONSULTANT's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which CONSULTANT has been informed in writing.

Special Services

LANDSCAPE ICON DESIGN: CONSULTANT will provide Landscape Architectural Design services for a sign monument based on concept submitted with the green ribbon grant application. Plan details to include layout, elevation, section, and detail to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules. Coordination with subconsultant engineers.

GEOTECHNICAL INVESTIGATION: CONSULTANT will contract with a sub-consultant to provide a Geotechnical Investigation for the project. The investigation will be performed by a Licensed Geotechnical Engineer. This item will include a report that will provide site information and recommendations for pavements, foundations, and other program design requirements. It is anticipated that one (1) bore will be needed for the project.

STRUCTURAL REVIEW: CONSULTANT will contract with a sub-consultant to provide structural review and detailed design for the project. The plan will be completed by a Licensed Structural Engineer in the State of Texas. This item will include design of the landscape icons, pier details and connections. Geotechnical data from the geotechnical investigation will form the basis of the design.

MEP ENGINEERING DESIGN: CONSULTANT will contract with a sub-consultant to provide design review and detailed site electrical / site lighting design for the landscape icons. The plan will be completed by a Licensed Electrical Engineer in the State of Texas. This item will include illumination data, electrical design, details and connections for the icon lighting.

EXCLUSIONS: Based on our understanding of the scope of services, the following items are not included in this proposal:

1. Survey
2. Environmental investigations
3. Boundary and topographic surveying (it is anticipated that the as-built digital survey of White Avenue will be provided).
4. Coordination of gas, electric, telephone and cable television service
5. Retaining wall design
6. Design of any underfloor drainage systems or grading.
7. Design of french drain systems
8. Electrical / Site Lighting Plan beyond what is described for the landscape icons
9. Bid phase services including preparation of bid forms, solicitation of bids and coordination with prospective bidders
10. Construction phase services beyond specifically described above
11. Construction staking
12. Preparation of Record Drawings

END OF ATTACHMENT 'A'

**‘ATTACHMENT B’
COMPENSATION AND METHOD OF PAYMENT
377 ROANOKE GREEN RIBBON CONSTRUCTION DOCUMENTS**

COMPENSATION:

For all professional services included in ATTACHMENT ‘A’, Scope of Services, the CONSULTANT shall be compensated a lump sum total fee of \$46,500.00. The total lump sum fee shall be considered full compensation for the services described in ATTACHMENT A, including all labor materials, supplies, and equipment necessary to deliver the services. The overall fee total shown shall not be exceeded without prior written authorization from the CLIENT. Payment for the services described in ATTACHMENT A Scope of Services shall be invoiced to the CLIENT on a monthly basis, based upon percentage completed for each task. Below is a fee breakdown by task for the services described in ATTACHMENT A Scope of Services:

This is detailed below as described herein.

METHOD OF PAYMENT:

Landscape Architecture Services

SUBMITTALS & COORDINATION MEETINGS	\$ 3,000.00
SUPPLEMENTAL DESIGN REQUIREMENTS	\$ 7,000.00
LANDSCAPE PLANTING PLANS	\$ 9,500.00
LANDSCAPE IRRIGATION PLANS	\$ 7,000.00
LANDSCAPE CONSTRUCTION ADMINISTRATION	\$ 4,000.00

Special Services

LANDSCAPE ICON DESIGN	\$ 2,500.00
STRUCTURAL DESIGN	\$ 4,800.00
MEP ENGINEERING DESIGN	<u>\$ 8,700.00</u>

TOTAL \$ 46,500.00

Article VI of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of the CONSULTANT.

Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times the CONSULTANT’S cost.

ATTACHMENT 'C'
Teague Nall and Perkins, Inc.
2023 Standard Hourly Rates
Effective January 1, 2023 to December 31, 2023

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Principal or Director	\$290
Team Leader	\$275
Senior Project Manager	\$270
Project Manager	\$230
Senior Engineer	\$280
Project Engineer	\$180
Senior Structural Engineer	\$285
Structural Engineer	\$200
Engineer III/IV	\$160
Engineer I/II	\$135
Senior Landscape Architect/Planner	\$280
Landscape Architect / Planner	\$200
Landscape Designer	\$140
Senior Designer	\$185
Designer	\$160
Senior CAD Technician	\$150
CAD Technician	\$120
IT Technician	\$180
Clerical	\$85
ROW Manager	\$250
Senior ROW Agent	\$185
ROW Agent	\$145
Relocation Agent	\$185
ROW Admin	\$100
Intern	\$80
Surveying	Hourly Billing Rate
Survey Manager	\$290
Registered Professional Land Surveyor (RPLS)	\$250
Field Coordinator	\$155
S.I.T. or Senior Survey Technician	\$150
Survey Technician	\$130
1-Person Field Crew w/Equipment**	\$160
2-Person Field Crew w/Equipment**	\$190
3-Person Field Crew w/Equipment**	\$215
4-Person Field Crew w/Equipment**	\$235
Flagger	\$60
Abstractor (Property Deed Research)	\$100
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	\$450
Terrestrial Scanning Equipment & Crew	\$280

Utility Management, Utility Coordination, and SUE	Hourly Billing Rate
Senior Utility Coordinator	\$180
Utility Coordinator	\$160
SUE Field Manager	\$180
Sr. Utility Location Specialist	\$180
Utility Location Specialist	\$110
1-Person Designator Crew w/Equipment***	\$155
2-Person Designator Crew w/Equipment***	\$200
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	\$320 (4 hr. min.)
Core Drill (equipment only)	\$800 per day
SUE QL-A Test Hole (0 < 8 ft)****	\$2,300 each
SUE QL-A Test Hole (> 8 < 15 ft)****	\$2,800 each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing Rate
Construction Inspector I/II	\$110
Construction Inspector III	\$135
Senior Construction Inspector	\$150
Construction Superintendent	\$185
Construction Manager	\$220
Senior Construction Manager	\$270
Construction Records Keeper	\$120

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* Rates shown are for 2023 and are subject to change in subsequent years.

** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.

*** Includes crew labor, vehicle costs, and field supplies.



ATTACHMENT 'C-1'
SAMPLE INVOICE

Teague, Nall & Perkins, Inc.

5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

CLIENT Name
Contact Person
Address

Invoice number
Date

Project Name
Contract No.

Professional services rendered for the month ending _____

FIXED FEE

<u>Description</u>	<u>Contract Budget</u>	<u>% Complete to Date</u>	<u>Total to Date</u>	<u>Amount Previously Billed</u>	<u>Current Billed</u>
Basic Services	100,000.00	50.00	\$50,000.00	\$10,000.00	\$40,000.00
Fixed Fee Subtotal	\$100,000.00	50.00	\$50,000.00	\$10,000.00	\$40,000.00

HOURLY OR ADDITIONAL SERVICES

Employee Category	Staff	Hours	Rate	Total
Project Manager	CAE	9.00	\$175.00	\$1,575.00
RPLS	TWS	1.00	\$195.00	\$195.00
Senior Survey Technician	MOH	1.00	\$140.00	\$140.00
Survey Technician	EWV	2.00	\$110.00	\$220.00
Team Leader	JMB	0.25	\$230.00	\$57.50
1-Person Field Crew	JWW	2.50	\$145.00	\$362.50
2-Person Field Crew	JWW	4.00	\$175.00	\$700.00
Labor Subtotal				\$3,250.00
3% Expenses Fee				\$97.50
Hourly Subtotal				\$3,347.50

Invoice total **\$43,347.50**

ATTACHMENT 'D'
PROJECT SCHEDULE
377 ROANOKE GREEN RIBBON
CONSTRUCTION DOCUMENTS

SCHEDULE:

The CONSULTANT shall submit to the CLIENT completed Services consisting of the tasks included in Exhibit A and submit the Green Ribbon grant application before the next available grant application deadline.

END OF ATTACHEMENT 'D'



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Acceptance of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2022.

MEETING DATE: March 28, 2023

DEPARTMENT: Finance

ITEM SUMMARY:

- The audited Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2022 is presented for your review.
- Included in the ACFR are government-wide and major fund presentations, as well as combining individual fund statements, as prepared by the Fiscal and Administrative Services Department, and reviewed by the external audit firm of Forvis, LLP
- The report received an unmodified opinion, that is, the financial statements present fairly, in all material aspects, the financial position of the City.

INFORMATION:

- Pursuant to City of Roanoke Charter, Article VII. Financial Procedures Section 7.18 Independent Audit: "At the close of the fiscal year, and at such other times as it may be deemed necessary, the Council shall call for an independent audit to be made of all accounts of the City by a certified public accountant. The certified public accountant shall have no direct or indirect personal interest in the financial affairs of the City or any of its officers. The report of the audit, with the auditor's recommendations will be made to the City Council. Copies of the completed audit shall be placed on file in the office of the City Secretary, and shall be a public record.
- An annual independent audit of the City's funds and account groups is also required by Chapter 103 of the Local Government Code.



AGENDA ITEM

- Staff is pleased to present this quality document to the City Council and citizens of Roanoke.

STAFF RECOMMENDATION:

Staff recommends acceptance

SPECIAL CONSIDERATION:

The final audit document will be delivered at the City Council meeting.

FINANCIAL CONSIDERATION:

Audited Financial Statements for Fiscal Year 2021-2022

ATTACHMENTS:

None



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Approval of a contract with RTEL Communications to provide a fiber optic network for city facilities through the use of ARPA funds.

MEETING DATE: March 28, 2023

DEPARTMENT: Finance

ITEM SUMMARY:

Staff had originally budgeted and planned to run fiber to our Fire Station (and new Police and Court facility) this fiscal year. This project was approved in the FY2023 budget at \$185,000. After contacting the contractor, we determined that an alternate route would be needed to avoid the Highway 377 and Byron Nelson intersection due to the construction in the area. The new fiber route (attached) shows the new route in purple. The new proposed route allows us to connect Parks Maintenance and the Skate Park. Fiber connectivity at the skate park could allow us to install wi-fi there in the future. This quote also includes connecting the Roanoke Visitor's Center & Museum to existing fiber on Pine Street. When this project is completed, the Public Works facility will be the only city facility not on a fiber connection back to City Hall. Quoted fiber paths are shown in purple. The existing fiber network is shown in orange.

We are recommending utilizing ARPA funds to create a fiber network for the other city facilities. This fiber network will allow high speed connectivity back to City Hall. Currently, the Fire Department, Skate Park, Parks Maintenance and the Visitor's Center are all on a slow, antiquated point-to-point radio connections.

INFORMATION:

Consideration and action on approval of a contract with RTEL Communications to provide a fiber optic network to city facilities through the use of ARPA funds.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

This project was originally funded from excess reserves in the General Fund in the amount of \$185,000. By utilizing ARPA funds, this will allow those funds to be reallocated to future capital needs. ARPA funds are very limited in what they can be used for, but high-speed fiber connections are an authorized expense.

ATTACHMENTS:

1. Est_2292_from_RTEL_Construction_LTD_21952
2. RTEL Fiber Route



**P.O. BOX 509
Aubrey, TX 76227
Office: 940-365-0895
Fax: 940-365-0894**

ESTIMATE

Date	Estimate #
2/24/2023	2292

Name / Address
CITY OF ROANOKE ATTN: BLAKE GORE 108 S. OAK STREET ROANOKE, TX 76262

Project / Job
CITY OF ROANOKE: ROANOKE -- FIBER PROJECT 2023

Item	Description	Qty	Cost	Total
FR.2.1.2	DIRECTIONAL BORE (2) 1.5" DIA CONDUIT - ROCK (DUCT INCLUDED)	8,045	32.26	259,531.70
FR.2.2.2	DIRECTIONAL BORE (1) 4" DIA CONDUIT - ROCK (CONDUIT INCLUDED) -- RAILROAD BORE	500	82.92	41,460.00
FR.2.4.4	PLACE 24"X36"X24" VAULT -- ROCK (INCLUDES TEIR 15 VAULT)	21	1,245.04	26,145.84
FR.2.5.3	CONCRETE CUT AND RESTORE	240	78.40	18,816.00
FR.2.6.1	PROOF CONDUIT AND PLACE MULETAPE (INCLUDES MULETAPE)	12,850	0.40	5,140.00
FR 2.6.5	PULL 48FFIBER OPTIC CABLE AND MULETAPE IN EXISTING EMPTY CONDUIT (INCLUDES MULETAPE)	12,850	1.66	21,331.00
FR.2.6.12	PULL (3) 1.25" HDPE CONDUITS THROUGH EXISTING 4" CONDUIT	500	5.25	2,625.00
FR 4.1.1	SPLICE FIBER	240	38.85	9,324.00
FR 4.1.2	TEST FIBER	60	21.00	1,260.00
FR 4.3.1	48F CLOSURE PREP, STANDARD (CASE AND TRAYS INCLUDED) SPLICING NOT INCLUDED	2	659.75	1,319.50
FR 4.6.2	INSTALL 2U PATCH PANEL AND PREP FIBER (INCLUDES PANEL) *SPLICING NOT INCLUDED	5	1,200.00	6,000.00
FR.7.1.2	CITY PERMIT	1	130.00	130.00
FR.7.1.3	TXDOT PERMIT	2	130.00	260.00
FR.7.1.3A	RAILROAD CROSSING PERMIT APPLICATION	1	1,368.25	1,368.25
FR.7.1.5	CONSTRUCTION PRINTS -- ENGINEER STAMPED	1.6	5,850.00	9,360.00
FR.7.1.9	WALKOUT, PLANNING, PERMITTING	33	487.50	16,087.50
FR.7.1.10	RAILROAD FLAGGER FEES (DICTATED BY RAILROAD OWNER)	1	TBD	TBD
FR.7.1.11	RAILROAD EASEMENT COSTS (DICTATED BY RAILROAD OWNER)	1	TBD	TBD
			Total	

We look forward to doing business with you!



**P.O. BOX 509
Aubrey, TX 76227
Office: 940-365-0895
Fax: 940-365-0894**

ESTIMATE

Date	Estimate #
2/24/2023	2292

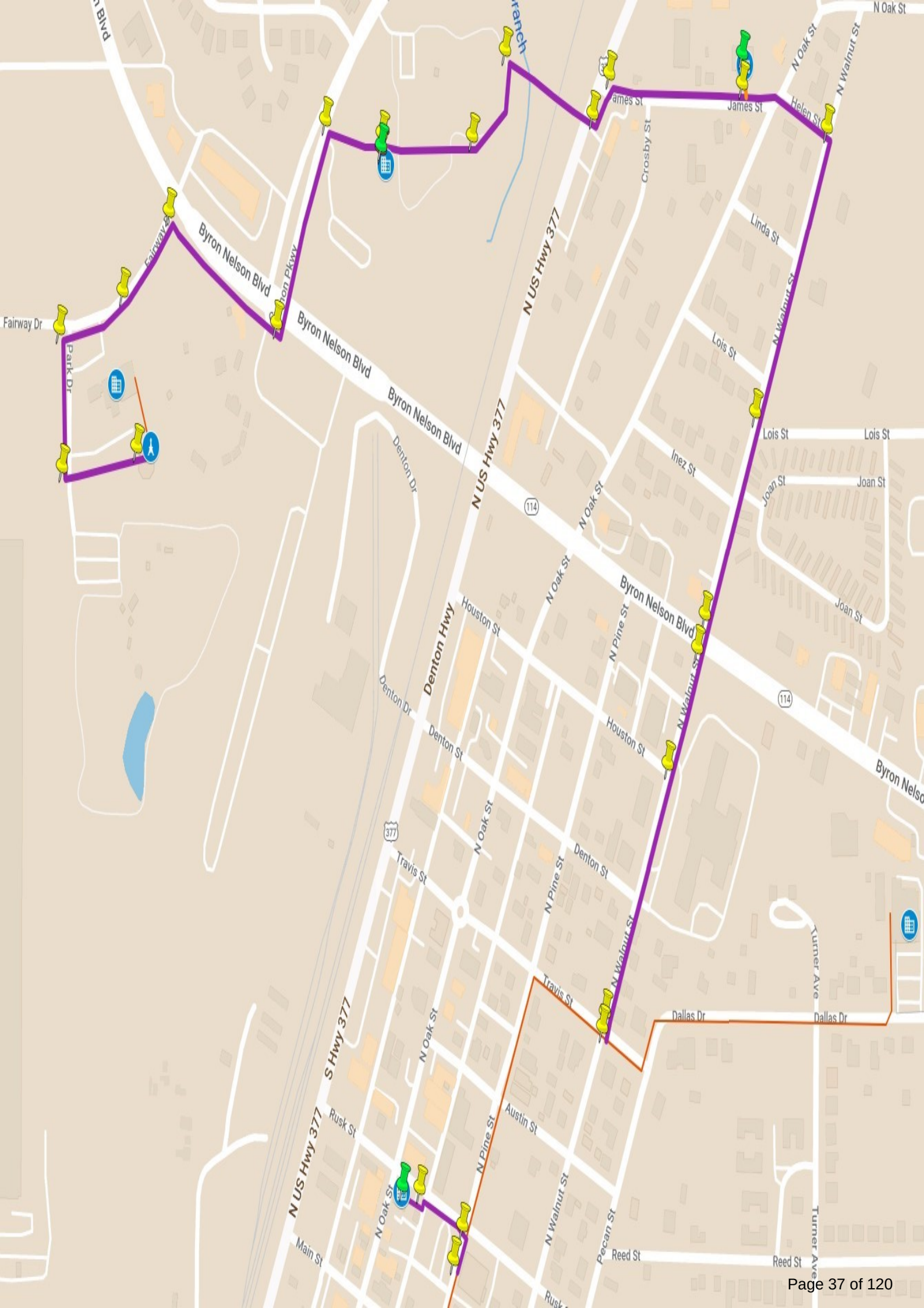
Name / Address
CITY OF ROANOKE ATTN: BLAKE GORE 108 S. OAK STREET ROANOKE, TX 76262

Project / Job
CITY OF ROANOKE: ROANOKE -- FIBER PROJECT 2023

Item	Description	Qty	Cost	Total
FR.8.1.3	48 COUNT SINGLEMODE, ARMORED, LOOSE TUBE FIBER CABLE	12,850	1.09	14,006.50
FR.2.5.8	PLACE PULL BOX FOR BUILDING ENTRY (INCLUDES 12"X12"X8" BOX)	2	934.70	1,869.40
FR.2.5.7	CORE BUILDING FOR ENTRY UP TO 2" DIA	2	875.00	1,750.00
FR.4.3.2	>48F CLOSURE PREP, MID-ENTRY (CASE AND TRAYS INCLUDED) *SPLICING NOT INCLUDED	3	694.75	2,084.25
NOTE	NOTE - DUE TO VOLATILE LEAD TIMES AND RISING COSTS, MATERIALS COSTS ARE SUBJECT TO CHANGE - RAILROAD FLAGGER FEES AND EASEMENT FEES ARE UNKNOWN UNTIL THE PERMIT IS APPLIED FOR WITH UNION PACIFIC - RAILROAD PERMIT COSTS ARE SUBJECT TO CHANGE			
	Subtotal			439,868.94
	Out-of-state sale, exempt from sales tax		0.00%	0.00

			Total	\$439,868.94
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We look forward to doing business with you!





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - SUP-2023-01/ORD NO 2023-104

MEETING DATE: March 28, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a Research Lab (Non-Hazardous) Use. The property is generally located on the West side of US Hwy 377 behind 7-Eleven, and has an address of 1741 N. Hwy 377, Suite 116. (SUP-2023-01 / Ordinance No. 2023-104)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - 2 CC - ORD NO 2023-104 - SUP 2023-01 - 1741 N Hwy 377 Suite 116 Research Lab Use



City of Roanoke Notice of Public Hearing Zoning Amendment

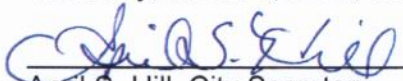
NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke City Council
SUP 2023-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 28, 2023, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT 8R, BLOCK 1 OF THE BOBCAT CORNERS ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT – SPECIFIC USE PERMIT (LC-SUP) TO ALLOW A RESEARCH LAB (NON-HAZARDOUS) USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, March 2, 2023, by 5:00 p.m.



April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Specific Use Permit (SUP 2023-01) Research Lab (Non-hazardous)

MEETING DATE: March 28, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Specific Use Permit (SUP 2023-01) request from Sebastian Sobczak, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a research lab (non-hazardous) use. The property is generally located on the West side of US Hwy 377 behind 7-Eleven, and has an address of 1741 N. Hwy 377, Suite 116. (SUP-2023-01 / Ordinance No. 2023-104)

INFORMATION:

Zoning:: PD 2010-112 Bobcat Corners

The Bobcat Corners PD was amended in 2018 (Ord. No. 2018-100) to allow uses in the Light Commercial- LC Zoning District.

The LC, Light Commercial, district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see article VII, division 5 of this chapter). Some light manufacturing may also be allowed, in conformity with certain conditions as required herein. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

USE CHART - APPENDIX 3. - SECTION 12.661 — Light Commercial- LC requires a Specific Use Permit (SUP) for a research lab (non-hazardous) use.



AGENDA ITEM

Surrounding Land Use

	<i>Existing Use</i>	<i>Zoning</i>	<i>Future Land Use Plan</i>
<i>North</i>	Vacant	Corp of Engineers	N/A
<i>East</i>	Commercial-Retail	PD Bobcat Corners	Commercial
<i>South</i>	Commercial-Retail	PD Bobcat Corners	Commercial
<i>West</i>	Garage Condominiums	PD Bobcat Corners	Commercial

Planning and Zoning Commission:

The board recommended approval on March 6, 2023, with the condition that council look into the ventilation requirements.

STAFF RECOMMENDATION:

Staff recommends approval. The applicants have coordinated with the Fire Marshal and will install appropriate ventilation.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application - SUP-2023-01 - Sebastian Sobezak 1741 N HWY 377 #116 for Lab Use
2. ORD NO 2023-104 - SUP 2023-01 - Rezone - Lot 8R Block 1 Bobcat Corners - LC-SUP for Research Lab use
3. Lab Information for SUP



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent Sebastian Sobczak	Address, City, State, Zip 12 Cork Hill Road, Franklin NJ 07416	Phone Number 650-996-6339
Type of permit requested Research Lab (non-hazardous)	Name of Business Futurrex, Inc.	Email sasobczak@futurrex.com
Property Owner(s) Bobcat Corners, LLC	Address, City, State, Zip 1807 Keller Pkwy Suite 200 Keller TX 76248	Phone Number 214 637 4300
Legal Description - Lot/Block/Subdivision Lot 8R Block 1 Bobcat Corners	Property Address 1741 N Hwy 377	Present Zoning PD- Bobcat Corners with Light Commercial Uses Ord No 2018-100

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO

Justification for request for Special Use Permit: We are moving our business to the City of Roanoke and it is considered a Research Lab (non-hazardous) per the Roanoke zoning ordinances 'Use Chart'. The underlying zoning for the property is considered Light Commercial (LC) which requires a specific Use Permit under the zoning district.

Authorization:

I/We Bobcat Corners LLC owner(s) of the above described property do here by authorize _____ to act on my/our behalf in making and representing this special use permit application.

[Signature]
Owner(s) Signature
2/6/2023
Date

Owner(s) Signature

Date

Attach the following:

Special Use Permit application fee of \$200.00**. Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format due at least 5 days prior to Council Meeting.

[Signature]
Applicants Signature

2/6/2023
Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee Paid 2/6/2023 by JW	P&Z Meeting 03/06/2023	CC Meeting 03/14/2023	File for Record SUP- 2023 - 01
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ORDINANCE No. 2023-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR LOT 8R, BLOCK 1 OF THE BOBCAT CORNERS ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE UNDERLYING ZONING FOR SAID TRACT OF LAND FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL – SPECIFIC USE PERMIT DISTRICT (LC-SUP) TO ALLOW RESEARCH LAB (NON-HAZARDOUS) USE; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a research lab (non-hazardous) use; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, 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 the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning for Lot 8R, Block 1 of the Bobcat Corners Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Light Commercial District (LC) to Light Commercial District – Specific Use Permit (LC-SUP) to allow a research lab (non-hazardous) use.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of

Roanoke, Texas.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

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

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 28th day of March, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

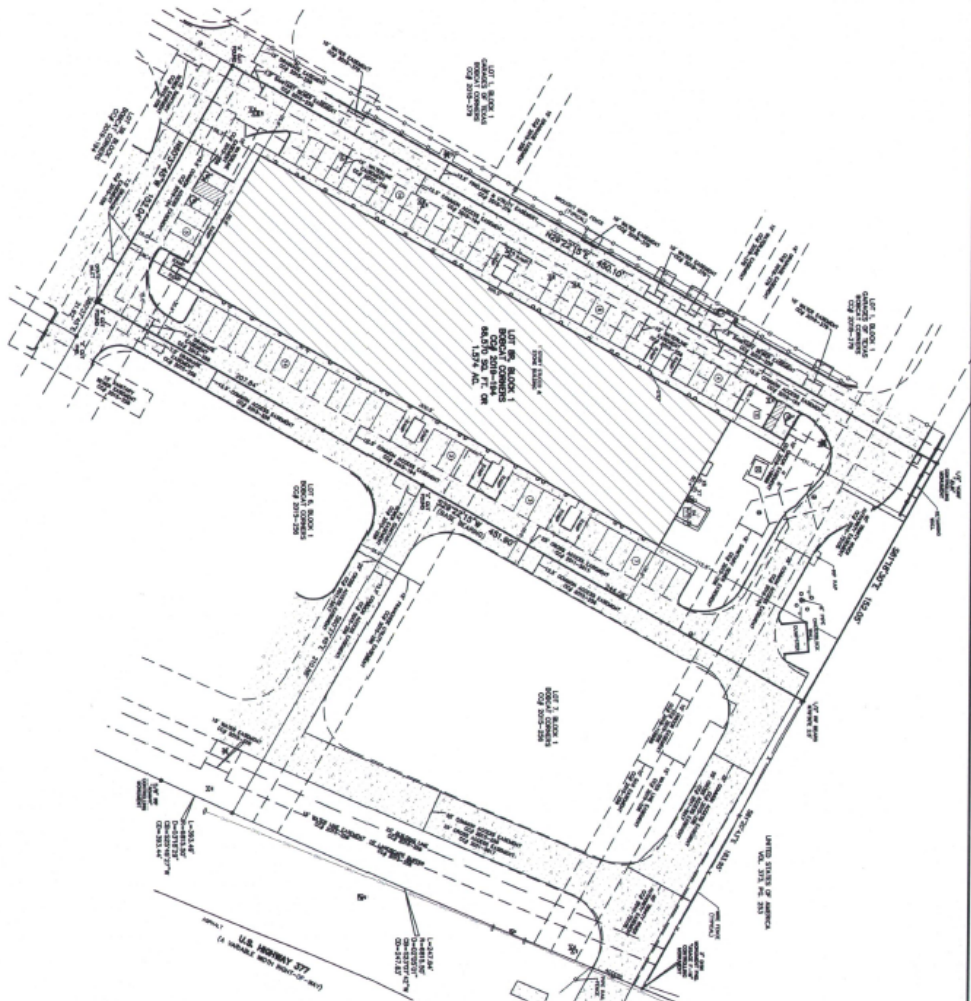
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
Lot 8R, Block 1, Bobcat Corners

VICINITY MAP
N.T.S.

This is to certify that I have, this date, made on the ground survey of the property located on 1741 East Highway 377 in the City of Moorhead, Marsh, described as follows:

Lot 66, Block 1, First Plot of Lot 3R at 66, Block 1, Bobcat Gamma, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Plot No. 2019-184.

⁴ The following schedule consists of points corresponding to schedule 6

- [illegible]

the company's "affiliated" subsidiaries and does not constitute a separate legal entity. The company is organized as a corporation under the laws of the State of New York, and is limited to the formation (for 271-380-7342).

MOTHERS

- [illegible]

The WFO National Title Insurance Company, Aetna, LP

concordance with the 2021 Minimum Standard Design Requirements for A/LA/MSD Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1–4, 7(a), 8, 9, and 16, 17, 18 of Table A thereto. The latest field work was completed on 1/25/2022.

Date of Plot or Map: 2/1/2022

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
2/2/2022

Registered Professional Land Surveyor No. 0122

DATE MET _____ **TIME** _____

TELEPHONE _____ **PERSON** _____

ADDRESS _____

CITY _____ **STATE** _____

PROPERTY _____

OWNER _____

REMARKS _____

LEGEND

1 WATER MAIN 2 WATER MAIN 3 WATER MAIN 4 WATER MAIN 5 WATER MAIN 6 WATER MAIN 7 WATER MAIN 8 WATER MAIN 9 WATER MAIN 10 WATER MAIN 11 WATER MAIN 12 WATER MAIN 13 WATER MAIN 14 WATER MAIN 15 WATER MAIN 16 WATER MAIN 17 WATER MAIN 18 WATER MAIN 19 WATER MAIN 20 WATER MAIN	21 WATER MAIN 22 WATER MAIN 23 WATER MAIN 24 WATER MAIN 25 WATER MAIN 26 WATER MAIN 27 WATER MAIN 28 WATER MAIN 29 WATER MAIN 30 WATER MAIN 31 WATER MAIN 32 WATER MAIN 33 WATER MAIN 34 WATER MAIN 35 WATER MAIN 36 WATER MAIN 37 WATER MAIN 38 WATER MAIN 39 WATER MAIN 40 WATER MAIN
--	---

ALTA/NSPS LAND TITLE SURVEY

LOT 88

1741 NORTH HIGHWAY 377

ROANOK, TEXAS 76262

NO.	DATE	REVISION
1.	1/17/2012	
2.		
3.		
4.		
5.		

PERSEUS & MANN SURVEYING, LLC

www.perseusandmann.com

1000 N. 17TH ST., SUITE 1000

ROANOK, TEXAS 76262

(817) 491-1000 (O)

(817) 491-1001 (F)

(817) 491-1002 (C)

(817) 491-1003 (M)

(817) 491-1004 (E)

(817) 491-1005 (F)

(817) 491-1006 (M)

(817) 491-1007 (E)

(817) 491-1008 (F)

(817) 491-1009 (M)

(817) 491-1010 (E)

(817) 491-1011 (F)

(817) 491-1012 (M)

(817) 491-1013 (E)

(817) 491-1014 (F)

(817) 491-1015 (M)

(817) 491-1016 (E)

(817) 491-1017 (F)

(817) 491-1018 (M)

(817) 491-1019 (E)

(817) 491-1020 (F)

(817) 491-1021 (M)

(817) 491-1022 (E)

(817) 491-1023 (F)

(817) 491-1024 (M)

(817) 491-1025 (E)

(817) 491-1026 (F)

(817) 491-1027 (M)

(817) 491-1028 (E)

(817) 491-1029 (F)

(817) 491-1030 (M)

(817) 491-1031 (E)

(817) 491-1032 (F)

(817) 491-1033 (M)

(817) 491-1034 (E)

(817) 491-1035 (F)

(817) 491-1036 (M)

(817) 491-1037 (E)

(817) 491-1038 (F)

(817) 491-1039 (M)

(817) 491-1040 (E)

(817) 491-1041 (F)

(817) 491-1042 (M)

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(817) 491-1074 (F)

(817) 491-1075 (M)

(817) 491-1076 (E)

(817) 491-1077 (F)

(817) 491-1078 (M)

(817) 491-1079 (E)

(817) 491-1080 (F)

(817) 491-1081 (M)

(817) 491-1082 (E)

(817) 491-1083 (F)

(817) 491-1084 (M)

(817) 491-1085 (E)

(817) 491-1086 (F)

(817) 491-1087 (M)

(817) 491-1088 (E)

(817) 491-1089 (F)

(817) 491-1090 (M)

(817) 491-1091 (E)

(817) 491-1092 (F)

(817) 491-1093 (M)

(817) 491-1094 (E)

(817) 491-1095 (F)

(817) 491-1096 (M)

(817) 491-1097 (E)

(817) 491-1098 (F)

(817) 491-1099 (M)

(817) 491-1100 (E)

(817) 491-1101 (F)

(817) 491-1102 (M)

(817) 491-1103 (E)

(817) 491-1104 (F)

(817) 491-1105 (M)

Ordinance No. 2023-104



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent Sebastian Sobczak	Address, City, State, Zip 12 Cork Hill Road, Franklin NJ 07416	Phone Number 650-996-6339
Type of permit requested Research Lab (non-hazardous)	Name of Business Futurrex, Inc.	Email sasobczak@futurrex.com
Property Owner(s) Bobcat Corners, LLC	Address, City, State, Zip 1807 Keller Pkwy Suite 200 Keller TX 76248	Phone Number 214 637 4300
Legal Description - Lot/Block/Subdivision Lot 8R Block 1 Bobcat Corners	Property Address 1741 N Hwy 377	Present Zoning BP

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO

Justification for request for Special Use Permit: We are moving our business to the City of Roanoke and it is considered a Research Lab (non-hazardous) per the Roanoke zoning ordinances 'Use Chart'. The underlying zoning for the property is considered Light Commercial (LC) which requires a Specific Use Permit under the zoning district.

Authorization:

I/We Bobcat Corners LLC owner(s) of the above described property do hereby authorize _____ to act on my/our behalf in making and representing this special use permit application.

Owner(s) Signature

Date

Owner(s) Signature

Date

Attach the following:

Special Use Permit application fee of \$200.00**. Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format due at least 5 days prior to Council Meeting.

Applicants Signature

Applicants Signature

2/6/2023

Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
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8/23/2019

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

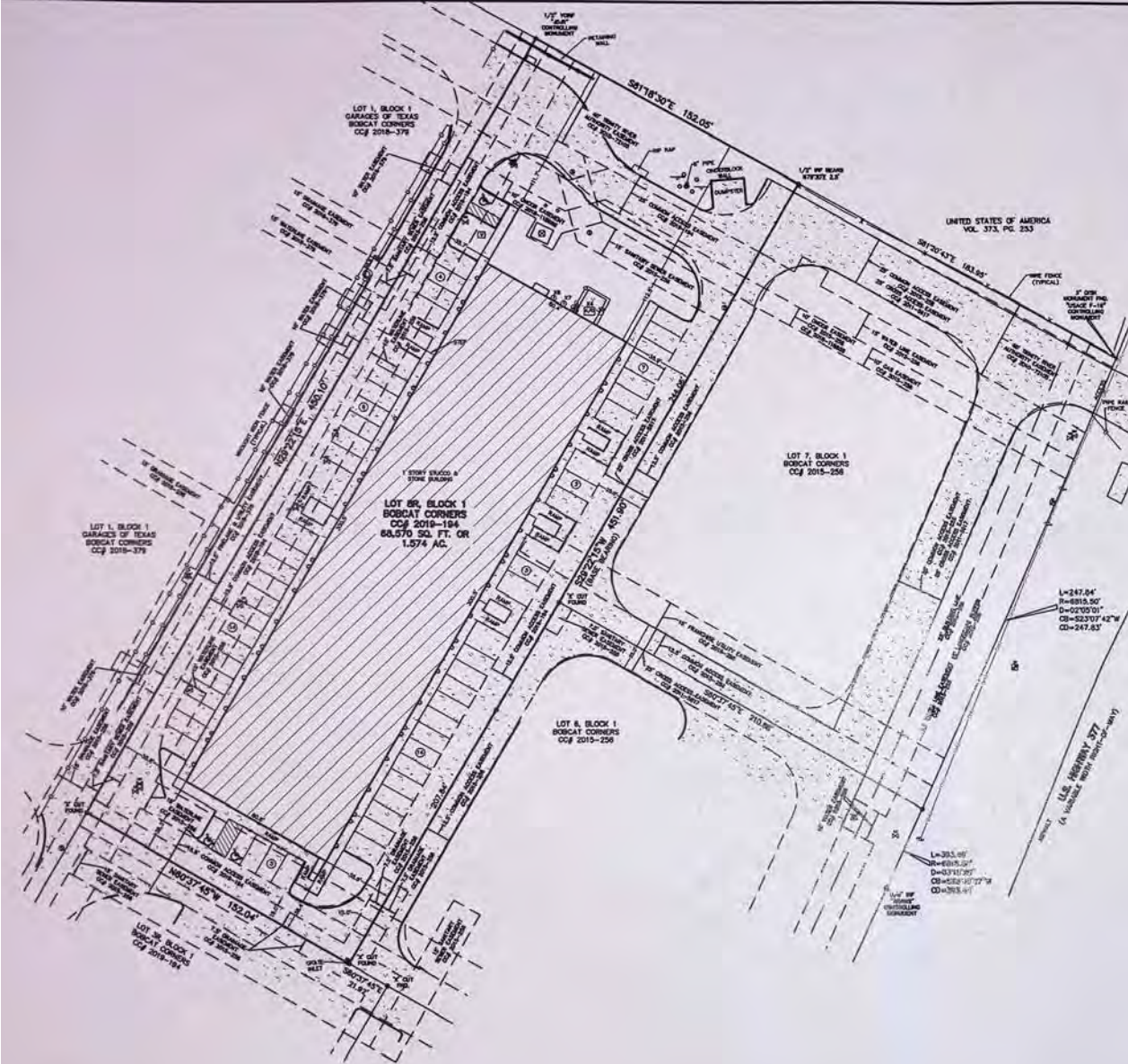
LOT 8R, BLOCK 1, FINAL PLAT OF LOT 3R & 8R, BLOCK 1, BOBCAT CORNERS, A SUBDIVISION IN DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2019-194.

TRACT 2:

NON-EXCLUSIVE 31' AND 25' CROSS ACCESS EASEMENT AS ESTABLISHED BY RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN JEFFREY S. RYAN TO HUNTER ROANOKE I, L.P., FILED JANUARY 18, 2011, RECORDED UNDER COUNTY CLERK INSTRUMENT NO. 2011-5616, OPR, DENTON COUNTY, TEXAS, AND AMENDED IN 2013-106762, AND CORRECTED IN 2013-135757, OPR, DENTON COUNTY, TEXAS.

TRACT 3:

NON-EXCLUSIVE 25' AND 31' COMMON ACCESS EASEMENTS AS ESTABLISHED BY FINAL PLAT LOTS 2-10, BLOCK 1, BOBCAT CORNERS, A SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED UNDER PLAT NO. 2015-256, AND FINAL PLAT LOT 3R & 8R, BLOCK 1, BOBCAT CORNERS, A SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED UNDER PLAT NO. 2019-194.



LINE/TYPE TABLE	
---	BOUNDARY LINE
- - -	ADJACENT LINE
- - -	SAFETY RAIL
- - -	OVERHEAD SERVICE LINE
- - -	EASEMENT LINE
- - -	BUILDING LINE
- - -	STREET CENTERLINE

This is to certify that I have, this date, made an on the ground survey of the property located at 1741 North Highway 377 in the City of Roanoke, Texas, described as follows:

Lot 8R, Block 1, Final Plat of Lot 3R & 8R, Block 1, Bobcat Corners, a subdivision in Roanoke, Texas, according to the map or plat thereof recorded under Plat No. 2018-194.

NOTES CORRESPONDING TO SCHEDULE B:

1. The following restrictive covenants of record itemized below:

The following Recorded as Instrument No. 2014-8998, of the County Clerk's Office of Denton County, Texas, but omitting any covenant or restriction based on race, sex, handicap, familial status or national origin unless and only to the extent that said instrument No. 2014-8998, of the County Clerk's Office of Denton County, Texas, does not discriminate against handicapped persons.

10. Terms, conditions, easement, building setback lines and other matters as set forth in the Official Records of Denton County, Texas, does affect and shown hereon.

10. Easement by and between Avery Family Limited Partnership, a Texas limited partnership, and Electric Delivery Company LLC, a Delaware limited liability company, filed October 5, 2018, Instrument No. 2018-118688, of the County Clerk's Office of Denton County, Texas, does affect and shown hereon.

This survey was performed in connection with the transaction described in GF No. 2022-001, WFO National Title Insurance Company, effective date of January 7, 2022 and issued on January 7, 2022, and all subsequent commitments for information regarding encumbrances on the property and surveyor did not abstract property for easements and/or other restrictions. The use of this survey describes the same land as the legal description in the title of this survey for any other purpose or by other parties shall be at their own risk and UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING FROM RELIANCE ON THIS SURVEY.

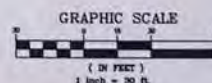
The term "certify" or "certificate" as shown and used hereon indicates an expression of opinion regarding the facts of the survey and does not constitute a warranty or representation, expressed or implied, and is exclusively to the parties involved in, and limited to, the transaction described in the title of this survey, and is not binding on any other parties.

NOTES:

1. IRF = Iron Rod Found
2. YCRP = Iron Rod Found with yellow cap
3. Basis of Bearing = Based on the Southeast line (South 28 deg. 22 min. 15 sec. East) of Lot 3R & 8R, Block 1, Final Plat of Lot 3R & 8R, Block 1, Bobcat Corners, a subdivision in Roanoke, Texas, according to the map or plat thereof recorded under Plat No. 2018-194.
4. There are no observable evidence of cemeteries on site.
5. There are no observable evidence of earth moving work, building construction or other work within the recent months.
6. There are no changes in street right-of-way lines either completed or proposed from the controlling jurisdiction. No observable evidence of recent street or sidewalk repairs.
7. There are no observable evidence of site use as a solid waste dump, dump or other use.
8. This boundary forms a mathematical closed figure, with no gaps, gaps, or overlaps.
9. This is an above-ground survey. The underground utilities, if shown, are based on provided by the various utility companies and these locations should be considered as approximate. There may be additional underground utilities not shown on this drawing.
10. Property has indirect access to North Highway 377 through Common and Co. Easements recorded in CC#s 2015-256 and 2011-5617, Official Public Records, Denton County, Texas, as shown hereon.

To: WFO National Title Insurance Company, ASMB, LP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through 10, 12, 13, 14, 15, 16, 17, 18 of Table A thereof. The latest field work was completed on 1/31/2022. Date of Plat or Map: 2/1/2022



DATE: 2/1/2022
 by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does lie within a Special Flood Hazard Area (100 Year Flood), Map date 4/18/2011
 at No. 48121C0515G subject lot is located in Zone "X"
 at within an identified flood hazard area, this Flood Statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions, floods can occur and flood heights may be increased by man-made or other factors. This Flood Statement shall not create liability on the part of the Surveyor.

LEGEND			
○	FIRE HYDRANT	○	WATER MANHOLE
○	WATER METER	○	TRAFFIC SIGNAL POLE
○	FUEL PORT	○	SWB MANHOLE
○	WATER VALVE	○	GAS MANHOLE
○	TRANSFORMER PAD	○	VAULT
○	ELECTRIC METER	○	HANDICAP SPACE
○	STORM DRAIN MANHOLE	○	A/C PAD

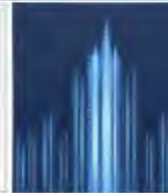
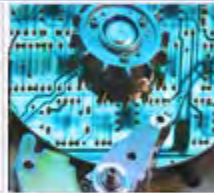
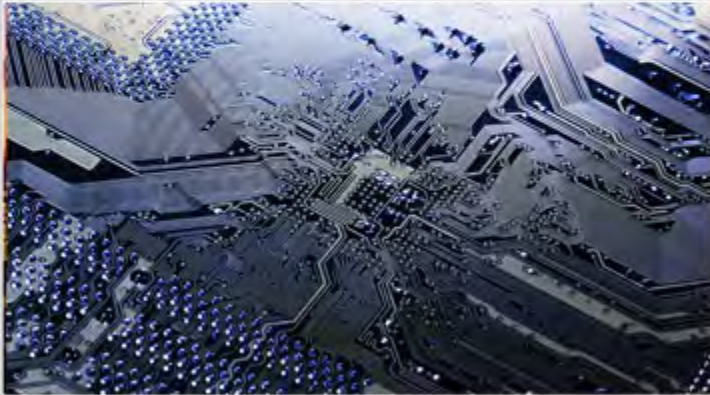
Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any mispellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/NSPS LAND TITLE SURVEY	
LOT 8R	
1741 NORTH HIGHWAY 377	
ROANOKE, TEXAS 76262	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO: 20-0038-180	DATE: 2/2/2022	FIELD DATE: 1/31/2022	SCALE: 1" = 30'	FIELD: J.M.K.	CHECKED: T.R.L.
PEISER & MANKIN SURVEYING www.peisersurveying.com 1804 HART STREET SOUTHLAKE, TEXAS 76088 817-480-1808 (O)					
Timothy R. Mankin Registered Professional Land Surveyor No. 120988-100					



Company Overview 2023

Futurrex, Inc.
Productivity Tools

01-2023

Company Overview

- Diversified innovator of advanced specialty thin-films for microfabrication
 - Provider to legacy semiconductor markets
 - Enabler for new growth markets
- Founded in 1985
- Headquarters located in Franklin, New Jersey, USA
- High-growth, multi-national corporation, profitable for 25+ years
- Geographies of operations include North America, Asia-PAC, Europe
- Diversified technology base
 - Markets: Analog Microelectronics, Optoelectronics/Photonics/LED/OLED, Solar PV, MEMS, Biochips, Microfluidics, Graphic Printing, Power Devices, Semiconductor Packaging
 - Solutions: High-Performance Photoresists, Dopant Coatings, Planarizing/Barrier Coatings, Spin-On-Glass, Barrier Layers, Wet Chemistry Processes
- Customers: Multinational corporations to venture-backed device & systems startups
- Conservative, debt-free privately held ownership structure
- Brand-name global partnerships
- ISO 9001 certified

End Product Applications

- LEDs
 - OLED / LED / HBLED
- MEMS
 - Gravity Sensors / Accelerometers / Gyroscopes
- Solar PV
 - Thin film, III/V, c-Si, a-Si
- Microfluidics & Biochips
 - Genome Analysis, Diagnostics, Rapid Assays
- Optoelectronics / Photonics
 - VCSELs, Waveguides, Refractive Filters, Microlenses
- Packaging
 - TSV, WLP, Bumps, BGA, Flip Chip
- Power Devices, MMICs & RF Components

Examples of LED End Products



Displays

Commercial LEDs



Flash Modules



General LED Lighting



High-Brightness LEDs

Futurrex Advantages

- Highly innovative formulator:
 - Futurrex has a long history of being an enabler in creating cutting-edge products in various fields
 - Hundreds of patents filed and pending using Futurrex materials
- *Ability to rapidly tailor a product or create a totally new product to satisfy a customer's specific requirements*
- Outstanding customer/R&D support
- Futurrex pioneered the following breakthrough concepts:
 - Amplified negative resists for lift-off process
 - Polysiloxane based spin-on glass
 - Planarizing coatings for planarization etch back
 - Non-Spin-On-Glass based spin-on dopants

- Our customers have worked with us in creating strong IP portfolios
 - Transistors, Packaging, MEMS, Displays, OLEDs, Waveguides, VCSELs, Imaging, Plating, Carbon Nanotubes, Microfluidics, Flip-chips are just some examples of breakthroughs we have enabled
 - Hundred filed provisional patents in the USPTO office awaiting approval

APPROVED PATENTS

7,450,295	Methods for producing MEMS with protective coatings us:	20090002915
7,412,767	Microprobe tips and methods for making	20080315459
7,363,705	Method of making a contact	20080305653
7,298,084	Methods and displays utilizing integrated zinc oxide row	20080305248
7,288,327	Plated structures or components	20080299495
7,273,812	Microprobe tips and methods for making	20080290066
7,241,689	Microprobe tips and methods for making	20080230391
7,195,989	Electrochemical fabrication methods using transfer platir	20080121343
7,109,107	Method for creating flip-chip conductive-polymer bumps	20080108221
7,090,783	Lithography-based patterning of layer-by-layer nano-ass	20080105647
7,087,321	Organic light emitting devices having reduced pixel shrir	20080102408
7,029,765	Organic light emitting devices having reduced pixel shrir	20070261140
7,005,361	Providing high precision resistance in an integrated circi	20070259128
6,909,831	Optical waveguide	20070206267
6,873,638	Laser diode chip with waveguide	20070134939
6,832,034	Optical waveguide	20070111090
6,586,791	Transistor insulator layer incorporating superfine cerami	20070036951
6,208,680	Optical devices having ZNS/CA-MG-fluoride multi-layere	20070020916
6,169,756	Vertical cavity surface-emitting laser with optical guide a	20060286829
6,027,595	Method of making optical replicas by stamping in photor	20060260943
5,721,801	Membrane optical waveguide device and method of fabr	20060228974
5,702,767	Non-Aminic photoresist adhesion promoters for microele	20060134448
5,667,920	Process for preparing a color filter	20060132531
5,614,758	Fully walled emitter-base in a bipolar transistor	20060112550
5,500,243	Process for planarizing substrate surfaces for magnetic i	20060091793
5,462,888	Process for manufacturing semiconductor BICMOS devi	20060053625
5,306,649	Method for producing a fully walled emitter-base structur	20060051948
5,140,396	Filter and solid state imager incorporating this filter	20060011486
5,059,500	Process for forming a color filter	20050253606
4,738,761	Shared current loop, multiple field apparatus and proces	20050230261
4,676,868	Method for planarizing semiconductor substrates	20050221644
...		...

PENDING PATENTS

Micro-electromechanical voltage tunable capacitor and z	20050194258
ARTICLES AND METHODS FOR REPLICATION OF MI	20050176238
Compliant off-chip interconnects for use in electronic pac	20050173374
CARBON NANOTUBE ARRAYS FOR FIELD ELECTRO	20050135725
Methods of fabricating metal contact structures for laser	20050106329
Method of Fabricating Polymer Modulators With Etch Str	20050045484
Methods for Electrochemically Fabricating Structures Us	20050032375
Electrochemical Fabrication Methods Incorporating Diele	20050032323
Microprobe Tips and Methods for Making	20050032272
Methods for Electrochemically Fabricating Structures Us	20050023565
Microstructure and method for producing microstructures	20050023148
CARBON NANOTUBE ARRAYS FOR FIELD ELECTRO	20040241495
METHOD FOR CONTROLLED DENSITY GROWTH OF	20040227614
Methods for producing MEMS with protective coatings us:	20040214038
FABRICATION OF ENCLOSED NANOCHANNELS USIF	20040197065
Micro-Aluminum Galvanic Cells and Method for Construc	20040134882
Microfabrication using replicated patterned topography z	20040099877
Methods for forming flexible column die interconnects ar	20040070048
Microprobe tips and methods for making	20040008959
MASK AND METHOD FOR ELECTROKINETIC DEPOS	20030007535
Methods of making displays	20050215046
Plated structures or components	20050199583
Fluidic structures	...
Microprobe tips and methods for making	
Methods and displays utilizing integrated zinc oxide row and column drivers in conjunction with organic light emitting diodes	
Microprobe tips and methods for making	
Microprobe tips and methods for making	
Methods for electrochemically fabricating structures using adhered masks, incorporating dielectric sheets, and/or seed layers that are partially removed	
Microprobe tips and methods for making	
Electrochemical fabrication methods incorporating dielectric materials and/or using dielectric substrates	
Microprobe tips and methods for making	

PENDING PATENTS

Electrochemical fabrication methods incorporating dielectric materials and/or
Electrochemical fabrication methods incorporating dielectric materials and/or
Electrochemical fabrication methods incorporating dielectric materials and/or
Laser submounts with standoff structures
Deposition and patterning process
Electrochemical fabrication process using directly patterned masks
Methods for electrochemically fabricating structures using adhered masks,
Flat profile structures for bipolar transistors
METHOD FOR CREATING FLIP-CHIP CONDUCTIVE-POLYMER BUMPS
Healing of micro-cracks in an on-chip dielectric
Methods for electrochemically fabricating structures using adhered masks,
Organic light emitting devices having reduced pixel shrinkage
Providing high precision resistance in an integrated circuit using a thin film
Organic light emitting devices having reduced pixel shrinkage
Optical waveguide
UV-curable polymerizable mixture
Healing of micro-cracks in an on-chip dielectric
Providing high precision resistance in an integrated circuit using a thin film
Optical waveguide
Laser diode chip with waveguide
Electrochemical fabrication methods incorporating dielectric materials and/or
Electrochemical fabrication methods incorporating dielectric materials and/or

Global



Product Categories

■ Negative Photo Resists

- Enhanced adhesion negative resists
- Advanced processing negative resists
- Negative resists for lift-off process
- Heat resistant negative resists
- Ultra-thick negative resists
- Hydrophobic resists
- Negative aqueous resists

■ Positive Photo Resists

- Enhanced adhesion positive resists

■ 14 Major Product Lines

- 180+ SKUs

■ All products applied by

- Spin, immersion, spray, dip, pen or inkjet printer

■ Non-Lithographic Coatings

- Planarizing, Protective, Temporary Bonding
- Spin-on Glasses
- Spin-on Dopants

■ Auxiliary Chemicals

- Edge Bead Removers
- Resist Developers
- Resist Removers

Amplified Negative Resist Categories

- Enhanced adhesion negative resists
 - Advanced application negative resists
 - Negative resist for lift-off
 - Heat-resistant negative resists
 - Thick negative resists
 - Hydrophobic resists
-
- *Many of these formulations are proven performers which are used at numerous leading manufacturers*

Product ID Explanation

■ NR9-3000PY



Lift-Off Application

Flexibility Component

Thickness (nm) @ 3000 rpm / 40 s

Product Family

Photosensitivity Component

Tone Category

■ Tone Category

- Defines Positive, Negative or Tone-Agnostic processing

■ Photosensitivity Component

- Defines the photosensitivity capabilities of the product

■ Product Family

- Defines the appropriate product family for the customer application

■ Thickness

- Defines the thickness of the product, in nm, after spinning at 3000 rpm for a 40 s duration

■ Flexibility Component

- Defines the use of plasticizers or other components

■ Lift-Off Application

- Defines lift-off capabilities of the product

Enhanced Adhesion NR Thin Films

- Standard High Sensitivity

NR9-250P

NR9-500P

NR9-1000P

NR9G-1000P

NR9-1500P

NR9G-1500P

NR9-3000P

NR9G-3000P

NR9-6000P

NR9G-6000P

NR9-8000

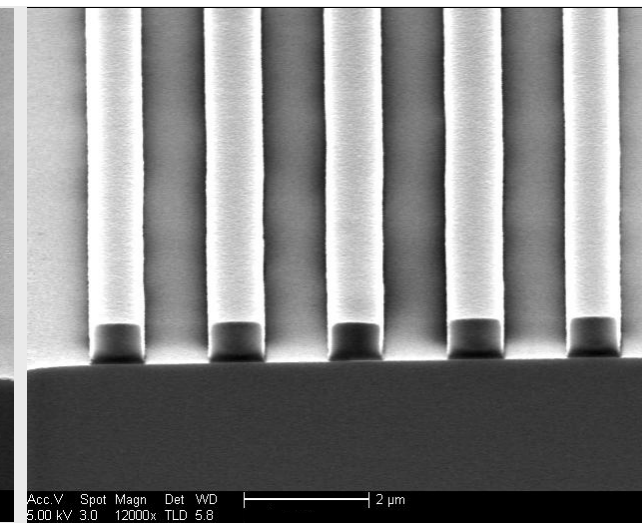
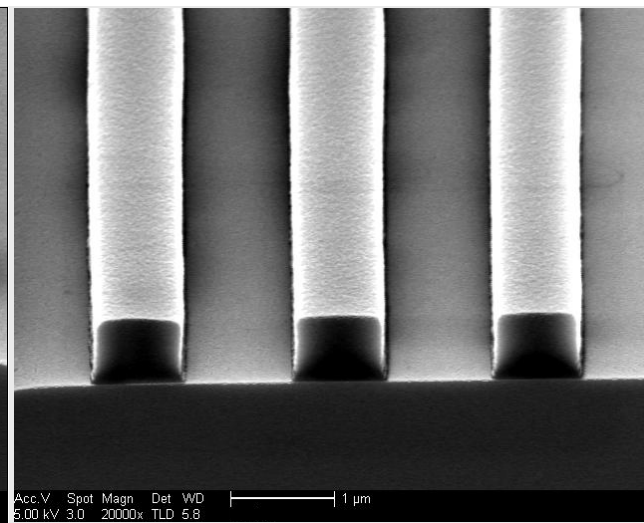
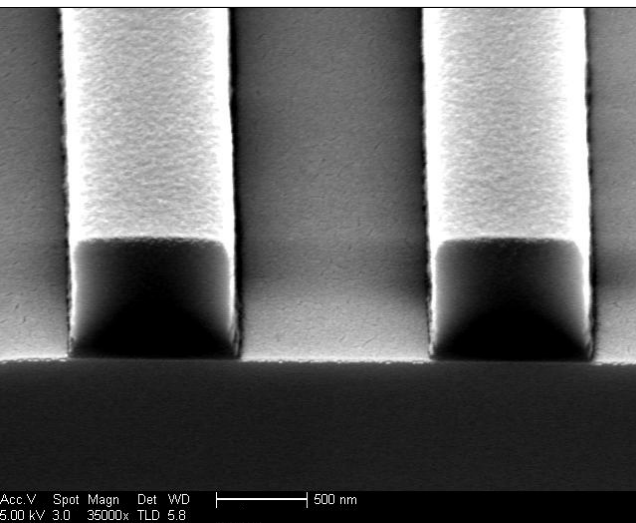
NR9G-8000

- Applications

- Masking in wet and dry etchings and plating.

Negative Resists for Wet Etching

- Futurrex NR9-1000P thin film is used for enhanced adhesion, etch applications and processes below 100°C.
- The following SEM image is of NR9-1000P geared for etch applications at approximately 1.0μm thickness:



Advanced Processing NR Thin Films

- Standard High Sensitivity

NR7-70P

NR7-100P

NR7-250P

NR7-500P

NR7-1000P

NR76G-1000P

NR7-1500P

NR76G-1500P

NR7-1500P

NR76G-1500P

NR7-3000P

NR76G-3000P

NR7-6000P

NR76G-6000P

NR5-8000

NR76G-8000P

- Applications

- Masking in high energy RIE, ion milling, and ion implantation processes when high thermal resistance, high crack resistance and/or high etch selectivity are required
- Formation of molds in fabrication of microfluidic devices

Negative Resists for RIE

- Specific applications
 - Through-Silicon Vias (TSV)
 - Cryogenic Etch
 - Bosch Process

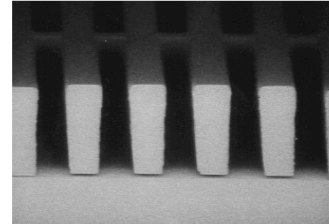


Figure 1: Futurrex NR5-8000, 4.5:1 AR
 Example of resist resolution.
 Film thickness: 54 μm ,
 Mask dimension: 12 μm line/space
 Exposure dose: 1100 mJ/cm²,
 Focus offset: -15 μm .
 Exposure tool: Ultratech Stepper Saturn Model, i-line

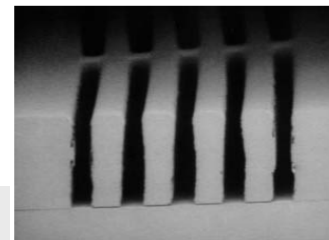


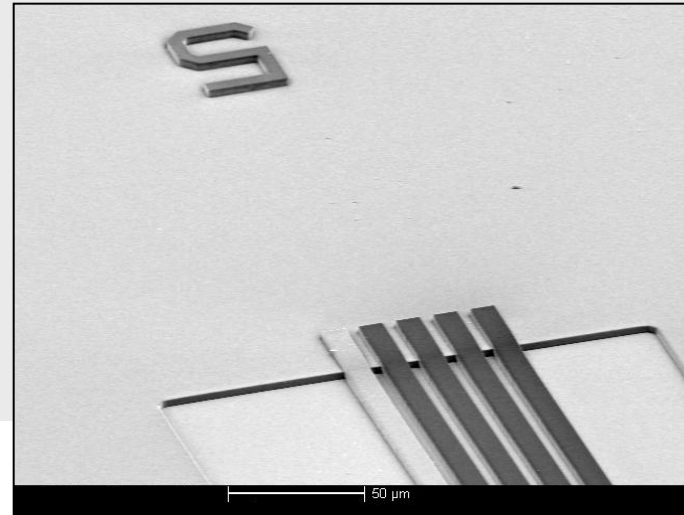
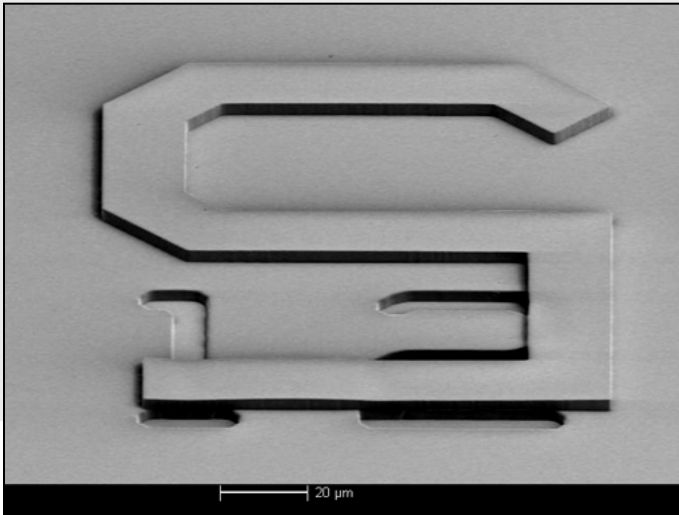
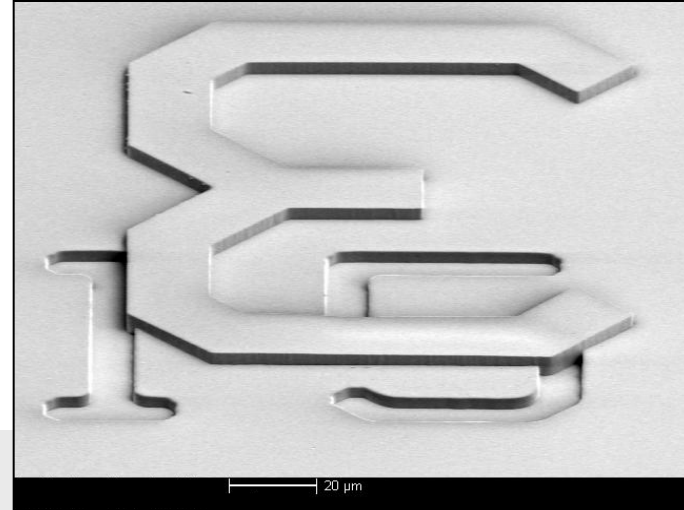
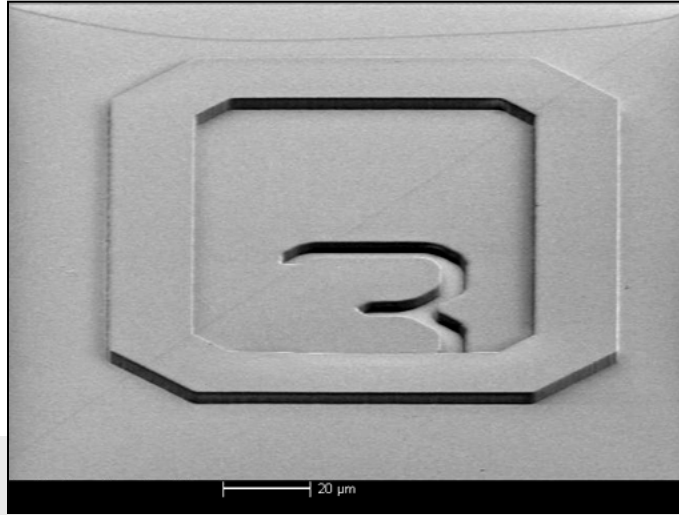
Figure 2: Futurrex NR5-8000, 6.0:1 AR
 Example of resist resolution.
 Film thickness: 54 μm ,
 Mask dimension: 9 μm line/space
 Exposure dose: 1100 mJ/cm²,
 Focus offset: -15 μm .
 Exposure tool: Ultratech Stepper Saturn Model, i-line

Resolution capability of NR5-8000



Pattern of 25 μm thick NR5-8000 resist over 20 μm tall features etched into silicon in MEMS devices

NRs for Permanent Applications – Hard bake plus overcoat (NR7G-3000P)



Lift Off NRs



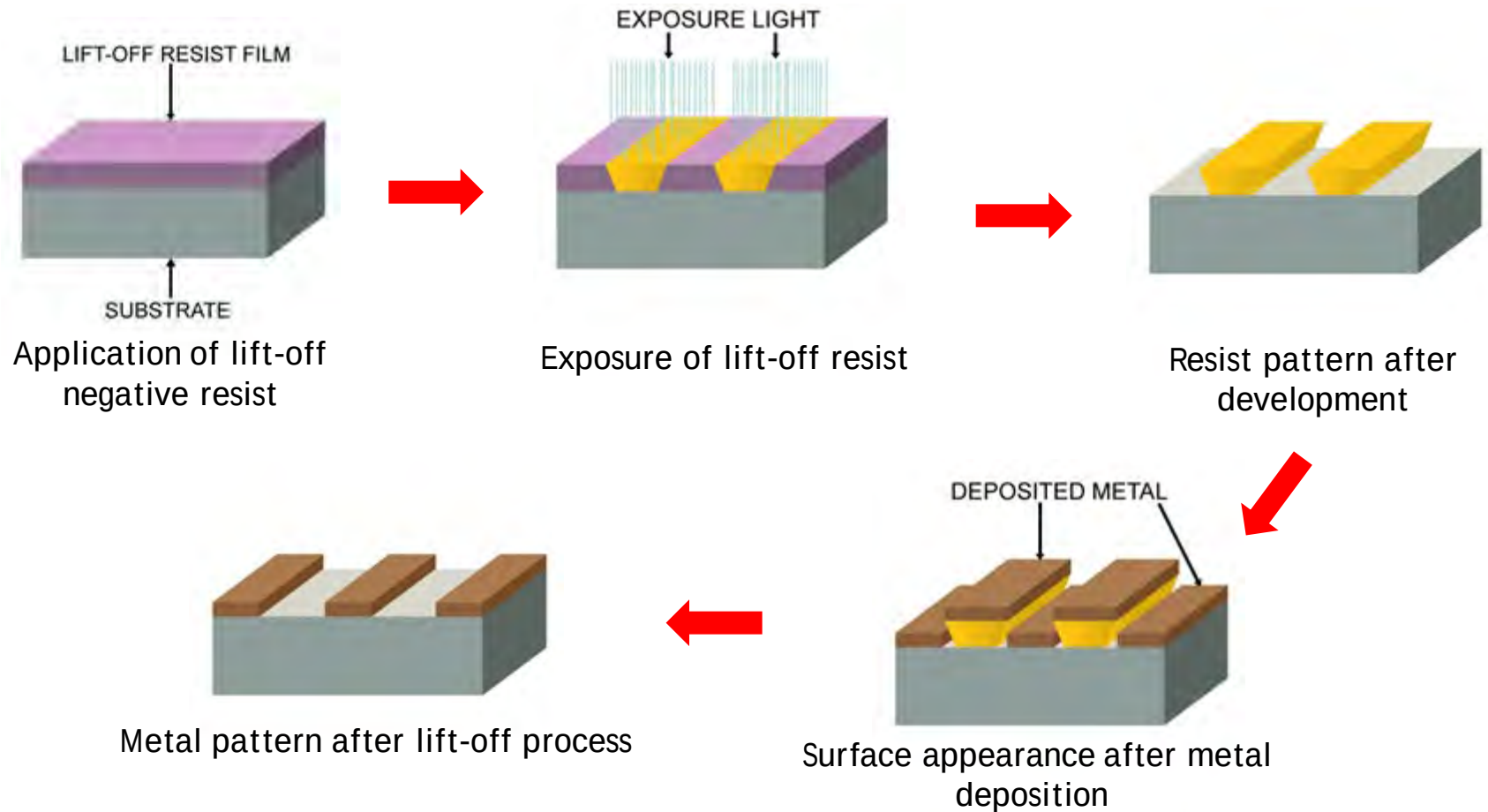
Standard	High Sensitivity	High Sensitivity & Heat Resistance	Bottom undercut	g-/h- line compatible
NR9-500PY	NR97-500PY	NR77-500PY	NR92G-6000P	NR3G-3000PY
NR9-1000PY	NR97-1000PY	NR77-1000PY	NR77-5000PY1	NR95g-1500PY
NR9-1500PY	NR97-1500PY	NR77-1500PY	NR96-4000PY	NR95g-3000PY
NR9-3000PY	NR97-3000PY	NR77-3000PY		NR74g-3000PY
NR9-6000PY	NR9g-3000PY	NR77-5000PY		
	NR97-6000PY	NR77-12000PY		
	NR26-12000PY	NR77-20000PY		
	NR26-25000PY			

Futurrex offers the highest sensitivity commercially available lift-off resists

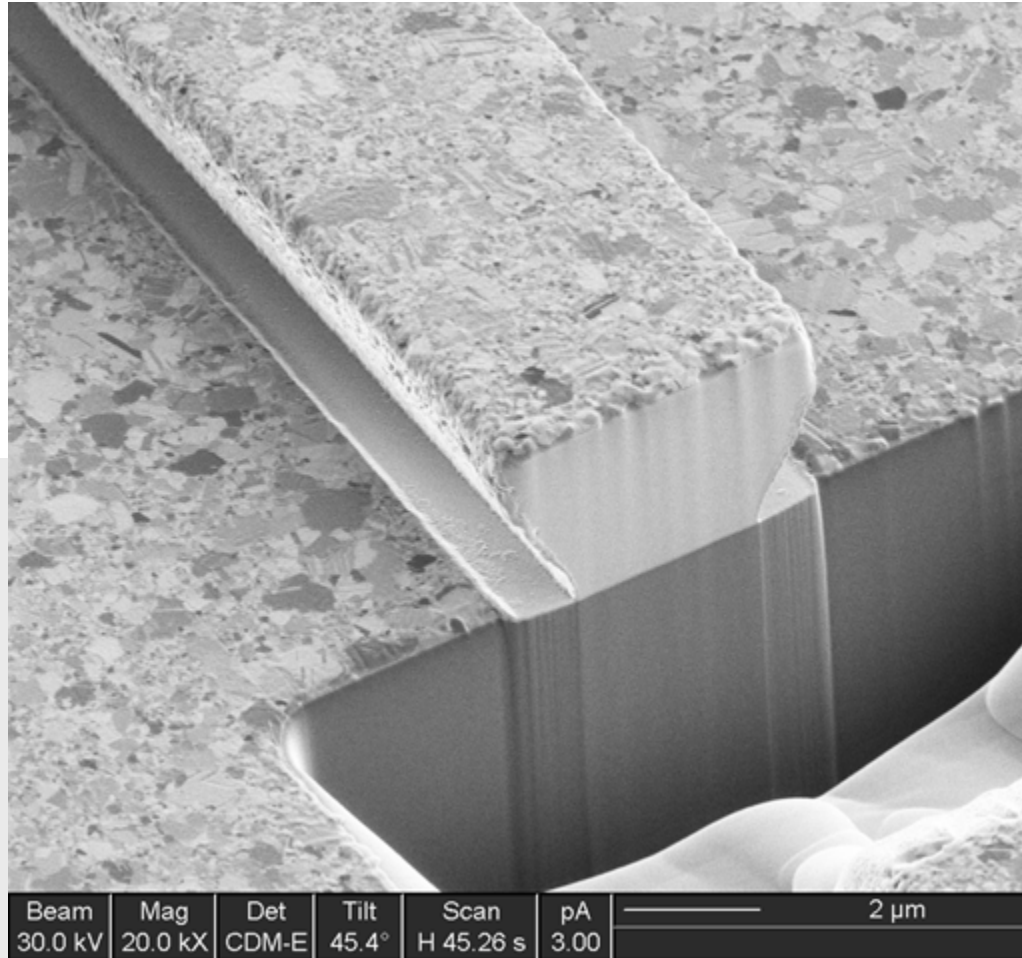
Applications: Facilitation of lift-off process

- NR9x-series are designed for metal depositions which do not exceed 110°C
- NR7x-series allow for easy lift-off even when temperature during metal deposition exceeds 275°C
- Bottom undercut resists allow for easy lift-off even with conformal (isotropic) metal deposition tools

Single-Layer Lift-Off Process

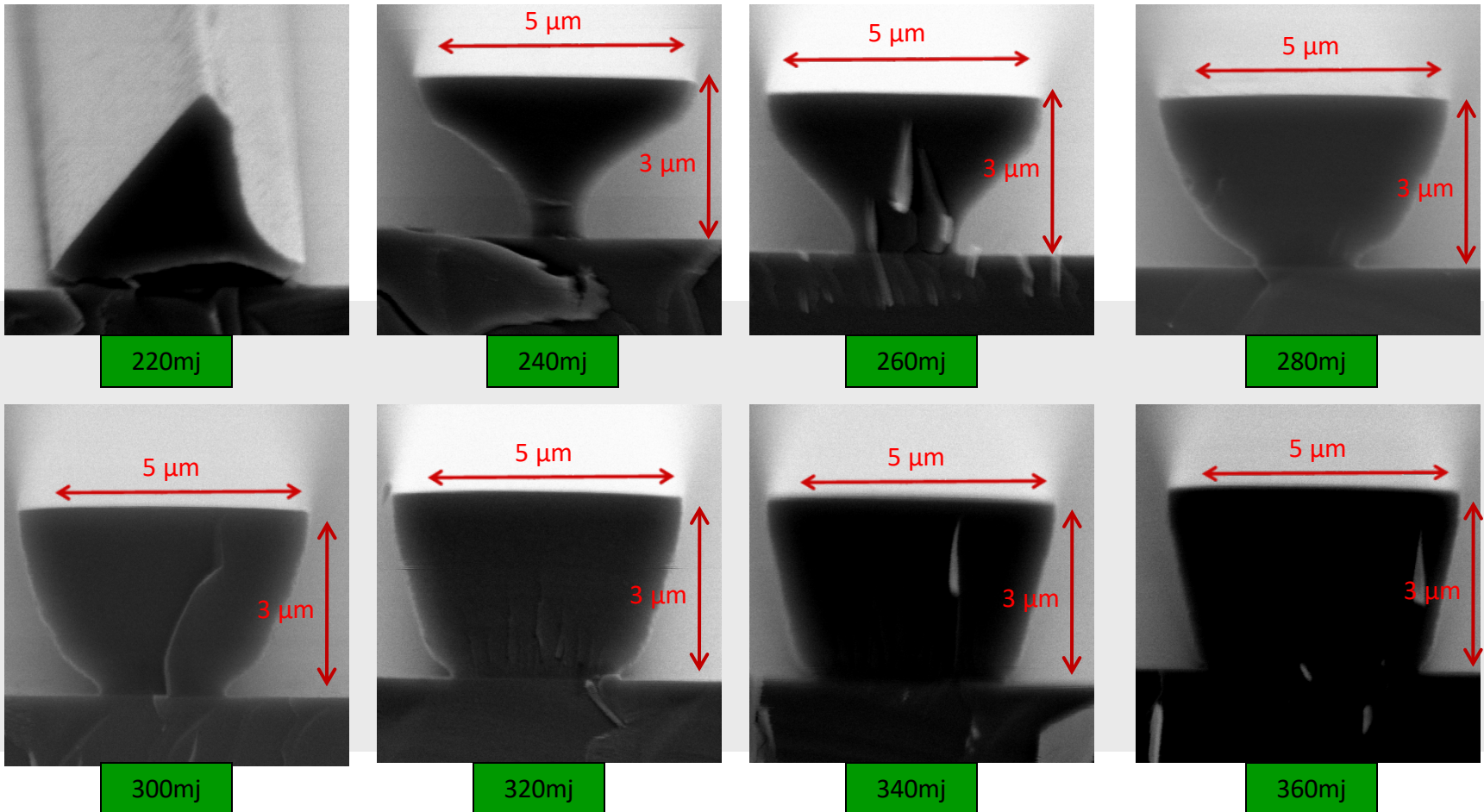


Single-Layer Lift-Off Process



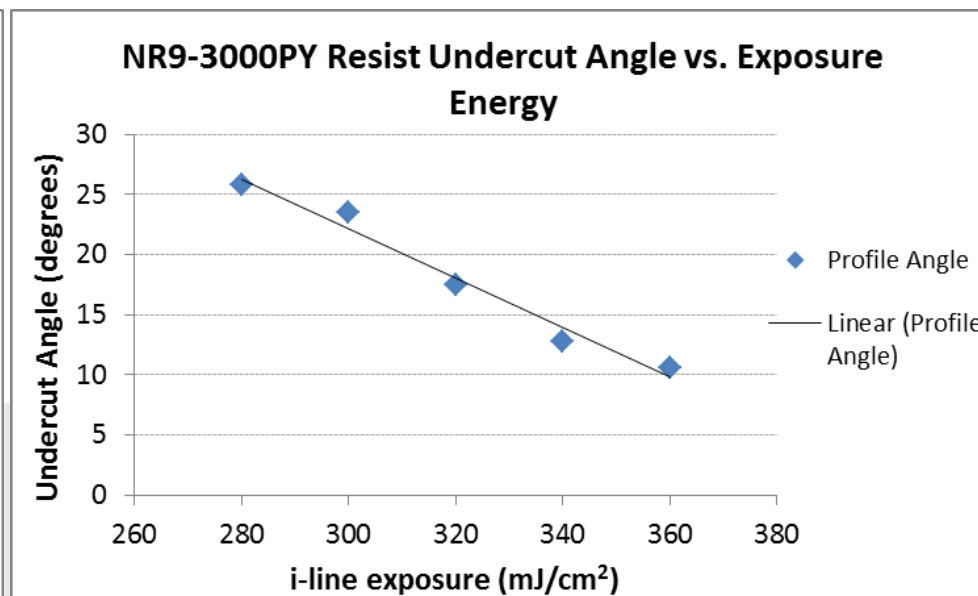
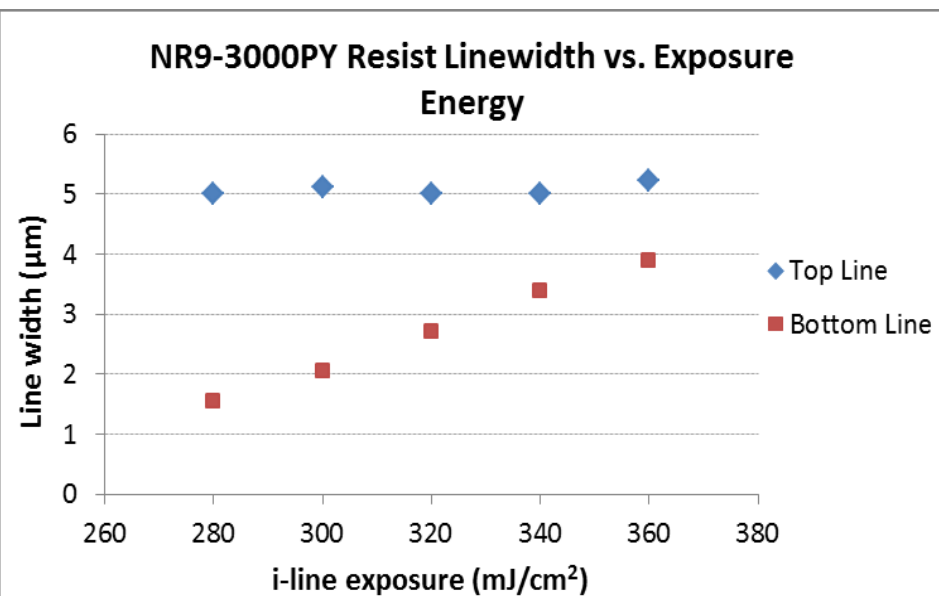
- SEM of 3 μm thick pattern of NR9g-3000PY with deposited metal

NR9-3000PY - Superior Processing Window



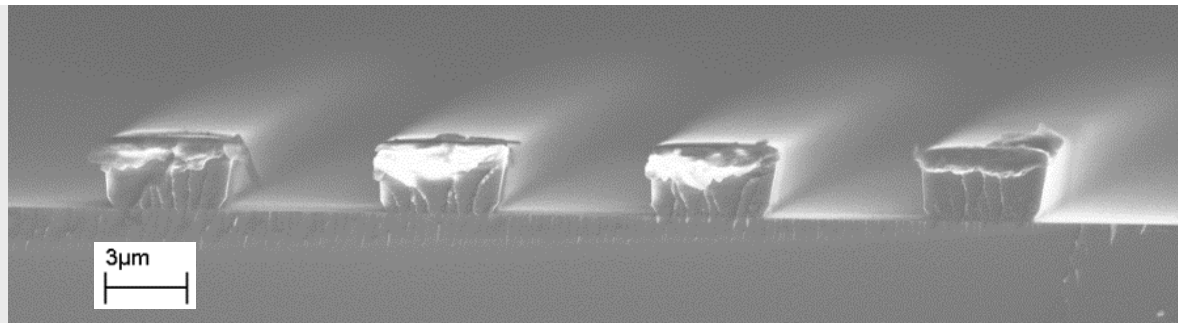
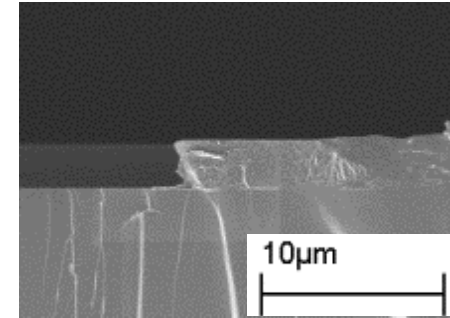
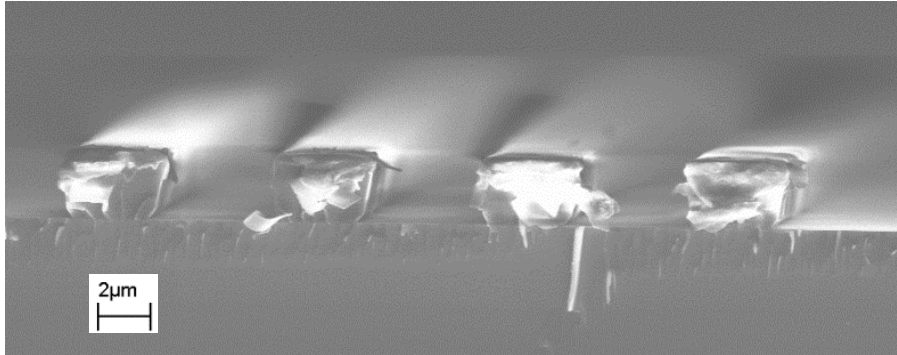
- Profiles of 3 µm thick NR9-3000PY lines as a function of exposure energy

NR9-3000PY - Superior Processing Window



- Plots of top & bottom linewidth dimensions and undercut angle as a function of exposure energy for 3 μm thick pattern of NR9-3000PY
- Note how top CD remains the same while bottom CD changes with exposure dose => broad processing window

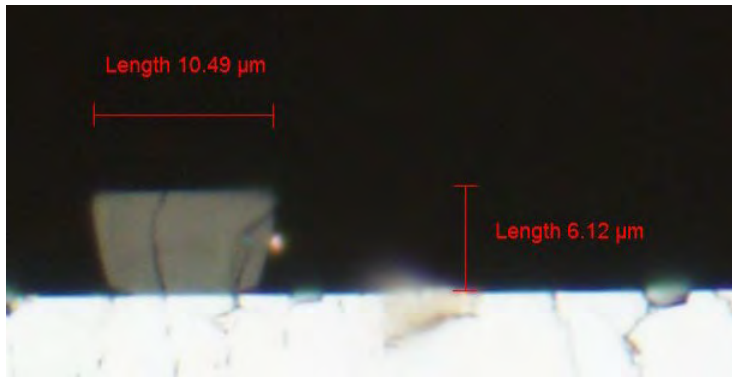
Single-Layer Lift-Off Process – Superior Heat Resistance



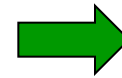
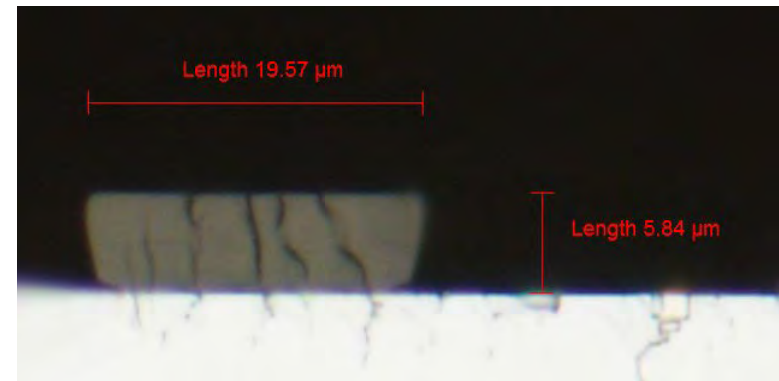
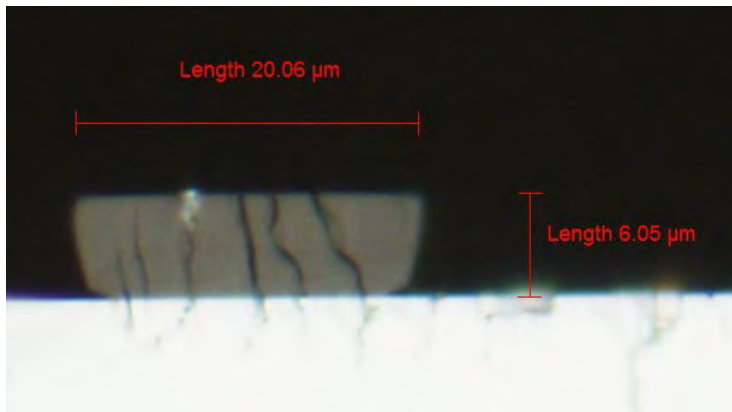
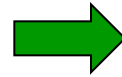
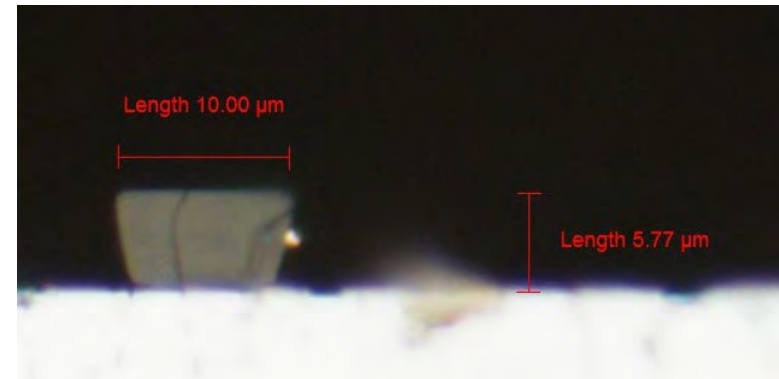
- SEMs show resist undercut profile present for 3 μm thick NR74g-3000PY after post-develop bake on a hotplate at 180°C for 2 hours
- Resist is easily stripped even when exposed to temperatures exceeding 250°C

Single-Layer Lift-Off Process – Superior Heat Resistance

After Development



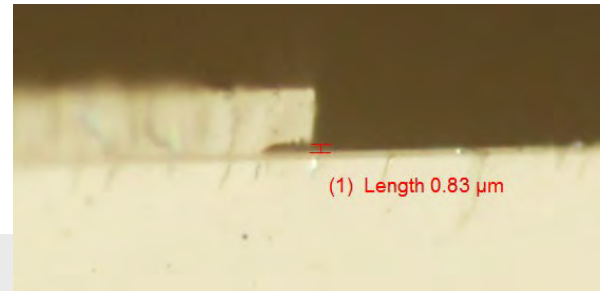
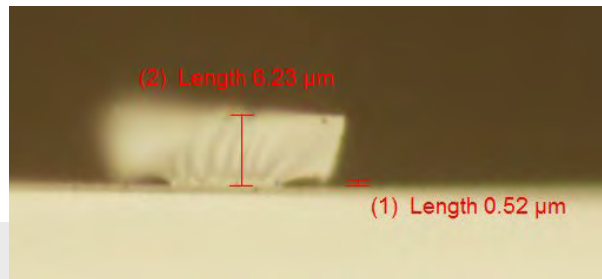
After Post-develop Bake



No change in resist profile is observed with 6 μm thick NR77-5000PY after 200°C hardbake for 5 hours (oven)

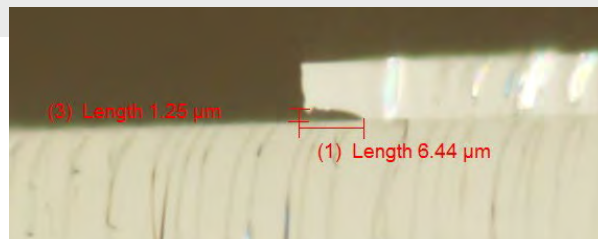
Single Layer Lift-off : Bottom Undercut

- Facilitates simple lift-off for conformal metal deposition tools
- Suitable with substrates of variable reflectivity
- Easy process tuning for undercut height

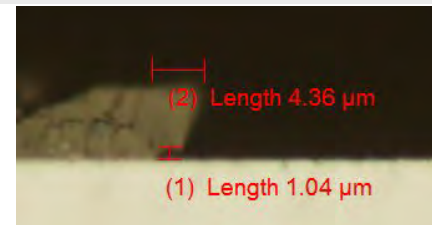
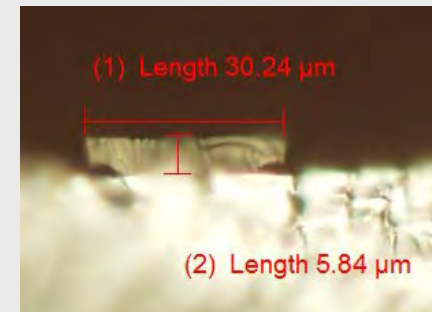


GaN

Glass



Silicon



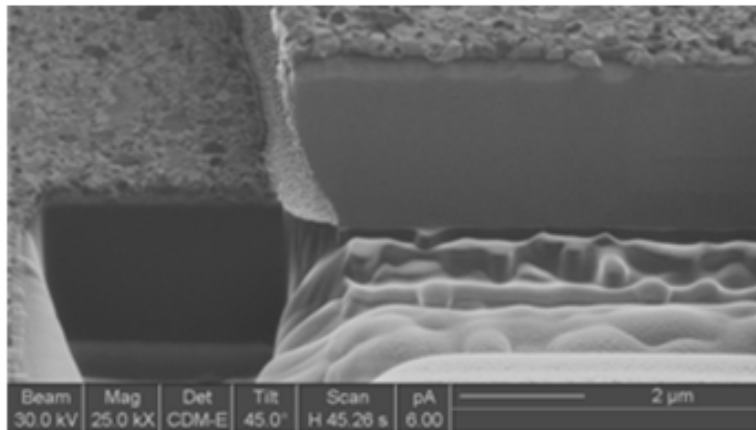
Single Layer Lift-off - NR3G-3000PY for g,h-line Stepper

- Negative Resist NR3G-3000PY Thin Film
 - Specifically created for one of the largest optical components manufacturers in the world
 - NO bi-layer lift-off required
 - NO HMDS steps required
 - NO dehydration steps required
 - NO hardbake steps required
 - NO associated cooling steps

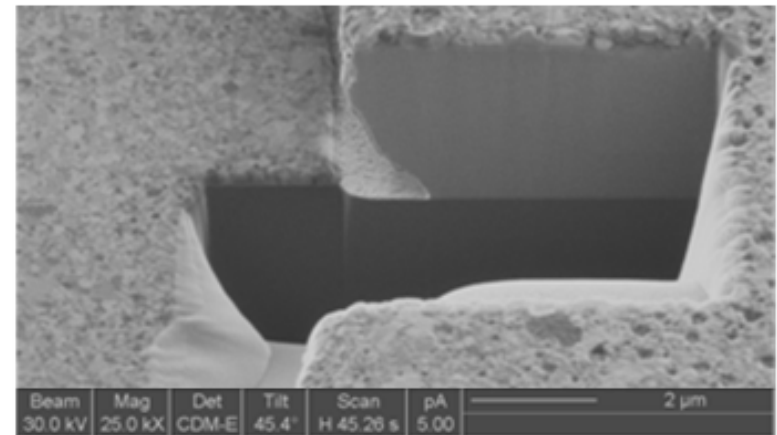
Technology Advantage Gives the Customer Immediate ROI

Exhibit A: Negative-sloping undercut profiles of 3um thick NR3G-3000PY on silicon

300mJ/cm² Exposure Dose*



250mJ/cm² Exposure Dose*



***Ultratech UT1500 g,h-line wafer stepper**

High Temperature NR Thin Films

- **Heat-resistant negative resists**

NR74G-1500P

NR74G-3000P

NR74G-6000P

NR5-17000S1

- **High Sensitivity
& Heat Resistance**

NR73G-3000P

NR73G-8000P

NR76G-8000P

NR78G-8000P

NR77-25000P

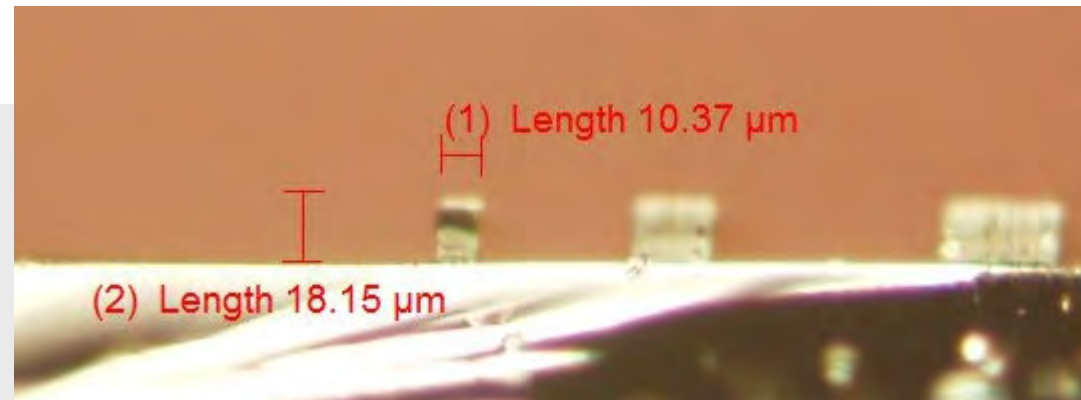
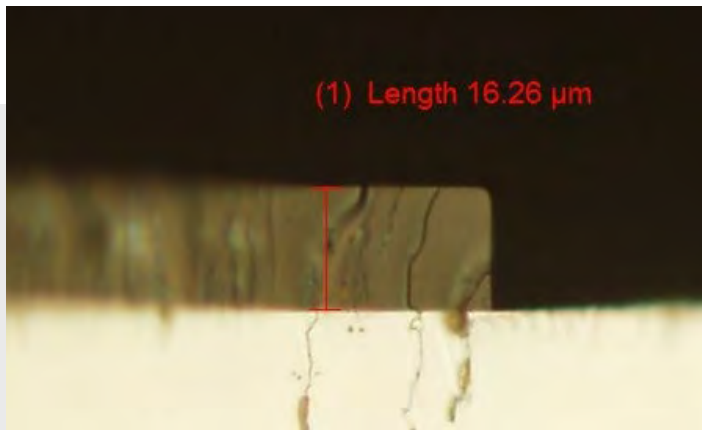
- **Excellent heat resistance up to 250°C**

- **Applications**

- Formation of permanent components of device structure replacing polyimides
- Formation of components of microfluidic devices
- Formation of temporary structures to shape metals and dielectrics deposited in elevated temperatures on top of resist structures
- Dry etch mask with O₂ RIE removal (NR78G- series)

High Temperature NRs – Permanent Display Applications

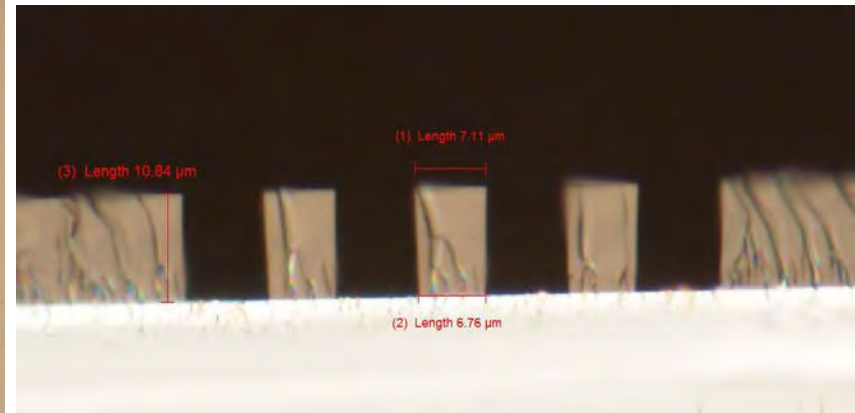
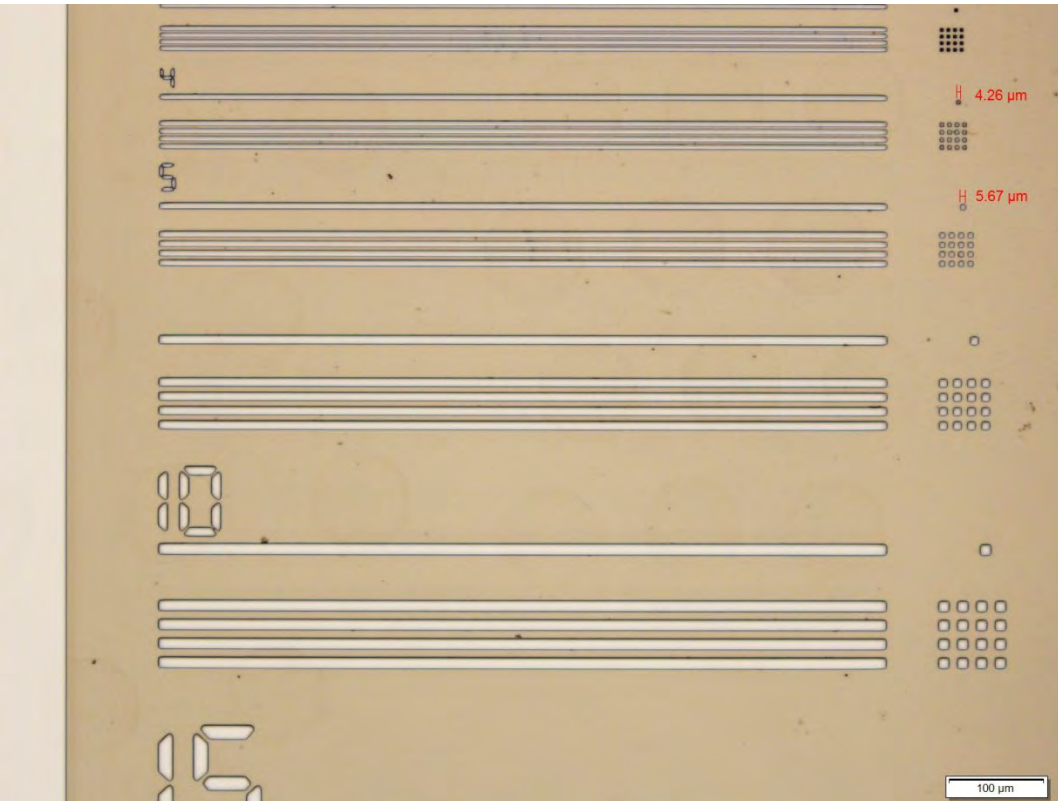
- Excellent heat resistance up to 250°C
- Transparent and permanent (excellent chemical resistance)



Images showing straight profile of 16-18 μm thick pattern of NR76G-8000P after post-development bake at 230°C.

High Temperature NRs - Dry Etch Mask with O₂ RIE Removal

- Excellent heat resistance up to 250°C
- Superior selectivity in dry etch processes
- Superb resolution capability
- Complete removal in O₂ RIE (no need for wet stripping)



Images showing resolution capability & straight profile of 11 μm thick pattern of NR78G-8000P after development

Ultra-Thick Negative Resists

- Thick Negative Resists

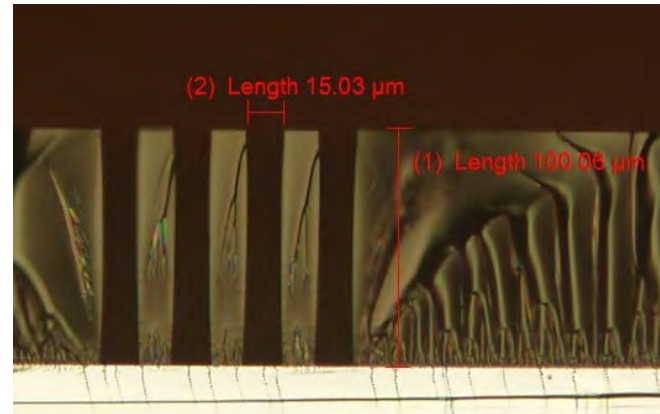
NR26-12000P

NR26-25000P

NR26-40000P

NR28-25000P

NR29-25000P



Cross-section of 100 μm thick pattern of NR26-25000P after development. Aspect ratio exceeds 6:1 with lines/spaces.

- Capable of forming uniform films up to 250 μm with single spin coating

- Superior resolution with straight sidewalls (NR26-series)

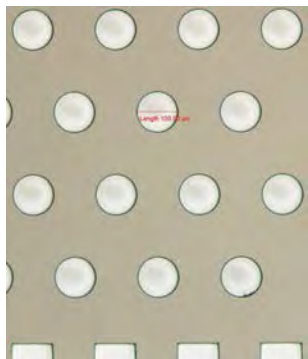
- >5:1 aspect ratio (lines/spaces configuration)
- >3:1 aspect ratio (vias)

- Applications

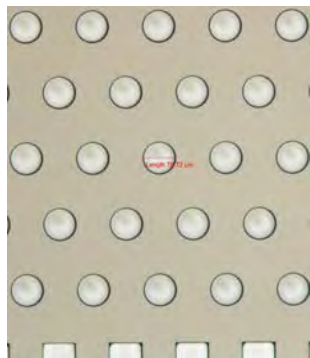
- Formation of masks in plating – NR26-series
- WLP & bump formation (packaging) - NR26-series
- Selective planarization of deep trenches – NR28-series
- Formation of retention walls for applying phosphors at wafer-level in fabrication of HBLED devices – NR29-series

Resolution Images for >230 μm thick film of NR26-40000P

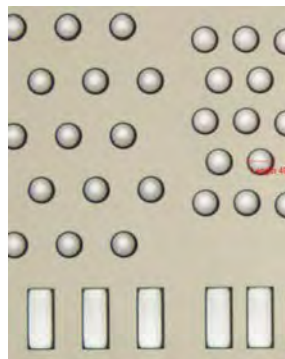
Contact Vias



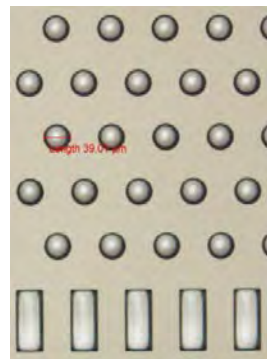
100 μm



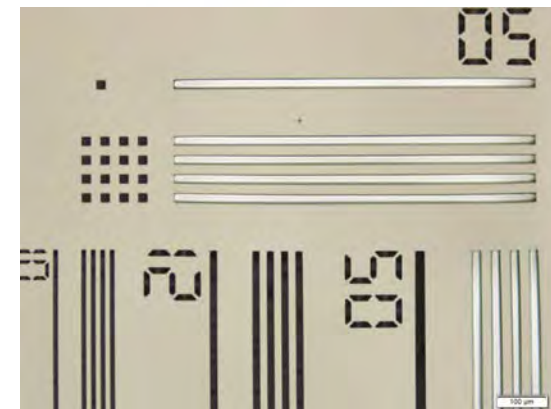
80 μm



50 μm



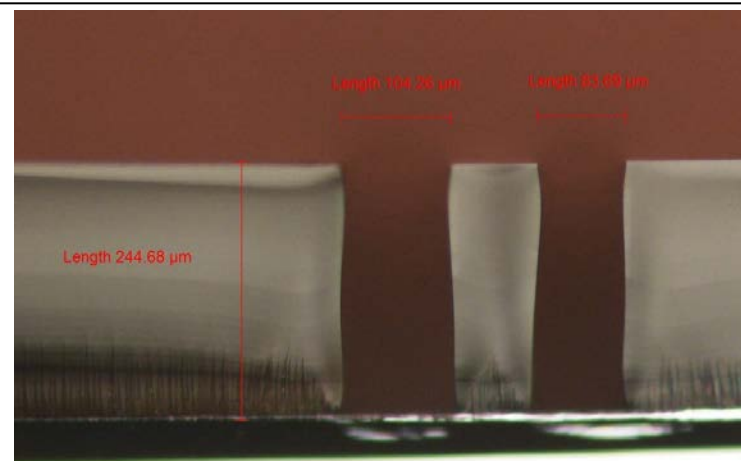
40 μm



20 μm lines/spaces

Process conditions

- Substrate: bare Si
- Spin coating: 800 rpm/15s (static dispense)
- Softbake (hotplate): 150°C/1800 s
- I-line exposure dose: 2500 mJ/cm²
- Post-exposure bake (hotplate): 100°C/240s
- RD8 puddle development
- >6:1 aspect ratio achieved (contact vias)
- >10:1 aspect ratio achieved (L/S configuration)



Cross-section of 80 & 100 μm
wide spaces

Hydrophobic Resists

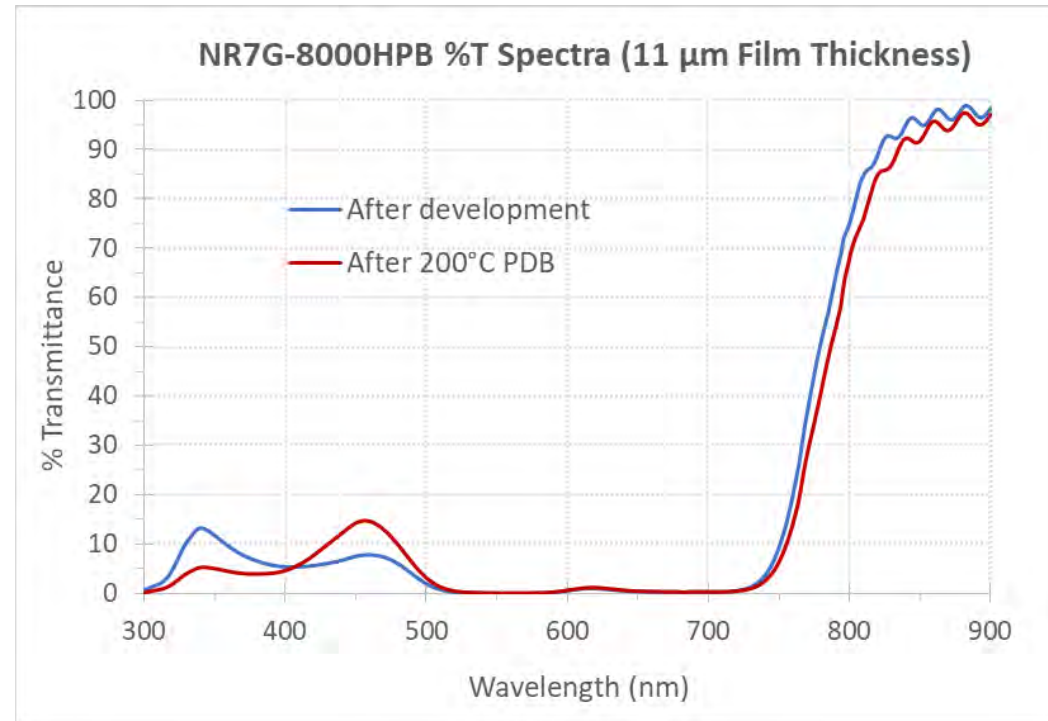
- Hydrophobic resists
 - NR75-1000HP
 - NR75-8000HP
 - NR75G-1500HP (g-line)
 - NR75G-8000HP (g-line)
- Chemically amplified negative resist which exhibits **hydrophobic surface after patterning and post-develop bake at 200°C**
- Exhibits excellent adhesion, chemical resistance, and temperature resistance
- Applicable as pattern to facilitate inkjet printing of phosphors for OLEDs

Duration of UV Ozone treatment (s)	Contact Angle Before UVO	Contact Angle After UVO
20	55	57
40	54	57
60	58	63
120	56	61

Tabulated contact angles between methyl benzoate and surface of 1.4 μm thick film of NR75-1000P after patterning and curing at 200°C

Black Hydrophobic Negative Resists

- Designed to give photo-patternable black, permanent, and hydrophobic mask
- Excellent solvent resistance after post-develop bake at 175°C (or higher) for 2 min on hotplate
- Superb adhesion (NO HMDS)
- Sensitive to 350-450 nm exposure wavelengths
- Straight resist sidewalls with temperature resistance exceeding 250°C
- Comparable contact angles to those in table on previous slide
- **Primary application is to improve pixel contrast in display/OLED applications**



Negative Aqueous Resists

- Negative Aqueous Resists

NAR1-100

NAR1-500

NAR1-1000

- Aqueous-based, non-chemically amplified, negative tone photoresists

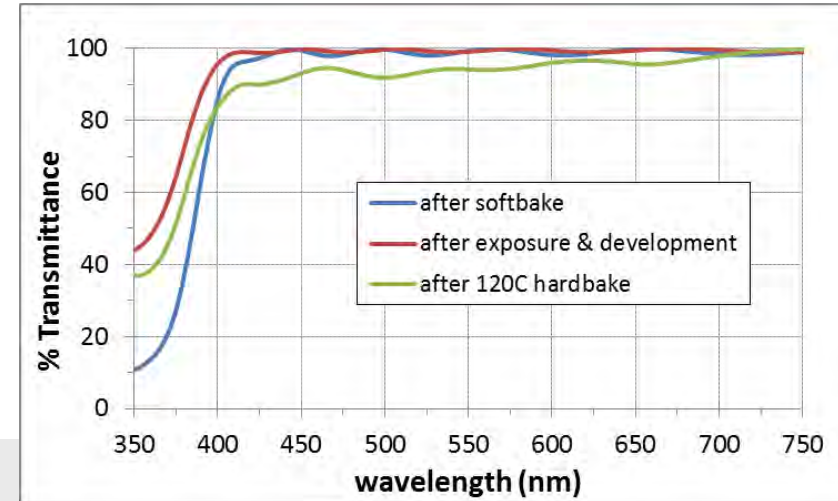
- Developed in water

- Sensitive to wavelengths shorter than 400 nm

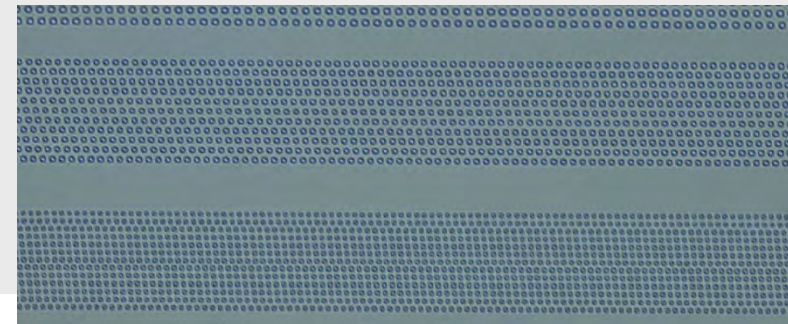
- Excellent adhesion, flexibility, transparency, chemical & temperature resistance up to 200°C

- Applications

- Permanent pattern in electronics for wearable devices
- Protective coating/passivation layer
- Alternative to SU-8 in thin film application



%T spectra for NAR1-1000 at various stages of processing



Optical Microscope image of positive resist patterned on top of NAR1-100

Positive Photoresists

- Positive Photo Resists

PR1-70A1

PR1-100A1

PR1-200A1

PR1-1000A1

PR1-2000A1

PR1-4000A1

PR1-9000A1

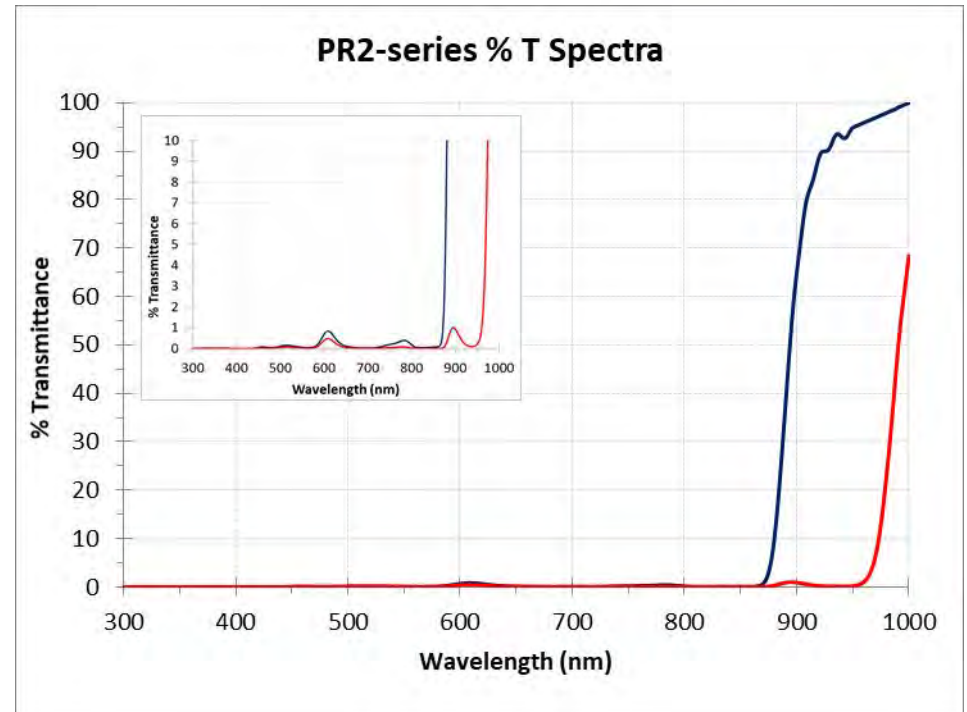
PR1-12000A1

- Enhanced adhesion positive resists for dry/wet etching, plating or ion implant
 - NO HMDS required
 - Ultra-fast resists for i-line, g-line & broadband exposure tools
 - Temperature resistance < 130°C

- Residue-free Development
 - NO ashing steps required after development
 - Increases processing throughput
 - Saves capital equipment cost

Black Positive Photoresists

- Capable of blocking 99%+ of light in wavelength range of 300 – 950 nm
- Film thicknesses up to 18 μm
- Superb adhesion (NO HMDS) on a variety of substrates
- Sensitive to 350-450 nm exposure wavelengths
- Superb resolution capability:
>3:1 aspect ratio for resist vias with straight sidewalls
- Designed to be a black, permanent patternable layer for optical devices

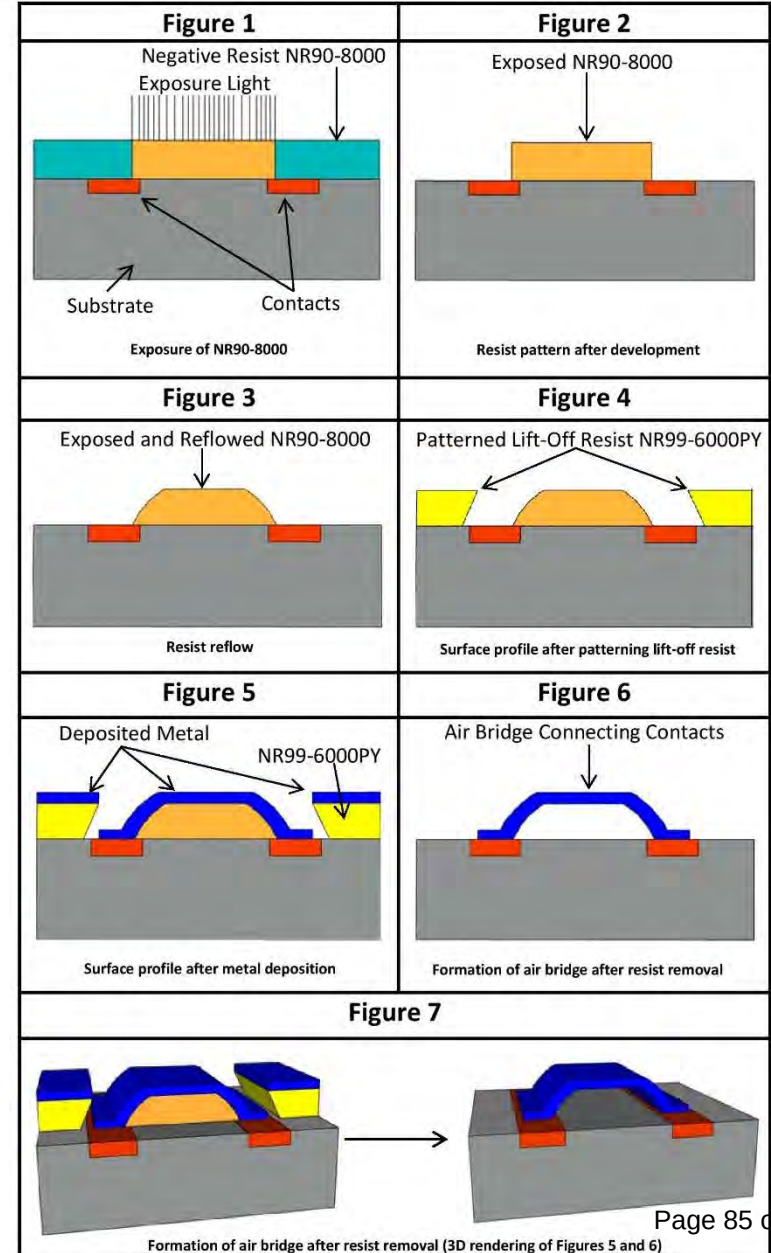


3 μm vias cleanly resolved (10 μm thick film)

- Breakthrough process **eliminates need for expensive permanent spin-on dielectrics** in MEMS, packaging ICs, and AMOLED displays
- Permanent dielectrics may swell due to moisture or solvent absorption
- This leads to cracking of metal interconnects or lifting metal pads from contacts
- Key advantages of the Air Bridge Process are:
 - Reduction of process steps, which enhances device yields and lowers production costs
 - Reduction of parasitic capacitance, which boosts device speed
 - Elimination of device long-term reliability concerns related to dielectric layer

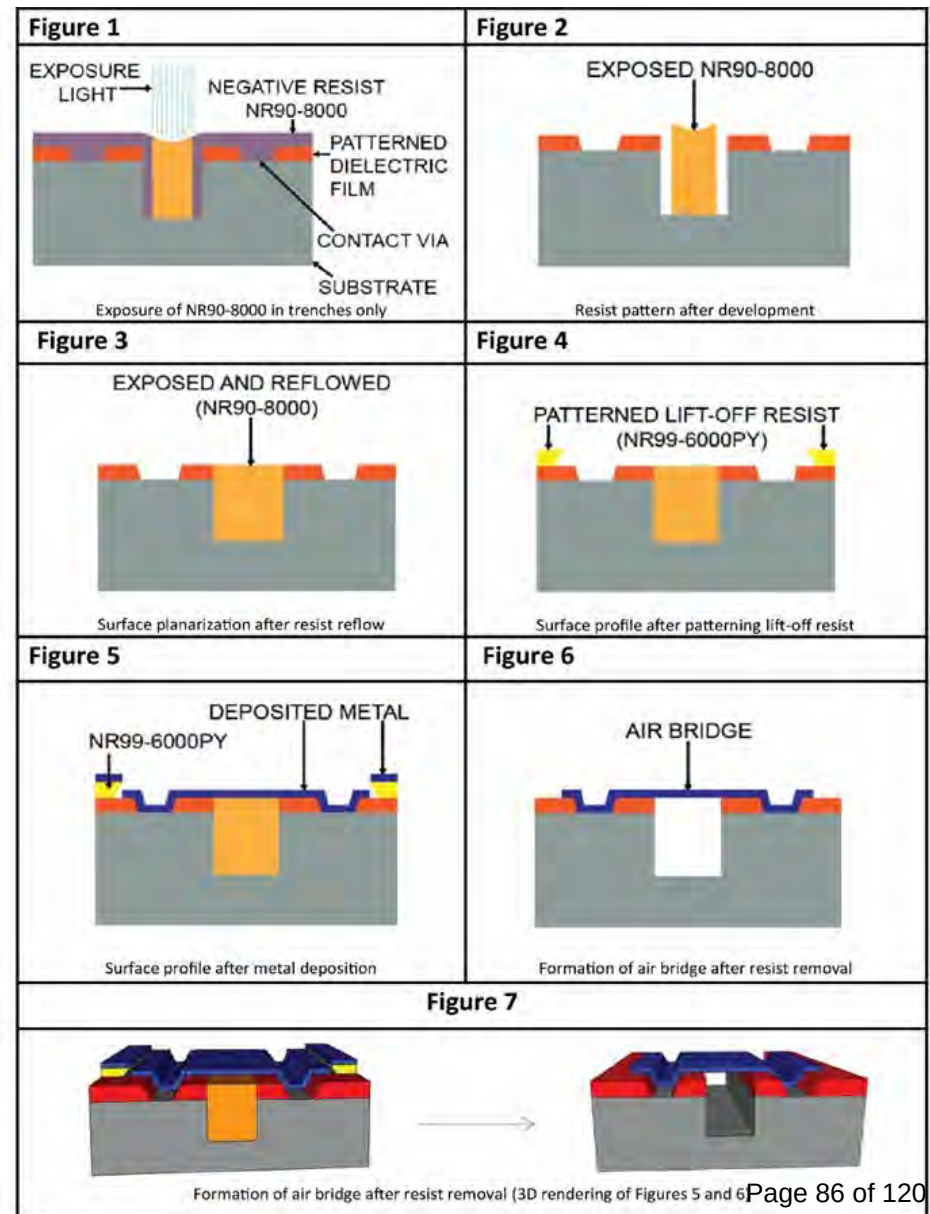
Air Bridge Interconnection Process

- Simple, elegant process
- NR90-8000 provides structure to the air bridge
- NR99-6000PY facilitates lift-off process of interconnecting metal
- Resists are easily dissolved/stripped after metal deposition



Air Bridge Process – Surface Planarization

- Facilitates the ability to planarize device surface through reflow of resist in trenches & selective metal deposition

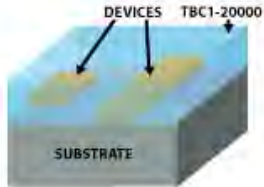
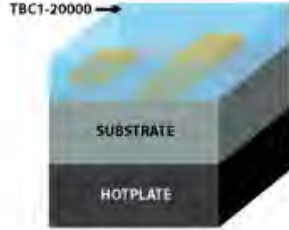
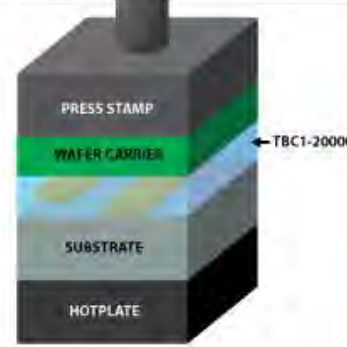
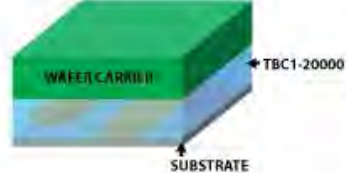
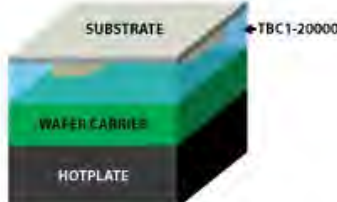
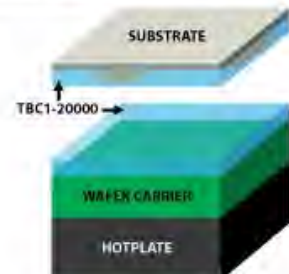
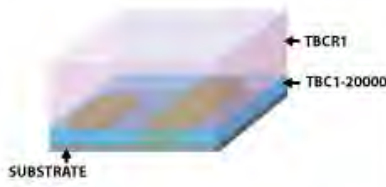
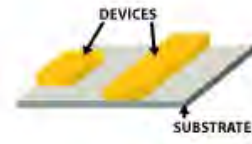


Non-lithographic Thin Films

- Wide variety of non-lithographic thin films offered, including:
 - Planarizing Coatings for planarization and etchback (PC3-series)
 - Protective Coatings for dicing and/or wet etching (PBC4-series)
 - No chipping or peel-off during dicing
 - Easily removed with resist developer or polar solvents
 - Protective Barrier Films up to 100 μm thick for protection of bumps (PBC7-series) during backpolishing (wafer thinning)
 - Easily stripped in common photoresist strippers even after exposure to 180°C
 - Temporary Bonding Film for temporary bond between wafer carrier and device wafer (TBC1- series)
 - Facilitates wafer thinning by polishing, wafer dicing, and/or photo-patterning the backside of device wafer followed by etching or plating
 - Debond is easily accomplished by lifting device wafer away from wafer carrier after heating above >180°C
 - No custom equipment required
 - After debond, TBC1 is easily stripped in common solvents

Temporary Bond Film

- Simple bonding & debonding process
- Thinner varieties available ($\geq 6 \mu\text{m}$ thicknesses)

Figure 1  TBC1-20000 application on device side of substrate	Figure 2  Softbake on a hotplate at 130°C for 180 s	Figure 3  While still on 130°C hotplate, bond wafer carrier to TBC1-20000 coated device wafer using a press stamp	Figure 4  Substrate thinning by polishing (or other desired process steps on backside of device substrate)
Figure 5  Rotate substrate and wafer carrier stack 180° (device substrate now on top) and bake on a hotplate at 190°C for 45 s*	Figure 6  While still on hotplate at 190°C, separate thinned substrate from wafer carrier with tweezers or beveled edge tool	Figure 7  Removal of remaining film of TBC1-20000 with TBCR1 by puddle process	Figure 8  Substrate with devices after removal of remaining TBC1-20000 with TBCR1

*Note: Actual duration of bake on hotplate at 190°C may need to be adjusted depending on thermal conductivity of the substrate and wafer carrier

Non-lithographic Coatings, cntd.

- Spin-on Glasses for use as dielectric in permanent or partial etchback mode (IC1-series)
 - Futurrex pioneered polysiloxane based spin-on glass
 - Also applicable as bonding medium for phosphors in LED fabrication
 - Relatively low dielectric constant
 - Thickness up to 10 μm obtainable
- Dielectric Coatings to form hard glass films on device surface (DC4-series)
- Spin-on- and silkscreen-applied dopant sources for photovoltaic applications
 - B- and P-dopant coatings
 - Facilitation of maximum theoretical concentration of dopant in substrate
 - Lower cost alternative to traditional, capital intensive ion implant methods
- Spin-on Zn-dopant coatings for InP and GaAs substrates

Auxiliary Formulas: Edge Bead Removers

- Applications
 - Removal of resist from top and bottom edge of coated substrate
 - Planarization of ultra-thick coatings during single spin dry cycle
- Properties
 - Liquid solvent
- Impact on productivity
 - Elimination of contamination source to wafer handling equipment
 - Elimination of particle shedding source

Edge Bead Removers	
For Positive Resists: EBR1	For Negative Resists: EBR2, EBR3

Auxiliary Formulas: Resist Developers

- Applications
 - Development of resist pattern
 - Removal of Futurrex temporary adhesive, protective, and planarization coatings

- Properties
 - Water based, basic solution

- Impact on productivity
 - Application of single developer for both positive and negative resists
 - Elimination of solvents in removal of PC3 films
 - RD2, RD6 & RD8 include surfactants which provide superior resolution and cleaner development versus industry standard 2.38% TMAH in water

Resist Developers	
Alkaline metal containing: RD3	TMAH containing: RD2, RD5, RD6, RD8

Auxiliary Formulas: Resist Removers

- Applications
 - Removal of resist pattern after completion of processing

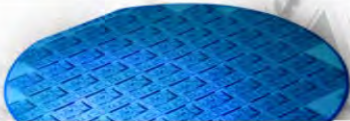
- Properties
 - Liquid

- Impact on productivity
 - Reduction of time to remove resist

Resist Removers		
Solvent-based Solution: RR6	Ester-based solution: RR5	DMSO-based solution: RR2, RR4, RR41



Enabling technologies, solving problems & completing solutions through unique chemistries & physics.



Futurrex, Inc.
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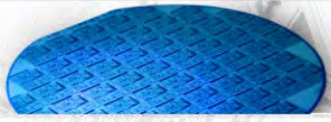
Futurrex, Inc. is a global manufacturer of high-purity specialty chemicals and novel processing solutions for the global microelectronics, photonics and other high growth technology markets. Our products are sold in over 60 countries and enable next generation devices as well as revolutionize existing device fabrication. Our products feature unique physical characteristics allowing customers to expand process windows, increase process temperatures, throughput, thicknesses and yields, while tightening aggressive aspect ratios and allowing the development of devices never before manufactured due to physical limitations.

- Markets
- Products
- Applications**
- History
- Request For Information
- Contact

Confidential and proprietary – do not di



Enabling technologies, solving problems & completing solutions through unique chemistries & physics.



Futurrex, Inc.
provides elegant enabling solutions for the global electronics industry.



Welcome to Futurrex - Productivity Tools

/ Welcome to Futurrex - Productivity Tools

Futurrex, Inc. is a global manufacturer of high-purity specialty chemicals and novel processing solutions for the global microelectronics, photonics and other high growth technology markets. Our novel chemistries are sold in over 60 countries and enable next generation devices as well as revolutionize existing device fabrication. Our products feature unique physical characteristics allowing customers to expand process windows, increase process temperatures, throughput, thicknesses and yields, while tightening aggressive aspect ratios and allowing the development of devices never before manufactured due to physical limitations.

- Markets
- Products
- Applications**
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- Contact

Analog Semiconductors

Light-Emitting Diodes [LEDs]

MEMS

Solar PV

Microfluidics & Biochips

Optoelectronics / Photonics

Packaging

Adhesion, Protection, Planarization

Graphic Arts

Contact Information

■ World-Wide Web

- www.futurrex.com
- www.futurrex.cn

■ Address

- 12 Cork Hill Road, Building 16A
- Franklin, NJ 07416
- USA

■ Telecom

- Tel: (973) 209-1563
- Fax: (973) 209-1567

■ E-Mail

- info@futurrex.com



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ordinance No. 2023-105

MEETING DATE: March 28, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2023-105, amending Chapter 4, Article 4.700, Section 4.702 of the Code of Ordinances, City of Roanoke, Texas, entitled "Special Event Permit" by adding a subsection (e) to provide an exception for food vendors and mobile food vendors from the special event permit requirements.

INFORMATION:

Staff has initiated this amendment to allow mobile food truck vendors to operate at approved job site locations only during construction after obtaining a health permit and inspection. Currently, these types of services are only permitted during a special event.

(e) The provisions of this Article do not apply to Food Vendors or Mobile Food Vendors providing services within permitted job sites, which only require an annual health permit and inspection.

STAFF RECOMMENDATION:

Staff supports the amendment

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2023-105 - Special Event Permit - Amendment - jlm draft clean - 022223

ORDINANCE No. 2023-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING CHAPTER 4, ARTICLE 4.700, SECTION 4.702 OF THE CODE OF ORDINANCES, ENTITLED “SPECIAL EVENT PERMIT” BY ADDING A SUBSECTION (E) TO PROVIDE AN EXCEPTION FOR FOOD VENDORS AND MOBILE FOOD VENDORS FROM THE SPECIAL EVENT PERMIT REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Roanoke, Texas, has determined that the following regulation is necessary in order to protect public health, safety, and welfare.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That Chapter 4, Article 4.700, Section 4.702 of the Code of Ordinances, City of Roanoke, Texas, is hereby amended by adding a new subsection (e) to Section 4.702, which shall read as follows:

“Sec. 4.702. Special Event Permit.

- (a) Applications for a Special Events Permit should be submitted in alignment with the following schedule.
 - (1) 90 days in advance – up to 100 attendees;
 - (2) 120 days in advance – 100 to 499 attendees;
 - (3) 180 days in advance – 500 to 1000 attendees;
 - (4) 270 days in advance – 1001 - 2999 attendees; and
 - (5) 360 days in advance – 3000+ attendees.
- (b) Applicant will be notified of approval/disapproval pending compliance with noted concerns within ten (10) business days of the application. City events and programming will take precedence over public events.
- (c) Final notice will be given no less than thirty (30) days prior to the date of the event.
- (d) Cancelled events due to unsafe weather conditions or national emergencies will be rescheduled without penalty.
- (e) The provisions of this Article do not apply to Food Vendors or Mobile Food Vendors providing services within permitted job sites, which only require an annual health permit and inspection.”

Section 3. SEVERABILITY CLAUSE

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

Section 4. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 5. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 28th day of March, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Right-of-way Abandonment (Ord. 2023-106).

MEETING DATE: March 28, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration And Action On Approval Of Ordinance No. 2023-106 abandoning, vacating, and closing unused roadway rights-of-way consisting of an approximately 0.275 acre tract and 1.650 acre tract of land of unused rights-of-way adjacent to Litsey Road, and located within Denton County, Texas, and which is more particularly described and or depicted in Exhibit A, which is attached hereto and incorporated herein for all purposes; authorizing the City Manager to execute a deed or deeds conveying said unused right-of-way to adjacent property owners.

INFORMATION:

Staff initiated the abandonment of the unused ROW at the request of the adjacent property owner.

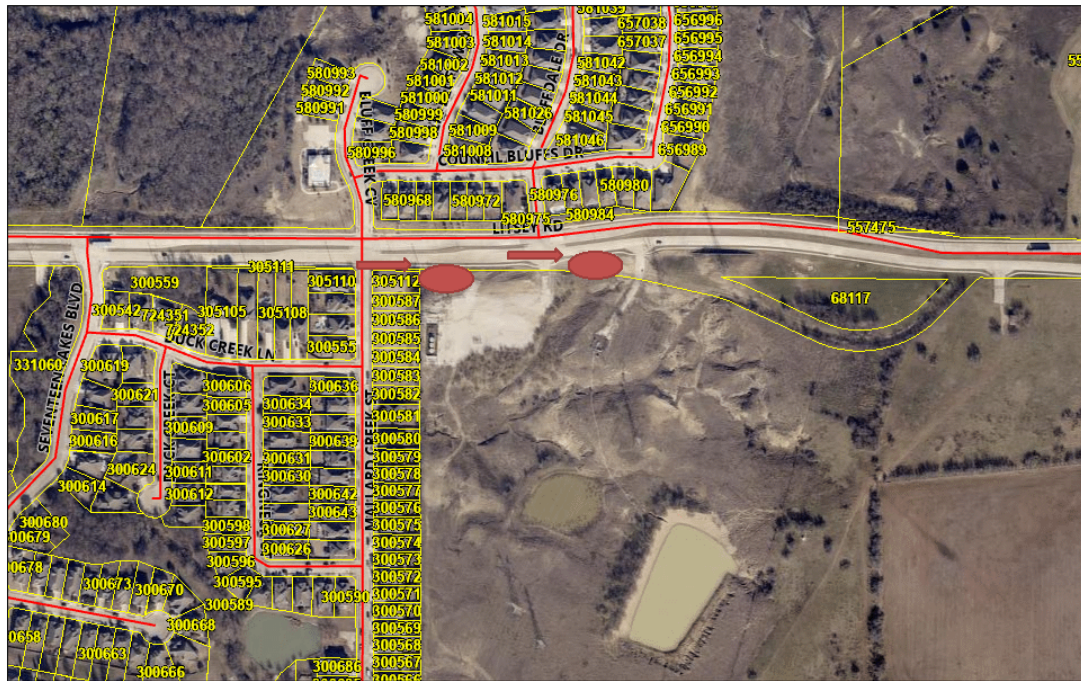
Location:

Tract 1 and 2 are located on the south side of Litsey Rd.



CITY COUNCIL AGENDA ITEM

Denton CAD Web Map



3/10/2023, 11:31:50 AM

Parcels
Roads

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
Denton Central Appraisal District, dentoncad.com

Denton County Appraisal District, Harris Govern -- www.harrisgov.com
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

STAFF RECOMMENDATION:

Staff supports the abandonment.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2023-106 - Right-of-Way Abandonment - Hillwood - Tract 1 and Tract 2

ORDINANCE NO. 2023-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ABANDONING, VACATING, AND CLOSING UNUSED ROADWAY RIGHTS-OF-WAY CONSISTING OF AN APPROXIMATELY 0.275 ACRE TRACT AND 1.650 ACRE TRACT OF LAND OF UNUSED RIGHTS-OF-WAY ADJACENT TO LITSEY ROAD, AND LOCATED WITHIN DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED OR DEEDS CONVEYING SAID UNUSED RIGHT-OF-WAY TO ADJACENT PROPERTY OWNERS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Roanoke, Texas, is a Texas home-rule municipality; and

WHEREAS, Section 311.001(a) of the Texas Transportation Code generally provides that a home-rule municipality has exclusive control over and under its public highways, streets, and alleys; and

WHEREAS, Section 311.007 of the Texas Transportation Code provides the authority for a home-rule municipality to vacate, abandon or close a street or alley; and

WHEREAS, the City Council of the City of Roanoke, Texas, finds and determines that the unused southern roadway rights-of-way adjacent to Litsey Road, Denton County, Texas, should be abandoned and conveyed to the abutting property owner or owners. The rights-of-way consists of the following tracts:

- (1) **Tract 1.** An approximately 0.275-acre tract of land situated in the P.L. Cardwell Survey, Abstract No. 320, Denton County, Texas (hereinafter referred to as "Tract 1"); and
- (2) **Tract 2.** An approximately 1.650-acre tract of land situated in the P.L. Cardwell Survey, Abstract No. 320, Denton County, Texas (hereinafter referred to as "Tract 2");

all of which is more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Roanoke, Texas, has determined and finds it is in the public interest that the heretofore described portion of unused rights-of-way, as described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes, should be abandoned, and conveyed to the abutting property owners.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. ABANDON UNUSED RIGHTS-OF-WAY

That the implied, dedicated rights-of-way consisting of Tract 1 and Tract 2, and more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes, is hereby abandoned, vacated, and closed as a public roadway right-of-way or alley right-of-way.

Section 3. AUTHORIZE THE CONVEYANCE OF RIGHTS-OF-WAY

That the City Council of the City of Roanoke, Texas, does hereby authorize the City Manager to execute a deed or deeds in a form similar to the deed attached hereto as **Exhibit B**, and any and all documents necessary conveying the unused rights-of-way to the abutting property owners.

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 28th day of March, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[Legal Description and or Depiction of Right-of-Way]

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE P.L. CARDWELL SURVEY, ABSTRACT NUMBER 320, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 30 BLOCK 2, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BY PLAT RECORDED IN CABINET X, PAGE 282, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, THE SOUTHEAST CORNER OF A 10 FOOT RIGHT-OF-WAY DEDICATION, PLAT RECORDED IN CABINET W, PAGE 936, SAID REAL PROPERTY RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LITSEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89°48'38" EAST, 89.41 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF ROANOKE, TEXAS, RECORDED IN INSTRUMENT NUMBER 1998-61234 (SOUTH TRACT), SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00°09'15" EAST, 14.87 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID CITY OF ROANOKE TRACT;

THENCE NORTH 89°16'27" EAST, 233.27 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID CITY OF ROANOKE TRACT, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 4108, PAGE 1825, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 77°42'13" WEST, 327.97 FEET, DEPARTING SAID COMMON LINE, WITH THE NORTH LINE OF SAID REMAINDER TRACT, TO THE MOST WESTERLY NORTHWEST CORNER OF SAID REMAINDER TRACT AND THE EAST LINE OF LOT 28, BLOCK 2, OF AFOREMENTIONED SEVENTEEN LAKES;

THENCE NORTH 01°34'56" WEST, 81.50 FEET, WITH THE WEST LINE OF SAID REMAINDER TRACT AND THE EAST LINE OF SAID BLOCK 2, TO THE POINT OF BEGINNING AND CONTAINING 11,965 SQUARE FEET OR 0.275 ACRES OF LAND MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE P.L. CARDWELL SURVEY, ABSTRACT NUMBER 320, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 30 BLOCK 2, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BY PLAT RECORDED IN CABINET X, SLIDE 282, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, THE SOUTHEAST CORNER OF A 10 FOOT RIGHT-OF-WAY DEDICATION, PLAT RECORDED IN CABINET W, PAGE 936, SAID REAL PROPERTY RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LITSEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89°48'38" EAST, 89.41 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF ROANOKE, TEXAS, RECORDED IN INSTRUMENT NUMBER 1998-61234 (SOUTH TRACT), SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00°09'15" EAST, 14.87 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID CITY OF ROANOKE TRACT;

THENCE NORTH 89°16'27" EAST, AT 233.27 FEET, PASSING THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 4108, PAGE 1825, IN ALL, A TOTAL DISTANCE OF 470.58 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID CITY OF ROANOKE TRACT, TO THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID COMMON SOUTH LINE, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 89°16'27" EAST, 850.49 FEET;

SOUTH 89°35'20" EAST, 254.60 FEET, TO THE NORTH LINE OF SAID AIL REMAINDER TRACT;

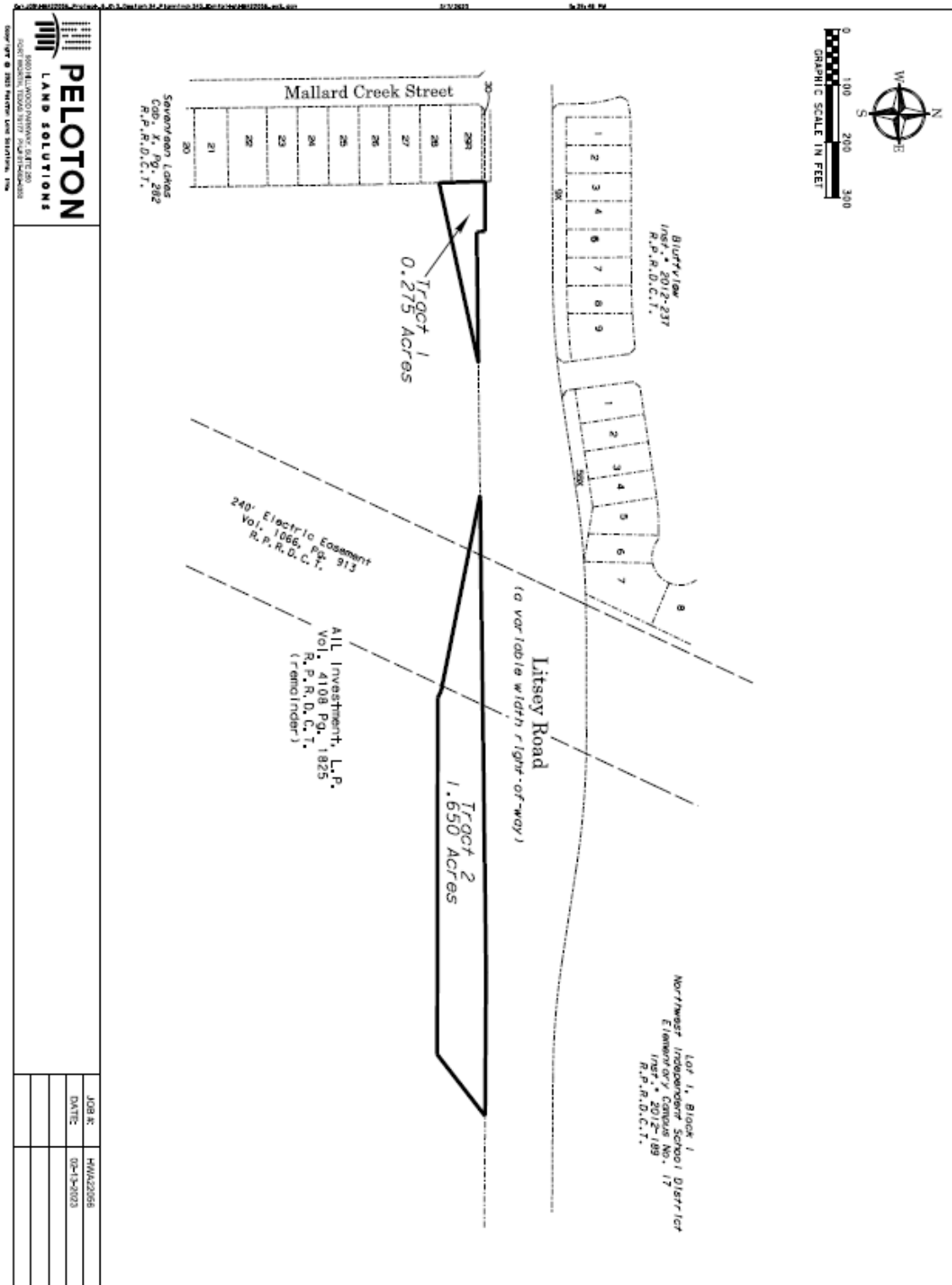
THENCE WITH SAID NORTH LINE, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 52°06'49" WEST, 138.88 FEET, DEPARTING SAID COMMON SOUTH LINE;

NORTH 89°54'07" WEST, 636.01 FEET;

NORTH 62°22'09" WEST, 12.76 FEET;

THENCE NORTH 78°44'07" WEST, 354.93 FEET, CONTINUING WITH SAID NORTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 71,876 SQUARE FEET OR 1.650 ACRES OF LAND MORE OR LESS.



PELTON
LAND SOLUTIONS

JOB #	HW422056
DATE	04-14-2023

Exhibit B

Deed

AFTER RECORDING, RETURN TO:

Cody Petree
City of Roanoke
500 S. Oak Street
Roanoke, Texas 76262

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED WITHOUT WARRANTY

(Prepared without benefit of title examination)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS***, a Texas home-rule municipality (“Grantor”), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by ***AIL INVESTMENT, L.P.***, a Texas limited partnership (“Grantee”), whose address is 9800 Hillwood Parkway, Suite 300, Fort Worth, Texas 76177, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has GRANTED, BARGAINED and CONVEYED, and by these presents does GRANTE, BARGAIN and CONVEY unto the said Grantee the following described real estate, to-wit:

BEING the approximately 0.275-acre tract of land situated in the P.L. Cardwell Survey, Abstract No. 320, Denton County, Texas, and the approximately 1.650-acre tract of land situated in the P.L. Cardwell Survey, Abstract No. 320, Denton County, Texas, which are more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2023-106, a copy of which is attached hereto.

Together with all and singular Grantor’s right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD the above described property and premises unto the said Grantee, and Grantee's successors and assigns forever, without express or implied warranty, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof. All warranties that might arise by common law as well as the warranties in §5.023 of the Texas Property Code (or its successor) are expressly excluded.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the 28th day of March, 2023.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

This instrument was acknowledged before me on the _____ day of _____, 2023, by Cody Petree, City Manager for the City of Roanoke, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit A

Legal Description and/or Depiction of
Abandoned Right-of-Way

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE P.L. CARDWELL SURVEY, ABSTRACT NUMBER 320, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 30 BLOCK 2, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BY PLAT RECORDED IN CABINET X, PAGE 282, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, THE SOUTHEAST CORNER OF A 10 FOOT RIGHT-OF-WAY DEDICATION, PLAT RECORDED IN CABINET W, PAGE 936, SAID REAL PROPERTY RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LITSEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89°48'38" EAST, 89.41 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF ROANOKE, TEXAS, RECORDED IN INSTRUMENT NUMBER 1998-61234 (SOUTH TRACT), SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00°09'15" EAST, 14.87 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID CITY OF ROANOKE TRACT;

THENCE NORTH 89°16'27" EAST, 233.27 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID CITY OF ROANOKE TRACT, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 4108, PAGE 1825, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 77°42'13" WEST, 327.97 FEET, DEPARTING SAID COMMON LINE, WITH THE NORTH LINE OF SAID REMAINDER TRACT, TO THE MOST WESTERLY NORTHWEST CORNER OF SAID REMAINDER TRACT AND THE EAST LINE OF LOT 28, BLOCK 2, OF AFOREMENTIONED SEVENTEEN LAKES;

THENCE NORTH 01°34'56" WEST, 81.50 FEET, WITH THE WEST LINE OF SAID REMAINDER TRACT AND THE EAST LINE OF SAID BLOCK 2, TO THE POINT OF BEGINNING AND CONTAINING 11,965 SQUARE FEET OR 0.275 ACRES OF LAND MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE P.L. CARDWELL SURVEY, ABSTRACT NUMBER 320, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 30 BLOCK 2, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BY PLAT RECORDED IN CABINET X, SLIDE 282, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, THE SOUTHEAST CORNER OF A 10 FOOT RIGHT-OF-WAY DEDICATION, PLAT RECORDED IN CABINET W, PAGE 936, SAID REAL PROPERTY RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LITSEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89°48'38" EAST, 89.41 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEDICATION DEED TO THE CITY OF ROANOKE, TEXAS, RECORDED IN INSTRUMENT NUMBER 1998-61234 (SOUTH TRACT), SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00°09'15" EAST, 14.87 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID CITY OF ROANOKE TRACT;

THENCE NORTH 89°16'27" EAST, AT 233.27 FEET, PASSING THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 4108, PAGE 1825, IN ALL, A TOTAL DISTANCE OF 470.58 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID CITY OF ROANOKE TRACT, TO THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID COMMON SOUTH LINE, THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 89°16'27" EAST, 850.49 FEET;

SOUTH 89°35'20" EAST, 254.60 FEET, TO THE NORTH LINE OF SAID AIL REMAINDER TRACT;

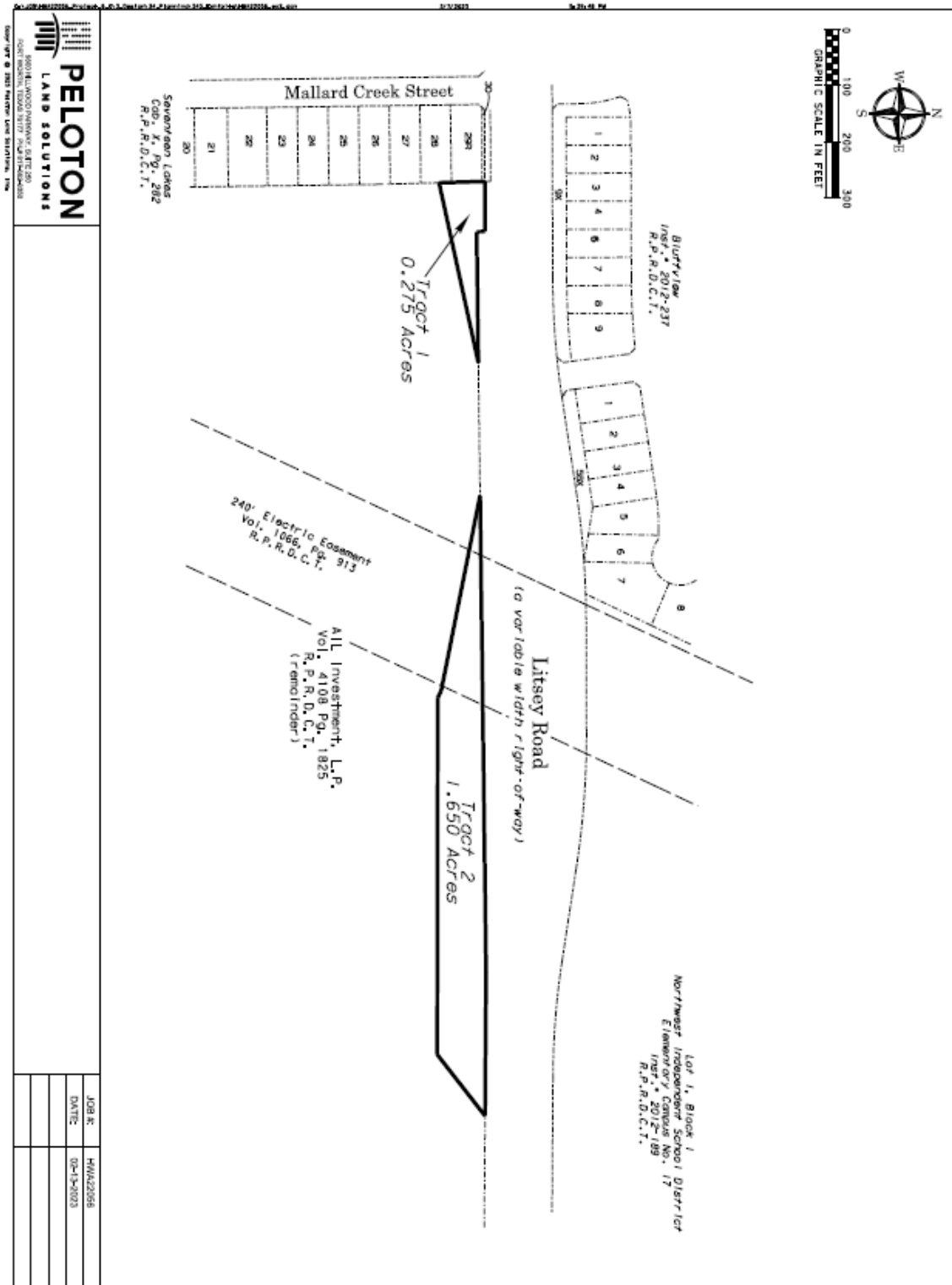
THENCE WITH SAID NORTH LINE, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 52°06'49" WEST, 138.88 FEET, DEPARTING SAID COMMON SOUTH LINE;

NORTH 89°54'07" WEST, 636.01 FEET;

NORTH 62°22'09" WEST, 12.76 FEET;

THENCE NORTH 78°44'07" WEST, 354.93 FEET, CONTINUING WITH SAID NORTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 71,876 SQUARE FEET OR 1.650 ACRES OF LAND MORE OR LESS.





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Facade Grant - Classic Cafe signage

MEETING DATE: March 28, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action for a façade grant application from Chris Wells of Classic Cafe at 504 N. Oak St. Roanoke, TX.

INFORMATION:

The Facade Grant Review Committee received an application for consideration for improvements to the exterior signage for the amount of 50% of the final project cost or \$7,556.12. The proposed monument sign is 45 square feet with LED illumination.

- The estimated amount of the project is \$15,112.25.
- The amount requested is \$7,556.12

STAFF RECOMMENDATION:

Staff recommends approval of the amount requested once work has been completed and accepted.

SPECIAL CONSIDERATION:

In the FY 2022-2023 Budget, the City Council approved funding in the amount of \$ 50,000.00 for the Façade Grant Program.

FINANCIAL CONSIDERATION:

\$ 46,655.07 of grant funds are available.

ATTACHMENTS:

1. Classic Cafe 2023

March 7, 2023

Moore-Wells LLC
504 N. Oak Street
Roanoke, Texas 76262

Moore-Wells Enterprises LLC is requesting matching funds to assist in replacing our monument sign at 504 N. Oak Street, Roanoke, Texas 76262. The wind destroyed our sign, so we would like to replace it with a new modern sign.

We have included quotes for work to be completed. They are summarized below:

Fastsigns	\$13,709.87
Circle A Electric	<u>\$ 1,402.38</u>
	\$15,112.25

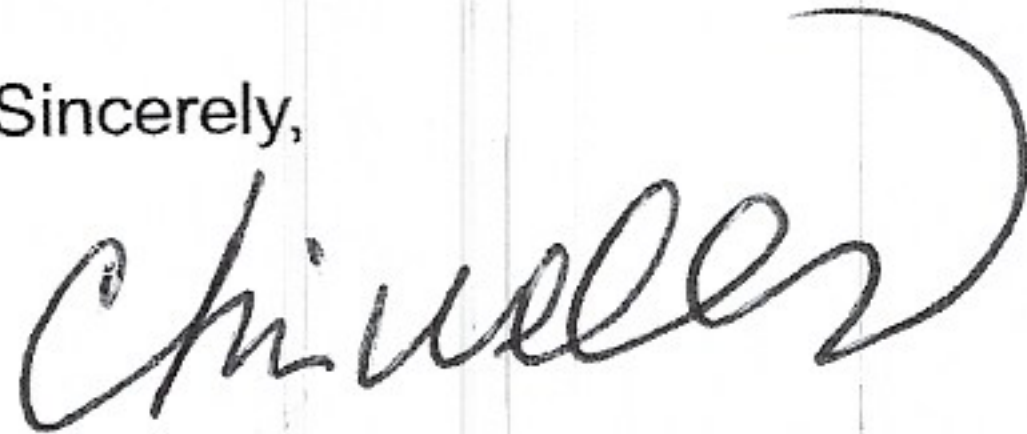
We would like to make a Facade Grant request of 50% or \$7,556.12.

I have included a survey and proposed rendering.

My brother and I own the property located at 504 N. Oak Street, Roanoke, Texas and approve of the scope of this sign project and Facade Grant Request..

Thank you for considering assisting us with this project.

Sincerely,



Chris Wells
817-239-0574



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): Chris Wells
2. Name of Business: Moore-Wells ENT LLC
3. Mailing Address of Applicant: 504 N. Oak St, Roanoke, TX 76262
4. Project Address: 504 N. Oak St, Roanoke, TX 76262
5. Does the applicant own the building? ☒ Yes ☐ No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ 15,112.25

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

7. Total Grant Request (not to exceed 50% of project cost or \$15,000) \$ 7,556.12
(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)

8. Proposed project start date: April 1, 2023

9. Proposed project completion date: June 30, 2023

10. What is (are) the existing uses of the building? Retail Office

11. Will the proposed project result in a change of the use of the building?
Yes ☐ No ☒ If Yes, please explain the change NO

12. The following are attached to this application:

- ☒ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☒ Quotes from contractors or suppliers
- ☒ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature: Chuseer Date: March 7, 2023

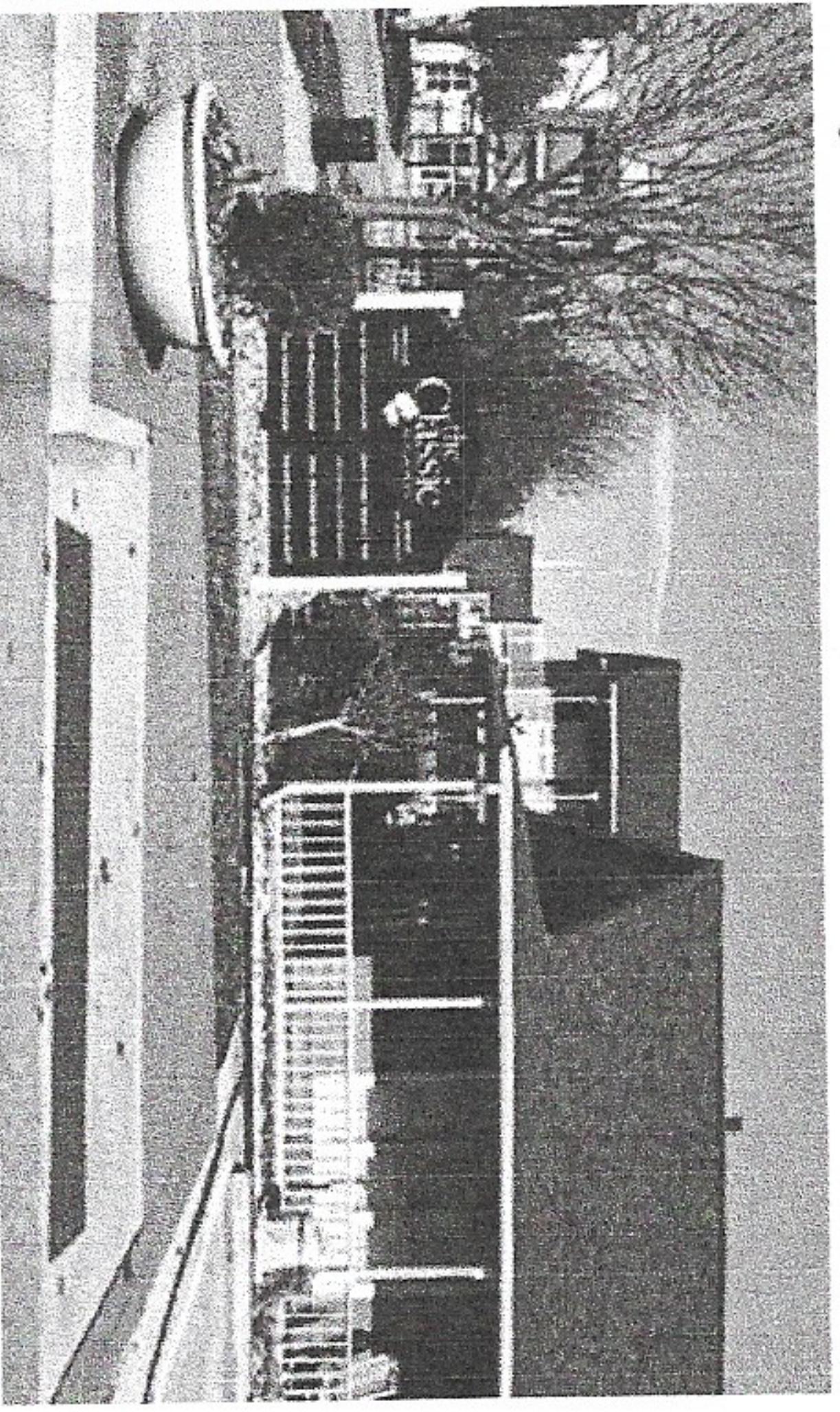
Business Name: Moore-Wells Enterprise, LLC

Address: 509 N. Oak Street
Roanoke, VA 24062

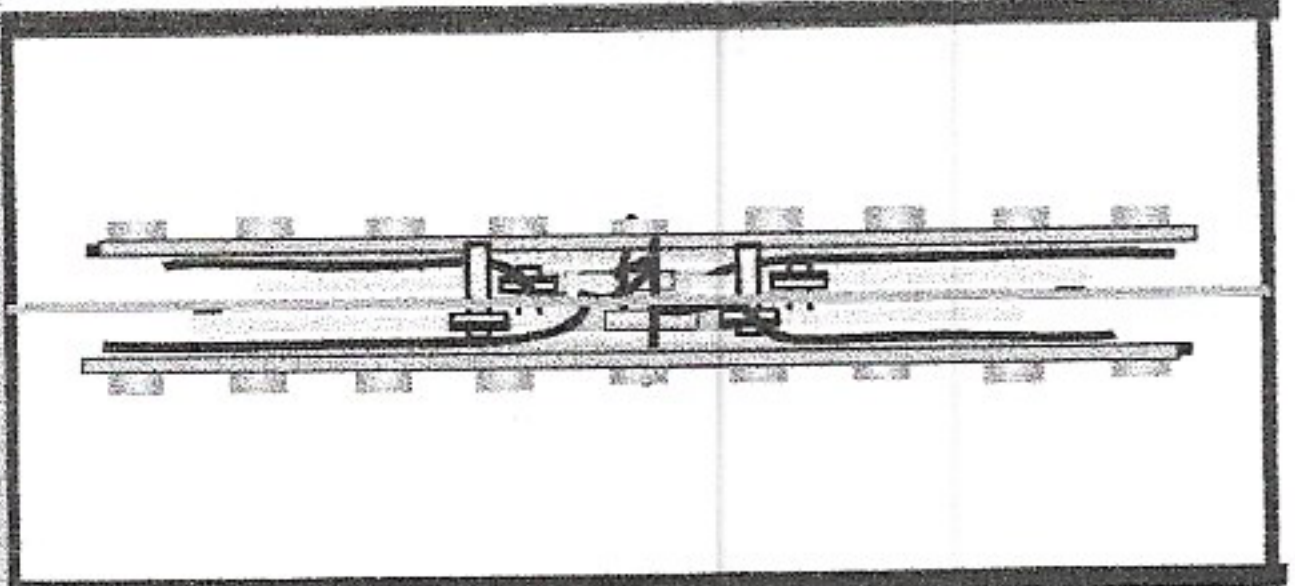
Phone: 817-239-0574

Chris@TheClassicCafe.com

Proposed



LED Cabinet



9'

7.5'

the Classic[™]
AT ROANOKE[™]

OPEN FOR
DINNER

MONDAY TO
SATURDAY

FUTURE TENANT

OAK STREET BEAUTY BAR

FUTURE TENANT

LAW OFFICES OF LORI A. SPEARMAN P.C.

FUTURE TENANT

NEILL INSURANCE BROKERS

FUTURE TENANT

ANCHOR CLEANERS & LAUNDRY

4" Posts

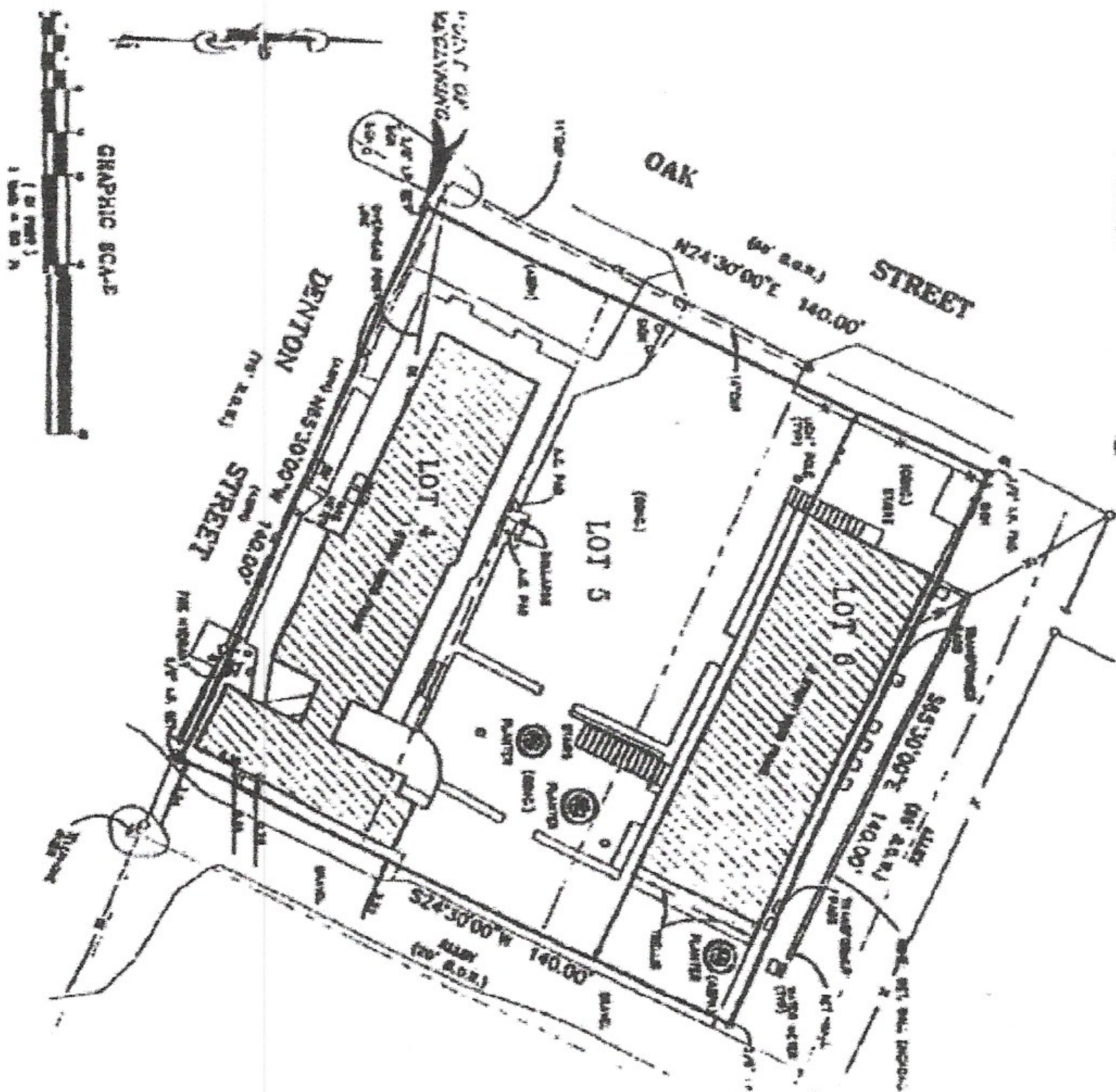
FASTSIGNS

2400 Westport Pkwy. Ste. 900
Ft. Worth, Texas 76177
TSCL# 18501

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permission from Advantage Signs Inc.

JOB NUMBER	SALES PERSON	DESIGNER	PAGE	DESCRIPTION
102876-P	S.LEOPARD	C.HARRIS	1 OF 1	LED Illuminated cabinet. Double-Sided. Overall Size: 6' x 7.5' Tenant Size: 10" x 45" Total Square Footage: 45

Please examine all proofs carefully for the accuracy of information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. **Any errors may result in reprint charges. "Approved with changes" is not valid for production.** Normal production cycle will begin from the date final approval is received.



FAST SIGNS
2400 Westport Pkwy, Ste. 900
Ft. Worth, Texas 76177

TSCL# 18501

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the **Classic** AT ROANOKE™

504 North Oak St
Roanoke, TX 76262

JOB NUMBER	SALES PERSON	DESIGNER	PAGE
102876-P	S. LEOPARD	C. HARRIS	1 OF 1

DESCRIPTION

LED Illuminated cabinet.
Double-Sided.
Overall Size: 6' x 7.5'
Tenant Size: 10" x 45"
Total Square Footage: 45

Please examine all proofs carefully for the accuracy of information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. Any errors may result in reprint charges. "Approved with changes" is not valid for production. Normal production cycle will begin from the date final approval is received.

fastsigns.com/388
TECL#18501

Created Date: 1/4/2023

DESCRIPTION: Monument

Bill To: The Classic Cafe
504 North Oak Street
Roanoke, TX 76262
US

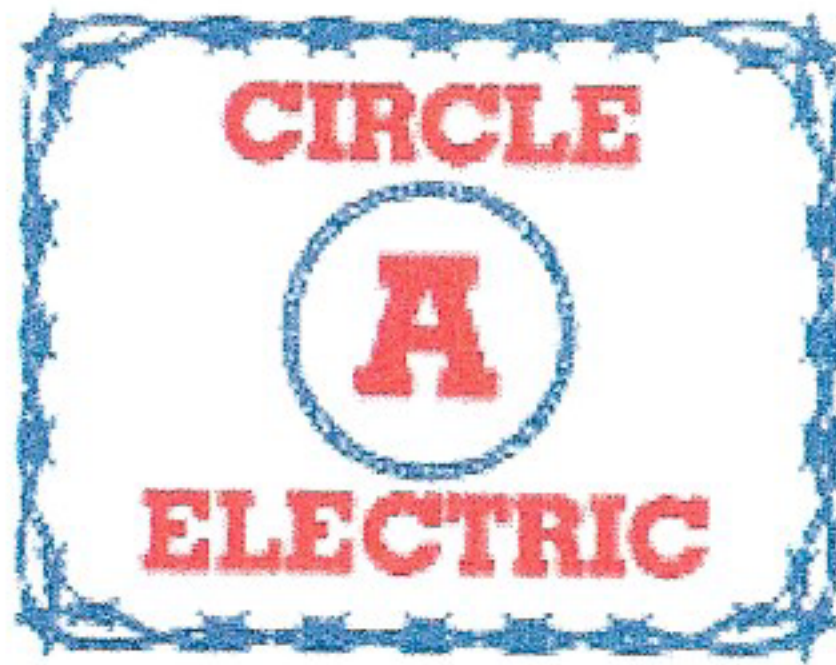
Requested By: Chris Wells
Email: chris@theclassiccafe.com
Work Phone: (817) 239-0574

Salesperson: House FASTSIGNS of Ft Worth-Alliance
Entered By: Sam Leopard

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Monument Double sided led illuminated cabinet signs attached to two painted aluminum poles. One headed with 8 changable tenant panels.	1	\$9,914.00	\$9,914.00
1.1	Monument Sign - Part Qty: 1 - Retail Price: \$0.00			
2	City permit acquisition fee.	1	\$385.00	\$385.00
2.1	Permit Acquisitions -			
3	City permit to be billed at cost.	1	\$0.00	\$0.00
3.1	Permit -			
4	Install Site survey, mark location for digtess. Dig piers and set poles in concrete footings. Install cabinet with connection to EXISTING dedicated sign circuit.	1	\$2,366.00	\$2,366.00
4.1	FASTSIGNS Installation -			

Due to rising material costs in the current market, our estimates are valid for 10 days only. We apologize in advance for any inconvenience this may cause.

Subtotal:	\$12,665.00
Taxes:	\$1,044.87
Grand Total:	\$13,709.87



1051 KENNEDY LANE
SAGINAW, TEXAS 76131
OFFICE: (817) 625-0880
FAX: (817) 577-2197

License #17781

QUOTE

Quote Number:
9912

Quote Date:
Jan 27, 2023

Page:
1

Quoted to:

CHRIS WELLS
504 N OAK ST
ROANOKE, TX 76262

504 N OAK ST

Phone 817-430-8185
E-mail

Customer ID	Good Thru	Payment Terms	Sales Rep
wells, chris	2/26/23		001
Description			Amount
504 N OAK ST, ROANOKE - CLASSIC CAFE COME OFF OF EXISTING GFI CIRCUIT PIPE 35' DOWN PORCH - GO U/G 15FT - 12" DEEP & ADD 1 - 20 AMP 120 VOLT OPENING FOR YARD SIGN LABOR & MATERIALS			1,300.00

There will be a 3% additional fee for all credit card transaction:

Regulated by the Texas Dept of Licensing and Regulation, PO Box 12157, Austin
78711, 1-800-803-9202, 512-463-6599 - website: www.license.state.tx.us/complai

Subtotal	1,300.00
Sales Tax	102.38
Total	1,402.38