



**Agenda
Crowley City Council
March 5, 2026
Regular Session - 7:00 PM**

**Crowley City Hall
201 E. Main Street
Crowley TX 76036**

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - March 5, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Pledge of Allegiance to the American and Texas Flags

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

III. Presentations/Proclamations

1. Recognition of the Crowley Public Library – 2025 Achievement of Excellence in Libraries Award
2. Presentation of the annual Financial Audit report for year ending September 30, 2025 presented by by George, Morgan & Sneed, P.C.

IV. Consent Agenda

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

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 19, 2026.

V. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-588 for a zoning change requested by Lennar Homes of Texas on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of MiraVerde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. **Case # ZR-2026-001**

VI. City Business

1. Discuss and consider approval of Resolution R03-2026-481 authorizing the addition of a Project Manager position to the Staffing Plan and Pay Classification Plan.
2.
 - a. Receive certification of Unopposed Candidate for the May 2, 2026 General Election;
 - b. Discuss and consider adopting Ordinance 03-2026-589, declaring unopposed candidate for the May 2, 2026, General Election for the purpose of electing members to City Council Place 5 and City Council Place 6; declaring unopposed candidate elected to offices; and canceling the May 2, 2026 General Election.
3. Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.

VII. Public Comment

If you wish to make a public comment or discuss subjects not listed on the agenda, please fill out a (yellow) Visitor's Participation card and submit to the City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council may NOT address or converse with you regarding a NON-AGENDA ITEM. The public comment period will only allow members of the public to present ideas and information to the City Officials and Staff.

VIII. Items of Community Interest

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

IX. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

1. Consult with the City Attorney regarding legal matters related to the Celebration of Freedom, in accordance with Texas Government Code Section 551.071 (Consultation with Attorney)

X. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

XI. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley City Council Regular meeting to be held on March 5, 2026 at 7:00 PM is a true and correct copy posted on February 27, 2026 at 1:00pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

Carol C. Cannady, City Secretary



The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas City Council Agenda Report

Presenter: Cristina Winner	Meeting Date: March 5, 2026
Department: Library	Agenda Item: III.1.
Subject: Recognition of the Crowley Public Library – 2025 Achievement of Excellence in Libraries Award	

Background:

The Crowley Public Library has been awarded the 2025 Achievement of Excellence in Libraries Award by the Texas Municipal Library Directors Association (TMLDA). This prestigious statewide recognition honors libraries that demonstrate exceptional service to their communities through innovative programs, strong governance, and effective stewardship of resources.

Of the 545 public library systems in Texas, only 20% received this designation in 2025. This award demonstrates the library's commitment to high-quality programming, community engagement, and collaborative partnerships that enrich the lives of Crowley residents.

City leadership is presenting this item to formally inform and recognize City Council of this achievement and to publicly thank our Council, library staff, volunteers, and community partners whose support contributes to the library's success.

Recommendation:

Financial Information:

Attachments:

1. Achievement of Library Excellence Award Information Sheet 2025
2. Crowley TMLDA 2026 Award Notification



Achievement of Library Excellence Award Information Sheet

Each year, Texas Municipal Library Directors Association (TMLDA) confers awards for outstanding contributions by public libraries to their communities. Since 1966 TMLDA has served to promote the public library profession, improve the methods of library service delivery, and maintain high standards of professional ethics; TMLDA remains an affiliate of the Texas Municipal League.

The Achievement of Library Excellence Award is open to TMLDA member library directors and the libraries they represent. To receive the Achievement of Library Excellence Award, the library must support standards of excellence in the following categories:

1. Services to underserved populations through outreach, special programs, collaborations with other organizations, or special collections
2. Innovative and effective marketing materials highlighting services and publicity about specific library programs
3. Collaboration with community organizations
4. Enhanced service to the public either through an increase in service or additional type of services
5. Literacy support for all ages
6. Digital inclusion through public internet access, digital literacy training, and online library services
7. Workforce development support
8. Cultural, topical, and educational programming for adults and families
9. Professional training opportunities for staff at all levels
10. Other services that support community that demonstrate how the library served the community with excellence during the past year.

TMLDA recognizes that two of the many strengths of Texas libraries are individuality and the ability to meet the specific needs of the communities served. Each award-winning library has chosen to emphasize the programs and services that best support local users where they live, work, and play. While no two public libraries are alike, they each strive for excellence.

According to the Texas State Library and Archives Commission, 545 public libraries exist in Texas. Of those libraries, only 84 received this award in 2023.



January 31, 2026

Teresa Copeland
Crowley Public Library
409 S. Oak St.
Crowley, TX, 76036

Dear Ms. Copeland,

Congratulations to the Crowley Public Library! On behalf of the Texas Municipal Library Directors Association, I am pleased to inform you that you have been awarded the 2025 Achievement of Excellence in Libraries Award.

Your application clearly demonstrated your commitment to providing exceptional service to your community. Of the 545 public library systems in Texas, your library is one of the 101 who have earned this year's award. With this honor, your library is now in the top 20% of all public libraries in the state.

We know you will want to proudly display your accolades, which include a congratulatory letter, a digital medal and an award template that can be used to order a plaque. The digital medal is an image file that can be used (but not altered) on websites, email signatures, stationery, and other official library promotional materials. The digital image can be made to be clickable to the TMLDA award site or to a page displaying your accomplishment and/or completed application.

Again, congratulations on this accomplishment, and thank you for enriching the lives of your residents and providing your community with outstanding and innovative services.

Kind regards,

Michelle Cervantes

Michelle Cervantes
President, Texas Municipal Library Directors Association





**City of Crowley, Texas
City Council Agenda Report**

Presenter:	Meeting Date: March 5, 2026
Department: Finance	Agenda Item: III.2.
Subject: Presentation of the annual Financial Audit report for year ending September 30, 2025 presented by by George, Morgan & Sneed, P.C.	

Background:

Recommendation:

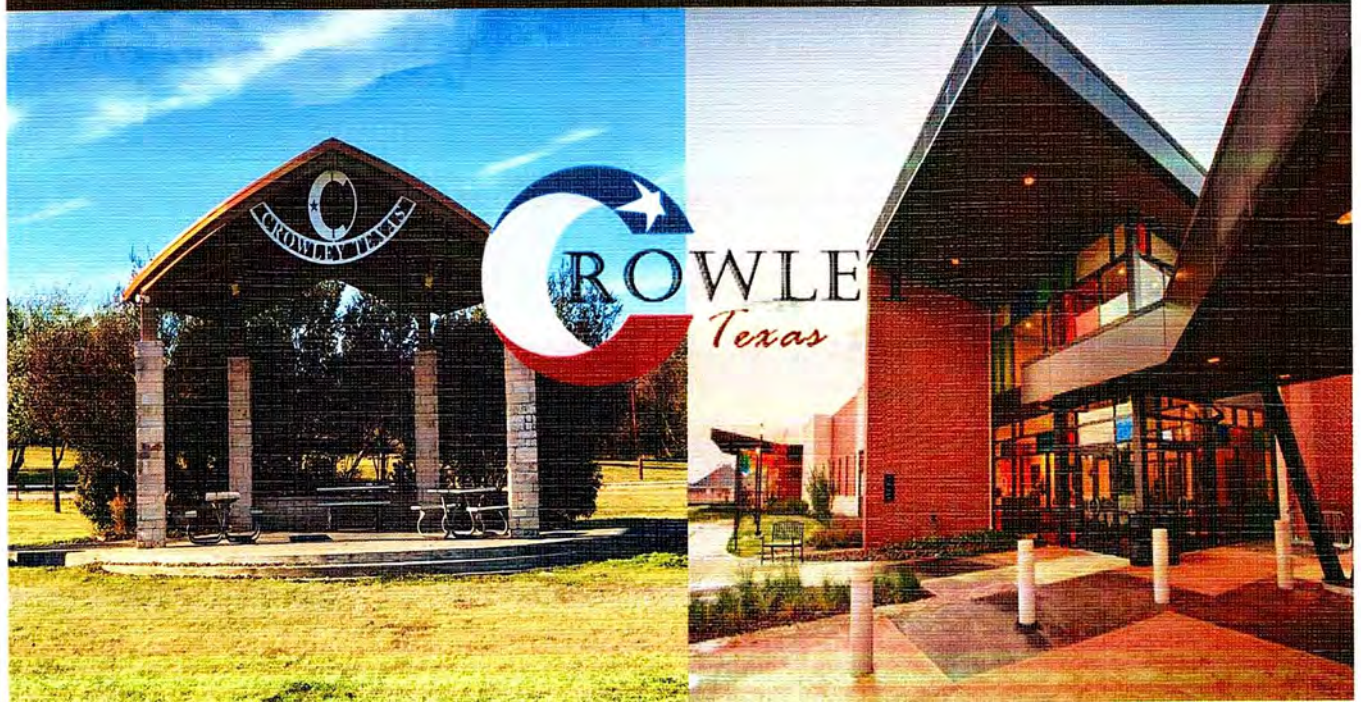
Financial Information:

Attachments:

1. Audit Report FY 24-25

CITY OF CROWLEY, TEXAS

ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED SEPTEMBER 30, 2025



CITY OF CROWLEY, TEXAS

ANNUAL FINANCIAL REPORT

For the Year Ended September 30, 2025

CITY OF CROWLEY, TEXAS
Annual Financial Report
For the Year Ended September 30, 2025

TABLE OF CONTENTS

	<u>Exhibit Number</u>	<u>Page Number</u>
FINANCIAL SECTION		
Independent Auditor's Report		1 - 3
Management's Discussion and Analysis		4 - 14
Basic Financial Statements:		
Government-wide Financial Statements		
Statement of Net Position	A-1	15
Statement of Activities	B-1	16 - 17
Fund Financial Statements		
Balance Sheet - Governmental Funds	C-1	18
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position	C-2	19
Statement of Revenues, Expenditures and Changes in Fund Balances- Governmental Funds	C-3	20
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	C-4	21
Statement of Net Position - Proprietary Funds	D-1	22
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds	D-2	23
Statement of Cash Flows - Proprietary Funds	D-3	24
Notes to the Financial Statements		25 - 51
Required Supplementary Information		
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	E-1	52
Budget and Actual - Economic Development Corporation	E-2	53
Budget and Actual - Crime Control & Prevention	E-3	54
Schedule of Changes in Net Pension Liability and Related Ratios	E-4	55 - 56
Schedule of Contributions	E-5	57 - 58
Schedule of Changes in Total OPEB Liability and Related Ratios	E-6	59 - 60
Notes to the Required Supplementary Information		61 - 62
Combining Financial Statements		
Nonmajor Governmental Funds		
Combining Balance Sheet	F-1	63 - 64
Combining Statement of Revenues, Expenditures and Changes in Fund Balance	F-2	65 - 66
Other Supplementary Information		
Budgetary Comparison Schedule - Budget and Actual - Water and Sewer Fund	G-1	67
Budgetary Comparison Schedule - Budget and Actual - Debt Service	G-2	68
OVERALL COMPLIANCE AND INTERNAL CONTROL SECTION		
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		69 - 70

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and City Council
City of Crowley
Crowley, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Crowley, Texas, (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Crowley, Texas, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our

opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios, schedule of contributions and schedule of changes in total OPEB liability on pages 4 - 14 and pages 52 - 62 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

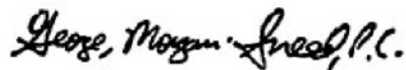
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the other supplementary information listed in the table of contents but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 19 2026, on our consideration of the City of Crowley, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Crowley, Texas' internal control over financial reporting and compliance.



Weatherford, Texas
February 19, 2026

This page intentionally left blank.

FINANCIAL SECTION

This page intentionally left blank.

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of The City of Crowley, Texas, we offer readers of The City of Crowley's financial statements this narrative overview and analysis of the financial activities of The City of Crowley for the fiscal year ended September 30, 2025.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City of Crowley exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$80,709,814 (*net position*) compared to \$78,557,012 for the prior year. Of this amount, \$21,936,591 (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$2,636,272. The City's governmental activities net position increased by \$1,921,740 and the business-type activities net position increased by \$714,532.
- As of the close of the current year, the City of Crowley's governmental funds reported combined ending fund balances of \$35,650,811 compared to \$35,456,684 for the prior year.
- At the end of the current year, unassigned fund balance for the general fund was \$15,721,534, or 72% of total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's annual financial report consists of three components (1) management's discussion and analysis, (2) the basic financial statements (government –wide financial statements, fund financial statements and notes to the financial statements) and (3) supplementary information.

Government-wide financial statements.

The government-wide financial statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how they have changed. Net position – the difference between the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources – are one way to measure the City's financial health or position.

- Over time, increases or decreases in the City's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the City, one needs to consider additional nonfinancial factors such as changes in the City's tax base.

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type

activities). All of the City's services are included here, such as general government, public works and safety, and community services in the governmental activities and stormwater utility and water and sewer services in the business-type or proprietary activities.

The government-wide financial statements can be found on Exhibits A-1 and B-1 of this report.

Fund financial statements.

The fund financial statements provide more detailed information about the City's most significant funds-not the City as a whole. Funds are used by the City to keep track of specific sources of funding and spending for particular purposes.

- Some funds are required by State law and by bond covenants.
- The City Council establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants.

All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Most of the City's basic services are included in governmental funds, which focus on (1) short-term inflows and outflows of spendable resources and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide a reconciliation that explains the relationship (or differences) between them.

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, crime control and prevention, economic development corporation, debt service and capital projects fund which are considered major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for the general fund, debt service fund, crime control and prevention district, economic development corporation and water and sewer fund. A budgetary comparison schedule has been provided for the general fund, crime control and prevention district and economic development corporation to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on Exhibits C-1 through C-4 of this report.

Proprietary funds. Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long-term and short-term financial information. The City maintains two types of proprietary funds. The City uses enterprise funds to account for its water and sewer and stormwater utility operations. The City uses one internal service fund to account for self-funded insurance. This service benefits both governmental and business-type functions, and it has been split between the governmental and business-type activities in the government-wide financial statements.

The basic proprietary fund financial statements can be found on Exhibits D-1 through D-3 of this report.

Notes to the financial statements provide additional information that is necessary for a complete understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 25 – 51 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$80,709,814 as of September 30, 2025. Below is a summary of the City's Statement of Net Position.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 38,329,468	\$ 38,551,731	\$ 17,191,660	\$ 16,488,224	\$ 55,521,128	\$ 55,039,955
Capital assets	59,228,510	59,686,520	18,527,372	18,858,106	77,755,882	78,544,626
Total Assets	97,557,978	98,238,251	35,719,032	35,346,330	133,277,010	133,584,581
Deferred outflows of resources	1,640,072	2,215,732	145,299	197,955	1,785,371	2,413,687
Current liabilities	1,820,851	2,371,407	2,206,844	1,778,327	4,027,695	4,149,734
Noncurrent liabilities	39,598,199	42,079,327	10,212,293	10,982,500	49,810,492	53,061,827
Total liabilities	41,419,050	44,450,734	12,419,137	12,760,827	53,838,187	57,211,561
Deferred inflows of resources	473,230	211,319	41,150	18,376	514,380	229,695
Net position:						
Net investment in capital assets	33,705,244	31,252,874	10,617,392	10,524,228	44,322,636	41,777,102
Restricted	11,292,185	11,082,585	3,158,402	2,451,848	14,450,587	13,534,433
Unrestricted	12,308,341	13,456,471	9,628,250	9,789,006	21,936,591	23,245,477
Total net position	\$ 57,305,770	\$ 55,791,930	\$ 23,404,044	\$ 22,765,082	\$ 80,709,814	\$ 78,557,012

The largest portion of the City's net position (55%) reflects its investment in capital assets (e.g. land, buildings and improvements, infrastructure/utility systems and equipment and furniture); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (18%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$21,936,591 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

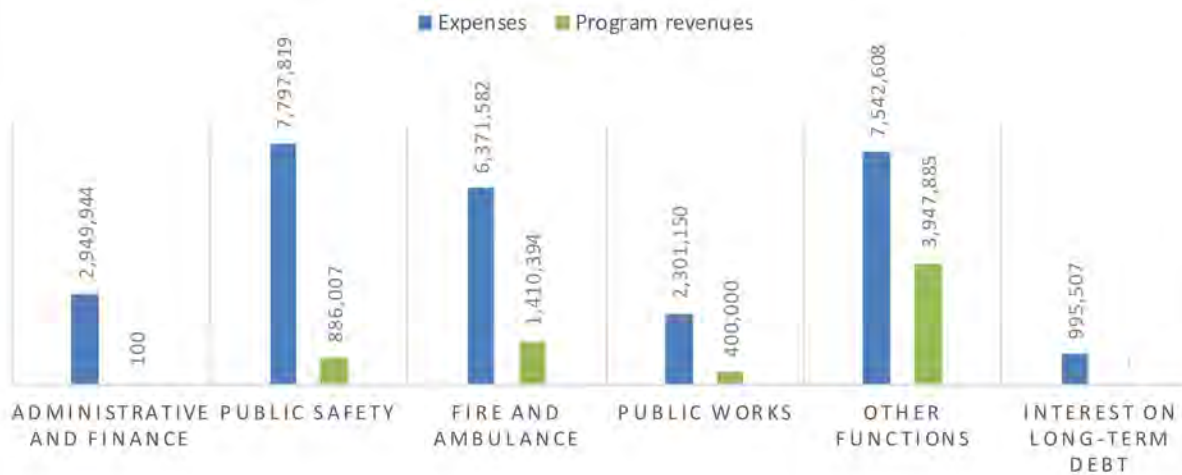
Below is a summary of the City's Statement of Activities.

Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	\$ 5,698,259	\$ 4,910,779	\$ 9,991,577	\$ 9,604,612	\$ 15,689,836	\$ 14,515,391
Operating grants and contributions	546,127	761,983	-	-	546,127	761,983
Capital grants and contributions	400,000	1,030,214	-	-	400,000	1,030,214
General revenues:						
Property taxes	12,414,917	11,306,065	-	-	12,414,917	11,306,065
Sales taxes	6,698,746	6,571,228	-	-	6,698,746	6,571,228
Franchise taxes	987,090	936,621	-	-	987,090	936,621
Oil & gas royalties	98,365	67,948	-	-	98,365	67,948
Investment earnings	1,656,046	2,318,107	496,026	377,226	2,152,072	2,695,333
Other revenue	58,276	169,361	-	-	58,276	169,361
Insurance recoveries	164,059	52,440	-	-	164,059	52,440
Total revenues	28,721,885	28,124,746	10,487,603	9,981,838	39,209,488	38,106,584
Expenses						
Administration and finance	2,949,944	2,491,547	-	-	2,949,944	2,491,547
Municipal court	388,554	303,233	-	-	388,554	303,233
Library	879,169	732,964	-	-	879,169	732,964
Senior citizens	98,514	87,153	-	-	98,514	87,153
Public safety	7,797,819	6,514,704	-	-	7,797,819	6,514,704
Fire and ambulance	6,371,582	6,379,711	-	-	6,371,582	6,379,711
Public works	2,301,150	1,776,603	-	-	2,301,150	1,776,603
Parks	680,029	629,933	-	-	680,029	629,933
Recreation center	1,135,003	1,019,692	-	-	1,135,003	1,019,692
Animal control	477,846	459,263	-	-	477,846	459,263
Code enforcement	78,458	81,350	-	-	78,458	81,350
Community development	1,282,650	691,682	-	-	1,282,650	691,682
Community center	16,662	13,833	-	-	16,662	13,833
Sanitation	1,281,173	1,118,932	-	-	1,281,173	1,118,932
Economic development	206,464	126,357	-	-	206,464	126,357
Nondepartmental	1,018,085	572,134	-	-	1,018,085	572,134
Interest and fiscal charges	995,507	1,018,595	-	-	995,507	1,018,595
Stormwater utility	-	-	167,084	98,021	167,084	98,021
Water and Sewer	-	-	8,447,522	7,862,049	8,447,522	7,862,049
Total expenses	27,958,610	24,017,686	8,614,606	7,960,070	36,573,216	31,977,756
Increase (decrease) in net position before transfers	763,275	4,107,060	1,872,997	2,021,768	2,636,272	6,128,828
Transfers	1,158,465	580,466	(1,158,465)	(580,466)	-	-
Increase (decrease) in net position	1,921,740	4,687,526	714,532	1,441,302	2,636,272	6,128,828
Net position-beginning	55,791,930	51,104,404	22,765,081	21,323,780	78,557,011	72,428,184
Prior period adjustment	(407,900)	-	(75,569)	-	(483,469)	-
Net position-ending	\$ 57,305,770	\$ 55,791,930	\$ 23,404,044	\$ 22,765,082	\$ 80,709,814	\$ 78,557,012

Below are two graphs summarizing governmental revenues and expenses:

EXPENSES BY FUNCTION - GOVERNMENTAL ACTIVITIES



REVENUE BY SOURCE - GOVERNMENTAL ACTIVITIES

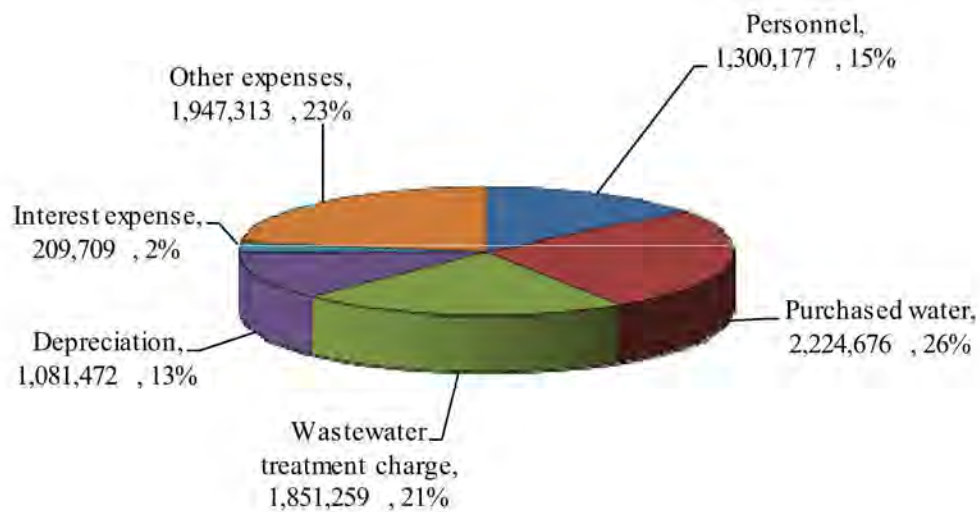


Below are two graphs summarizing business-type activities revenues and expenses:

Revenues by source - Business-type Activities



Expenses - Business-type Activities



Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

At year end, the City's governmental funds reported combined ending fund balances of \$35,650,811. \$15,721,534 (44%) constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is restricted and nonspendable.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was \$15,721,534. The fund balance of the general fund decreased \$394,285 compared to an increase of \$1,896,506 in the prior year. Key factors contributing to the decrease in fund balance between the two fiscal years are highlighted below:

- Revenues increased \$92,166 (0.44%). The largest variances were an decrease in grants and contributions of \$1,035,825 due to less CSLSRF grants spent for the Downtown Plaza/Crowley Crossing projects, an increase in property tax revenue of \$978,800 due to increase in property tax values, an increase in licenses and permits revenue of \$852,404 due to building permits for larger projects, and an increase to charges for services of \$173,051 due to more refuse collections and EMS revenue based on need. Investment revenues decreased \$696,267 due to less funds being invested, and sales tax revenue increased \$59,997 due to economic growth.
- Expenditures increased \$2,700,494 (14%). The variance was primarily due to a \$544,993 increase to public works due to salary increases and equipment purchases; \$544,711 increase in public safety, \$512,216 increase to community development due to using a third party building inspector and official, \$251,821 increase to fire and ambulance due to hiring of additional officers and salary step increases and \$136,484 increase in administration due to raises and rising insurance costs.

Below is a comparison of the general fund's net change in fund balance for 2025 and 2024.

	09/30/2025	09/30/2024	Increase (Decrease)	Percent Increase (Decrease)
REVENUES				
Taxes:				
Property	\$ 9,006,864	\$ 8,028,064	\$ 978,800	12%
Sales	3,405,207	3,345,210	59,997	2%
Franchise	945,370	906,979	38,391	4%
Charges for service	2,645,130	2,472,079	173,051	7%
Fees and Fines	1,166,040	1,363,772	(197,732)	-14%
Licenses and permits	1,792,109	939,705	852,404	91%
Grants and contributions	526,002	1,561,827	(1,035,825)	-66%
Oil & Gas Revenue	98,365	67,948	30,417	45%
Investment Earnings	1,214,159	1,910,426	(696,267)	-36%
Other revenue	57,091	168,161	(111,070)	-66%
Total revenues	20,856,337	20,764,171	92,166	0.44%
EXPENDITURES				
Administrative and finance	1,698,027	1,561,543	136,484	9%
Municipal court	350,002	269,140	80,862	30%
Library	891,784	703,878	187,906	27%
Senior citizens	98,306	85,992	12,314	14%
Public safety	5,502,225	4,957,514	544,711	11%
Fire and ambulance	5,517,914	5,266,093	251,821	5%
Public works	1,581,849	1,036,856	544,993	53%
Parks	590,794	583,246	7,548	1%
Recreation Center	893,096	827,734	65,362	8%
Animal Control	408,420	399,718	8,702	2%
Code enforcement	73,210	86,142	(12,932)	0%
Community development	1,153,623	641,407	512,216	80%
Community center	16,662	13,833	2,829	20%
Sanitation	1,281,173	1,118,932	162,241	14%
Nondepartmental	1,005,931	844,983	160,948	19%
Capital outlay	916,580	879,153	37,427	4%
Debt service:				
Principal	4,768	7,522	(2,754)	-37%
Interest and fiscal charges	135	319	(184)	-58%
Total expenditures	21,984,499	19,284,005	2,700,494	14%
OTHER FINANCING SOURCES (USES)				
Transfers in	1,084,818	580,466	504,352	87%
Transfers out	(515,000)	(216,566)	(298,434)	138%
Insurance recoveries	164,059	52,440	111,619	0%
Total other financing sources (uses)	733,877	416,340	317,537	76%
NET CHANGE IN FUND BALANCE	<u>\$ (394,285)</u>	<u>\$ 1,896,506</u>	<u>\$ (2,290,791)</u>	

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the enterprise funds at the end of the year amounted to \$9,628,250. Total net position of the enterprise funds increased \$714,532. Total revenues increased \$505,765 (5%) primarily due to an increase in water and sewer sales in the amount of \$386,965 because of an increase in customers and an increase in consumption. Investment earnings increased \$118,800 due to increase in interest rates. The cost of providing water, sewer and stormwater services increased \$654,536 (8%). The increase was primarily due to \$391,404 increase to repairs and maintenance, \$236,599 increase in purchased water and \$79,094 increase in contractual services.

Unrestricted net position of the self-funded insurance internal service fund was (\$55,380). Internal service fund net position increased \$32,105.

General Fund Budgetary Highlights

The City made amendments to the general fund original appropriations approved by the City Council. Overall these changes resulted in an increase in expenditures from the original budget of 6% or \$1,252,273. The increase to the budget was for equipment and maintenance expenditures in the current year.

Overall, general fund actual expenditures were over budget by \$1,207,221 primarily due to \$916,580 in capital outlay expenditures that were not budgeted.

Capital Assets

The City's investment in capital assets for its governmental and business type activities as of September 30, 2025, amounts to \$77,755,882 (net of accumulated depreciation).

Major capital asset events during the current year included the following:

Governmental Activities:

- \$853,950 for the 125 N Hampton property
- \$268,240 for Bicentennial Park Design Phase I
- \$218,119 for playground equipment
- \$183,398 for reconstruction of Main Street

Business-type activities:

- \$325,063 was spent on Southside Main extension.
- \$113,800 was spent on SCADA PLC upgrades.
- \$25,900 was spent on a City Hall generator.

**The City of Crowley's Capital Assets
(Net of Depreciation)**

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 5,565,999	\$ 5,565,999	\$ 121,751	\$ 121,751	\$ 5,687,750	\$ 5,687,750
Construction in progress	2,056,198	13,531,519	1,206,674	569,736	3,262,872	14,101,255
Buildings and improvements	19,911,098	17,981,233	1,169,884	1,240,273	21,080,982	19,221,506
Infrastructure/utility system	25,212,075	16,200,125	15,560,847	16,334,093	40,772,922	32,534,218
Equipment and furniture	6,294,086	6,203,253	468,216	592,253	6,762,302	6,795,506
Leased equipment	189,054	204,391	-	-	189,054	204,391
Total	<u>\$ 59,228,510</u>	<u>\$ 59,686,520</u>	<u>\$ 18,527,372</u>	<u>\$ 18,858,106</u>	<u>\$ 77,755,882</u>	<u>\$ 78,544,626</u>

Additional information on the City's capital assets can be found in the notes to the financial statements.

Debt Administration

At the end of the year, the City had a total bonded debt of \$43,744,794. Of this amount, \$5,875,569 are bonded debt backed by the full faith and credit of the government, \$36,748,387 are certificates of obligation secured by ad valorem taxes and surplus revenues, and \$1,120,838 are revenue bonds secured by sales tax revenue. Outstanding at year-end are as follows:

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
General Obligation Bonds	\$ 4,194,452	\$ 5,236,537	\$ 1,681,117	\$ 2,003,895	\$ 5,875,569	\$ 7,240,432
Certificates of Obligation	28,717,963	30,030,613	8,030,424	8,535,463	36,748,387	38,566,076
Revenue Bonds	1,120,838	1,280,977	-	-	1,120,838	1,280,977
Total	<u>\$ 34,033,253</u>	<u>\$ 36,548,127</u>	<u>\$ 9,711,541</u>	<u>\$ 10,539,358</u>	<u>\$ 43,744,794</u>	<u>\$ 47,087,485</u>

The City's bond ratings are listed below:

	Standard & Poor's
General obligation bonds	AA-
Certificate of obligation bonds	AA-

No direct funded debt limitation is imposed on the City under current state law or the City's Home Rule Charter.

Additional information on the City's long-term debt can be found in Notes 8 through 10 to the financial statements.

Economic factors and the Next Year's Budgets and Rates

General fund revenues are budgeted to increase \$1,416,270 or 7% in fiscal year 2025-2026 when compared to the 2024-2025 amended budget to \$20,495,372. The adopted tax rate is \$.637529 per \$100 assessed value. The largest increases in the revenue budget are on property tax revenue (\$936,790) and charges for services (\$389,866).

General fund expenditures are budgeted to increase \$1,178,066 or 6% when compared to the prior year amended appropriations to \$19,314,364. The largest increases are \$500,157 in nondepartmental appropriations, \$257,484 in police appropriations, \$200,610 in fire department appropriations and \$197,551 in administration appropriations. The largest decreases are \$69,138 in public works appropriations and \$38,924 in library appropriations.

Request for Information

This financial report is designed to provide our citizens, taxpayers, customers and all investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, you may contact the City Offices at 201 E Main St or by telephone at 817-297-2201.

This page intentionally left blank.

BASIC FINANCIAL STATEMENTS

This page intentionally left blank.

CITY OF CROWLEY
Statement of Net Position
September 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 2,742,146	\$ 8,534,120	\$ 11,276,266
Investments	32,543,293	4,249,383	36,792,676
Receivables (net of allowance for uncollectibles)			
Property taxes	229,677	-	229,677
Other taxes	1,393,345	-	1,393,345
Accounts	464,861	1,182,916	1,647,777
Miscellaneous	898,534	4,709	903,243
Prepaid items	39,235	-	39,235
Inventory	18,377	59,473	77,850
Restricted assets			
Cash and cash equivalents	-	918,384	918,384
Investments	-	2,242,675	2,242,675
Capital assets			
Nondepreciable	7,622,197	1,328,425	8,950,622
Depreciable, net of accumulated depreciation and amortization	51,606,313	17,198,947	68,805,260
Total Assets	97,557,978	35,719,032	133,277,010
Deferred Outflows of Resources			
Deferred outflow related to pension	1,598,195	138,974	1,737,169
Deferred outflow related to OPEB	4,928	429	5,357
Deferred charges on refunding	36,949	5,896	42,845
Total Deferred Outflows of Resources	1,640,072	145,299	1,785,371
LIABILITIES			
Accounts payable	977,599	1,180,439	2,158,038
Accrued payroll liabilities	556,691	47,323	604,014
Due to other governments	95,803	-	95,803
Unearned revenue	21,166	-	21,166
Interest payable	169,592	60,698	230,290
Customer deposits payable	-	918,384	918,384
Noncurrent liabilities:			
Due within one year	3,343,610	956,506	4,300,116
Due in more than one year	36,254,589	9,255,787	45,510,376
Total liabilities	41,419,050	12,419,137	53,838,187
DEFERRED INFLOWS OF RESOURCES			
Deferred inflow related to TMRS pension	404,721	35,193	439,914
Deferred inflow related to OPEB	68,509	5,957	74,466
Total deferred inflows of resources	473,230	41,150	514,380
NET POSITION			
Net investment in capital assets	33,705,244	10,617,392	44,322,636
Restricted for:			
Capital improvements	-	3,158,402	3,158,402
Debt service	760,167	-	760,167
Public safety	4,522,399	-	4,522,399
Economic development	5,580,759	-	5,580,759
Grant program	15,294	-	15,294
Donations	124,718	-	124,718
Community program	288,848	-	288,848
Unrestricted	12,308,341	9,628,250	21,936,591
Total net position	\$ 57,305,770	\$ 23,404,044	\$ 80,709,814

The notes to the financial statements are an integral part of this statement.

CITY OF CROWLEY
Statement of Activities
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental activities:				
Administration and finance	\$ 2,949,944	\$ 100	\$ -	\$ -
Municipal court	388,554	87,360	-	-
Library	879,169	11,449	5,519	-
Senior citizens	98,514	-	-	-
Public safety	7,797,819	866,331	19,676	-
Fire and ambulance	6,371,582	918,933	491,461	-
Public works	2,301,150	-	-	400,000
Parks	680,029	325,834	1,450	-
Recreation Center	1,135,003	184,957	1,046	-
Animal control	477,846	19,741	11,499	-
Code enforcement	78,458	-	-	-
Community development	1,282,650	1,884,644	-	-
Community center	16,662	-	826	-
Sanitation	1,281,173	1,386,042	-	-
Economic development	206,464	12,868	-	-
Nondepartmental	1,018,085	-	14,650	-
Interest and fiscal charges	995,507	-	-	-
Total governmental activities	27,958,610	5,698,259	546,127	400,000
Business-type activities:				
Water and sewer	8,447,522	9,369,705	-	-
Stormwater utility	167,084	621,872	-	-
Total business-type activities	8,614,606	9,991,577	-	-
Total primary government	\$ 36,573,216	\$ 15,689,836	\$ 546,127	\$ 400,000

General Revenues:

Taxes:

Property taxes, levied for general purposes

Property taxes, levied for debt service

Property taxes, levied for TIRZ #1

Sales taxes

Franchise

Oil and gas royalties

Investment earnings

Other revenue

Insurance recoveries

Transfers

Total general revenues and transfers

Change in net position

Net position - beginning

Prior period adjustment

Net position - ending

The notes to the financial statements are an integral part of this statement.

Exhibit B-1

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
\$ (2,949,844)	\$ -	\$ (2,949,844)
(301,194)	-	(301,194)
(862,201)	-	(862,201)
(98,514)	-	(98,514)
(6,911,812)	-	(6,911,812)
(4,961,188)	-	(4,961,188)
(1,901,150)	-	(1,901,150)
(352,745)	-	(352,745)
(949,000)	-	(949,000)
(446,606)	-	(446,606)
(78,458)	-	(78,458)
601,994	-	601,994
(15,836)	-	(15,836)
104,869	-	104,869
(193,596)	-	(193,596)
(1,003,435)	-	(1,003,435)
(995,507)	-	(995,507)
(21,314,224)	-	(21,314,224)
-	922,183	922,183
-	454,788	454,788
-	1,376,971	1,376,971
\$ (21,314,224)	\$ 1,376,971	\$ (19,937,253)
\$ 9,058,605	\$ -	\$ 9,058,605
2,621,636	-	2,621,636
734,676	-	734,676
6,698,746	-	6,698,746
987,090	-	987,090
98,365	-	98,365
1,656,046	496,026	2,152,072
58,276	-	58,276
164,059	-	164,059
1,158,465	(1,158,465)	-
23,235,964	(662,439)	22,573,525
1,921,740	714,532	2,636,272
55,791,930	22,765,081	78,557,011
(407,900)	(75,569)	(483,469)
\$ 57,305,770	\$ 23,404,044	\$ 80,709,814

CITY OF CROWLEY
Balance Sheet
Governmental Funds
September 30, 2025

	General	Crime Control & Prevention District	Capital Projects	Economic Development Corporation	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 105,625	\$ 457,139	\$ 158,327	\$ 552	\$ 186,814	\$ 1,829,952	\$ 2,738,409
Investments	16,330,783	3,741,432	8,507,018	2,194,412	534,453	1,235,195	32,543,293
Receivables (Net of allowances for uncollectibles)							
Property taxes	180,205	-	-	-	49,472	-	229,677
Other taxes	856,502	256,334	-	281,185	-	(676)	1,393,345
Accounts	464,861	-	-	-	-	-	464,861
Miscellaneous	322,104	-	-	576,417	-	13	898,534
Inventory	18,377	-	-	-	-	-	18,377
Prepaid expenses	1,198	-	-	-	-	-	1,198
Due from other funds	55,491	-	-	-	-	-	55,491
Total assets	<u>18,335,146</u>	<u>4,454,905</u>	<u>8,665,345</u>	<u>3,052,566</u>	<u>770,739</u>	<u>3,064,484</u>	<u>38,343,185</u>
LIABILITIES							
Accounts payable	764,388	75,717	-	18,102	10,572	11,666	880,445
Accrued payroll liabilities	556,691	-	-	-	-	-	556,691
Unearned revenue	19,131	-	-	-	-	2,035	21,166
Due to other governments	95,803	-	-	-	-	-	95,803
Due to other funds	-	55,491	-	-	-	-	55,491
Total liabilities	<u>1,436,013</u>	<u>131,208</u>	<u>-</u>	<u>18,102</u>	<u>10,572</u>	<u>13,701</u>	<u>1,609,596</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue	1,033,306	-	-	-	49,472	-	1,082,778
Total deferred inflows of resources	<u>1,033,306</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>49,472</u>	<u>-</u>	<u>1,082,778</u>
FUND BALANCES							
Nonspendable							
Inventory and prepaid expenses	19,575	-	-	-	-	-	19,575
Restricted	124,718	4,323,697	8,665,345	3,034,464	710,695	3,050,783	19,909,702
Unassigned	15,721,534	-	-	-	-	-	15,721,534
Total fund balances	<u>15,865,827</u>	<u>4,323,697</u>	<u>8,665,345</u>	<u>3,034,464</u>	<u>710,695</u>	<u>3,050,783</u>	<u>35,650,811</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,335,146</u>	<u>\$ 4,454,905</u>	<u>\$ 8,665,345</u>	<u>\$ 3,052,566</u>	<u>\$ 770,739</u>	<u>\$ 3,064,484</u>	<u>\$ 38,343,185</u>

CITY OF CROWLEY
Reconciliation of the Governmental Funds Balance Sheet
To the Statement of Net Position
September 30, 2025

Total fund balances - governmental funds	\$	35,650,811
--	----	------------

Capital assets used in governmental activities are not financial resources and therefore are reported in the governmental funds. The cost of these assets was \$101,001,775 and the accumulated depreciation and amortization was \$41,773,265. The net effect of including the ending balances of capital assets (net of depreciation and amortization) in the governmental activities is to increase net position.		59,228,510
--	--	------------

Deferred charges on refunding related to governmental activity debt are not financial resources and, therefore, are not reported in the governmental funds.		36,949
---	--	--------

Long-term liabilities, including \$34,033,253 bonds, \$192,306 lease liabilities, and \$1,181,852 compensated absences payable are not due and payable in the current period, and, therefore are not reported as liabilities in the fund financial statements.		(35,407,411)
--	--	--------------

Net pension liability and related deferred outflows and inflows of resources are reported in the Statement of Net Position of the governmental activities but are not reported in the governmental funds.

Net pension liability	\$	(3,926,738)	
Deferred inflow related to pensions		(404,721)	
Deferred outflow related to pension		1,598,195	(2,733,264)

Net OPEB liability and related deferred outflows of resources are reported in the Statement of Net Position of the governmental activities but are not reported in the governmental funds.

Total OPEB liability	\$	(264,050)	
Deferred inflow related to OPEB		(68,509)	
Deferred outflow related to OPEB		4,928	(327,631)

Interest payable is not expected to be liquidated with available financial resources and is not reported as a liability in the fund financial statements.		(169,592)
---	--	-----------

Property taxes, franchise taxes, ems charges and municipal court fines and fees are not available soon enough to pay for the current period's expenditures and therefore are deferred revenue in the fund financial statements.		1,082,778
---	--	-----------

The City uses an internal service fund to charge the costs of self funded insurance to the appropriate functions in other funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position. The net effect of this consolidation is to increase net position.		(55,380)
--	--	----------

Net position of governmental activities	\$	57,305,770
---	----	------------

CITY OF CROWLEY
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2025

	General	Crime Control & Prevention District	Capital Projects	Economic Development Corporation	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES							
Taxes							
Property	\$ 9,006,864	\$ -	\$ -	\$ -	\$ 2,609,931	\$ 734,676	\$ 12,351,471
Sales	3,405,207	1,596,074	-	1,697,465	-	-	6,698,746
Franchise taxes	945,370	-	-	-	-	13,747	959,117
Charges for service	2,645,130	-	-	-	-	2,293	2,647,423
Fees and fines	1,166,040	-	-	-	-	76,571	1,242,611
Licenses and permits	1,792,109	-	-	-	-	-	1,792,109
Grants and contributions	526,002	-	400,000	-	-	17,886	943,888
Oil and gas revenue	98,365	-	-	-	-	-	98,365
Investment earnings	1,214,159	181,690	-	128,368	34,441	97,388	1,656,046
Other revenue	57,091	1,185	-	12,868	-	6,810	77,954
Total revenues	<u>20,856,337</u>	<u>1,778,949</u>	<u>400,000</u>	<u>1,838,701</u>	<u>2,644,372</u>	<u>949,371</u>	<u>28,467,730</u>
EXPENDITURES							
Current:							
Administrative and finance	1,698,027	-	-	483,620	-	-	2,181,647
Municipal court	350,002	-	-	-	-	31,023	381,025
Library	891,784	-	-	-	-	-	891,784
Senior citizens center	98,306	-	-	-	-	-	98,306
Public safety	5,502,225	1,390,111	-	-	-	20,103	6,912,439
Fire and ambulance	5,517,914	-	-	-	-	26,262	5,544,176
Public works	1,581,849	-	-	-	-	-	1,581,849
Parks	590,794	-	-	-	-	-	590,794
Recreation center	893,096	-	-	-	-	-	893,096
Animal control	408,420	-	-	-	-	-	408,420
Code enforcement	73,210	-	-	-	-	-	73,210
Community development	1,153,623	-	-	113,921	-	-	1,267,544
Community center	16,662	-	-	-	-	-	16,662
Sanitation	1,281,173	-	-	-	-	-	1,281,173
Economic development	-	-	-	82,356	-	113,334	195,690
Nondepartmental	1,005,931	-	-	-	-	-	1,005,931
Capital outlay	916,580	-	573,632	968,682	-	-	2,458,894
Debt service:							
Principal	4,768	140,000	-	449,958	1,745,000	-	2,339,726
Interest and fiscal charges	135	100,826	-	282,465	790,335	-	1,173,761
Total expenditures	<u>21,984,499</u>	<u>1,630,937</u>	<u>573,632</u>	<u>2,381,002</u>	<u>2,535,335</u>	<u>190,722</u>	<u>29,296,127</u>
Excess (deficiency) of revenues over expenditures	<u>(1,128,162)</u>	<u>148,012</u>	<u>(173,632)</u>	<u>(542,301)</u>	<u>109,037</u>	<u>758,649</u>	<u>(828,397)</u>
OTHER FINANCING SOURCES (USES)							
Transfers in	1,084,818	-	577,999	195,000	-	20,000	1,877,817
Transfers out	(515,000)	-	-	-	-	(504,352)	(1,019,352)
Insurance recoveries	164,059	-	-	-	-	-	164,059
Total other financing sources (uses)	<u>733,877</u>	<u>-</u>	<u>577,999</u>	<u>195,000</u>	<u>-</u>	<u>(484,352)</u>	<u>1,022,524</u>
Net change in fund balances	(394,285)	148,012	404,367	(347,301)	109,037	274,297	194,127
Fund balances - beginning	16,260,112	4,175,685	8,260,978	3,381,765	601,658	2,776,486	35,456,684
Fund balances - ending	<u>\$15,865,827</u>	<u>\$ 4,323,697</u>	<u>\$ 8,665,345</u>	<u>\$ 3,034,464</u>	<u>\$ 710,695</u>	<u>\$ 3,050,783</u>	<u>\$ 35,650,811</u>

CITY OF CROWLEY
Reconciliation of Statement of Revenues,
Expenditures and Changes in Fund Balances of
The Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2025

Total net change in fund balances - governmental funds	\$ 194,127
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of including \$3,003,338 of capital outlays and \$2,339,725 of debt principal payments is to increase net position.	5,343,063
The net effect of various miscellaneous transaction involving capital assets (i.e. sales and disposal) is to decrease net position.	(18,839)
Depreciation and amortization are not recognized as expenses in governmental funds since they do not require the use of current financial resources. The net effect of the current year's depreciation and amortization is to decrease net position.	(3,442,508)
Revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenues in the funds.	90,096
GASB 68 required the City to recognize their net pension liability, deferred resource inflow related to pension, and deferred resource outflow related to pension. The changes in these balances decreased net position.	(323,159)
GASB 75 required the City to recognize their total OPEB liability and deferred resource inflow related to OPEB. The changes in these balances decreased net position.	(4,908)
Current year interest payable and compensated absences of the governmental funds are not due and payable in the current period, and, therefore are not reported as liabilities or assets in the funds. The \$11,966 decrease in interest payable and \$126,490 increase in compensated absences and \$166,288 (net) amortization of deferred charges and premiums increased net position.	51,764
The City uses an internal service fund to charge the costs of self funded insurance to the appropriate functions in other funds. The adjustment to reflect the consolidation of the internal service fund activities related to governmental activities increased net position.	32,104
Change in net position of governmental activities	<u>\$ 1,921,740</u>

The notes to the financial statements are an integral part of this statement.

CITY OF CROWLEY
Statement of Net Position
Proprietary Funds
September 30, 2025

	Business-type Activities Enterprise Funds			Governmental Activities
	Water and Sewer Fund	Stormwater Utility	Totals	Internal Service Fund
ASSETS				
Current Assets:				
Cash and cash equivalents	6,810,695	1,723,425	\$ 8,534,120	\$ 3,737
Investments	4,249,383	-	4,249,383	-
Receivables (Net of allowance for uncollectibles):				
Accounts	1,101,472	81,444	1,182,916	-
Miscellaneous	4,709	-	4,709	-
Prepaid expenses	-	-	-	38,037
Inventory	59,473	-	59,473	-
Restricted Assets				
Cash and cash equivalents	918,384	-	918,384	-
Investments	2,242,675	-	2,242,675	-
Total current assets	15,386,791	1,804,869	17,191,660	41,774
Noncurrent Assets:				
Capital assets, at cost				
Non-depreciable assets	1,051,425	277,000	1,328,425	-
Depreciable assets, net of accumulated depreciation	15,587,114	1,611,833	17,198,947	-
Total noncurrent assets	16,638,539	1,888,833	18,527,372	-
Total assets	32,025,330	3,693,702	35,719,032	41,774
Deferred Outflows of Resources				
Deferred outflows related to pension	138,974	-	138,974	-
Deferred outflows related to OPEB	429	-	429	-
Deferred charges on refunding	5,896	-	5,896	-
Total Deferred Outflows of Resources	\$ 145,299	\$ -	\$ 145,299	\$ -
LIABILITIES				
Current Liabilities				
Accounts payable	\$ 1,079,759	\$ 100,680	\$ 1,180,439	\$ 97,154
Accrued payroll liabilities	47,323	-	47,323	-
Compensated absences	98,160	-	98,160	-
Current portion of long-term liabilities	858,346	-	858,346	-
Interest payable	60,698	-	60,698	-
Current Liabilities Payable from Restricted Assets				
Customer deposits payable	918,384	-	918,384	-
Total current liabilities	3,062,670	100,680	3,163,350	97,154
Noncurrent Liabilities				
Compensated absences	38,174	-	38,174	-
Net pension liability	341,457	-	341,457	-
Total OPEB liability	22,432	-	22,432	-
Bonds payable	8,853,724	-	8,853,724	-
Total noncurrent liabilities	9,255,787	-	9,255,787	-
Total liabilities	12,318,457	100,680	12,419,137	97,154
Deferred Inflows of Resources				
Deferred inflow related to pension	35,193	-	35,193	-
Deferred inflow related to OPEB	5,957	-	5,957	-
Total Deferred Inflows of Resources	41,150	-	41,150	-
NET POSITION				
Net investment in capital assets	8,728,559	1,888,833	10,617,392	-
Restricted for impact fees for capital improvements (Expendable)	3,158,402	-	3,158,402	-
Unrestricted	7,924,061	1,704,189	9,628,250	(55,380)
Total net position	\$ 19,811,022	\$ 3,593,022	\$ 23,404,044	\$ (55,380)

The notes to the financial statements are an integral part of this statement.

CITY OF CROWLEY
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended September 30, 2025

	Business-type Activities Enterprise Funds			Governmental Activities Internal Service Fund
	Water and Sewer Fund	Stormwater Utility	Totals	
Operating revenues				
Charges for services:				
Water Sales	\$ 4,852,287	\$ -	\$ 4,852,287	\$ -
Sewer charges	3,373,046	-	3,373,046	-
Stormwater revenue	-	621,872	621,872	-
Other revenue	1,144,372	-	1,144,372	1,590,301
Total operating revenue	<u>9,369,705</u>	<u>621,872</u>	<u>9,991,577</u>	<u>1,590,301</u>
Operating expenses				
Personnel services	1,300,177	-	1,300,177	1,858,196
Professional services	56,362	93,288	149,650	-
Purchased water	2,224,676	-	2,224,676	-
Wastewater treatment charge	1,851,259	-	1,851,259	-
Contractual services	508,931	831	509,762	-
Insurance	115,868	-	115,868	-
Administrative	33,667	1,697	35,364	-
Repairs and maintenance	1,040,069	3,904	1,043,973	-
Utilities	92,696	-	92,696	-
Depreciation	1,014,108	67,364	1,081,472	-
Total operating expenses	<u>8,237,813</u>	<u>167,084</u>	<u>8,404,897</u>	<u>1,858,196</u>
Operating income (loss)	<u>1,131,892</u>	<u>454,788</u>	<u>1,586,680</u>	<u>(267,895)</u>
Nonoperating revenues (expenses):				
Investment earnings	496,026	-	496,026	-
Interest expense	(209,709)	-	(209,709)	-
Total nonoperating revenues (expenses)	<u>286,317</u>	<u>-</u>	<u>286,317</u>	<u>-</u>
Income (loss) before capital contributions and transfers	1,418,209	454,788	1,872,997	(267,895)
Transfers in	359,938	-	359,938	300,000
Transfers out	<u>(940,404)</u>	<u>(577,999)</u>	<u>(1,518,403)</u>	<u>-</u>
Change in net position	837,743	(123,211)	714,532	32,105
Net position - beginning	<u>19,048,848</u>	<u>3,716,233</u>	<u>22,765,081</u>	<u>(87,485)</u>
Prior period adjustment	<u>(75,569)</u>	<u>-</u>	<u>(75,569)</u>	<u>-</u>
Net position - ending	<u>\$ 19,811,022</u>	<u>\$ 3,593,022</u>	<u>\$ 23,404,044</u>	<u>\$ (55,380)</u>

The notes to the financial statements are an integral part of this statement.

CITY OF CROWLEY
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2025

	Business-type Activities Enterprise Funds			Governmental Activities
	Water and Sewer Fund	Stormwater Utility	Totals	Internal Service Fund
Cash flows from operating activities:				
Cash received from customers	\$ 9,374,056	\$ 614,939	\$ 9,988,995	\$ 1,590,301
Cash paid to suppliers	(5,601,748)	(99,720)	(5,701,468)	(1,891,349)
Cash paid to employees	(1,264,123)	-	(1,264,123)	-
Net cash provided (used) by operating activities	<u>2,508,185</u>	<u>515,219</u>	<u>3,023,404</u>	<u>(301,048)</u>
Cash flow from noncapital financing activities:				
Transfers (to) from other funds	(580,466)	(578,000)	(1,158,466)	300,000
Net cash provided (used) by noncapital financing activities	<u>(580,466)</u>	<u>(578,000)</u>	<u>(1,158,466)</u>	<u>300,000</u>
Cash flow from capital and related financing activities:				
Principal payments on long-term debt	(800,000)	-	(800,000)	-
Capital outlay	(473,737)	(176,320)	(650,057)	-
Interest paid on capital debt	(237,773)	-	(237,773)	-
Net cash provided (used) by capital and related financing activities	<u>(1,511,510)</u>	<u>(176,320)</u>	<u>(1,687,830)</u>	<u>-</u>
Cash flow from investing activities:				
Proceeds from sales and maturities of investments	937,093	-	937,093	-
Investment earnings	496,026	-	496,026	-
Net cash provided (used) by investing activities	<u>1,433,119</u>	<u>-</u>	<u>1,433,119</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	1,849,328	(239,101)	1,610,227	(1,048)
Cash and cash equivalents, beginning	<u>5,879,751</u>	<u>1,962,526</u>	<u>7,842,277</u>	<u>4,785</u>
Cash and cash equivalents, ending	<u>\$ 7,729,079</u>	<u>\$ 1,723,425</u>	<u>\$ 9,452,504</u>	<u>\$ 3,737</u>
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities				
Operating income (loss)	<u>\$ 1,131,892</u>	<u>\$ 454,788</u>	<u>\$ 1,586,680</u>	<u>\$ (267,895)</u>
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation expense	1,014,108	67,364	1,081,472	-
(Increase) decrease in accounts receivable	(54,396)	(6,933)	(61,329)	-
(Increase) decrease in prepaid expenses	-	-	-	(946)
(Increase) decrease in inventory	31,024	-	31,024	-
Increase (decrease) in accounts payable	262,229	-	262,229	(32,206)
Increase (decrease) in accrued payroll liabilities	11,325	-	11,325	-
Increase (decrease) in customer meter deposits	58,747	-	58,747	-
Increase (decrease) in net pension balances	28,101	-	28,101	-
Increase (decrease) in total OPEB balances	426	-	426	-
Increase (decrease) in compensated absences payable	24,729	-	24,729	-
Total adjustments	<u>1,376,293</u>	<u>60,431</u>	<u>1,436,724</u>	<u>(33,152)</u>
Net cash provided (used) by operating activities	<u>\$ 2,508,185</u>	<u>\$ 515,219</u>	<u>\$ 3,023,404</u>	<u>\$ (301,047)</u>
Noncash Investing, Capital and Financing Activities				
Construction payable	<u>\$ -</u>	<u>\$ 100,680</u>	<u>\$ 100,680</u>	<u>\$ -</u>
	<u>\$ -</u>	<u>\$ 100,680</u>	<u>\$ 100,680</u>	<u>\$ -</u>

The notes to the financial statements are an integral part of this statement.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Crowley, Texas (the City) is a Home Rule city which citizens elect the mayor and six council members at large. The City operates under the Council-Manager form of government and provides such services as are authorized by its charter to advance the welfare, health, comfort, safety, and convenience of the City and its inhabitants.

As required by generally accepted accounting principles, these financial statements present the City and its component units, entities for which the City is considered financially accountable or other organizations whose nature and significant relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The City is financially accountable if it appoints a voting majority of the organization's governing board and (1) it is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial burden or benefit on the City. Based on these considerations, the Crowley Crime Control and Prevention District and the Crowley Economic Development Corporation have been included in the City's reporting entity as blended component units. Blended component units, although legally separate entities, are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. Both component units have September 30 year ends.

Blended Component Units

The *Crowley Crime Control and Prevention District* (the "Crime District") is an entity legally separate from the City and was created by resolution of the City Council with approval by vote of the residents of Crowley. The Crime District is funded with a one half percent sales tax. The City Council services as the board of directors of the Crime District. The day-to-day operations of the Crime District are performed by City employees. For financial reporting purposes, the Crime Control and Prevention District is reported as if it were a part of the City's operations because the Crime District's governing body is the same as that of the City.

The *Crowley Economic Development Corporation* (the "Corporation") is a nonprofit development corporation formed under the Development Corporation Act of 1979 and governed by Section 4B of the Act. The Corporation was created with approval of a vote of the residents of Crowley and is governed by a seven-member board of directors appointed by the City Council. The Corporation is funded with a one-half percent sales tax. The Corporation was created to promote economic development with the City and State of Texas in order to eliminate unemployment and under employment and to promote and encourage employment and the public welfare of, for, and on behalf of the City. The Corporation may finance and undertake any such project, subject to the regulations and limitations set forth in Section 4B of the Act and a special election held in the City on February 2, 2002. For financial reporting purposes, the Corporation is reported as if it were a part of the City's operations because it provides services entirely for the City.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The government considers all revenues available if they are collected within 60 days after year-end. Expenditures generally are recorded when the related fund liability is incurred, however, debt service expenditures and expenditures related to compensated absences and claims and judgments, are recognized when payment is due.

Property taxes, sales taxes, franchise taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. All other revenue items are considered to be measurable and available only when the government receives payment.

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *crime control and prevention fund* is used to account for the resources accumulated and payments made for crime control and prevention efforts of the City.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The *general capital projects fund* accounts for the acquisition or construction of major capital assets and facilities financed by general obligation bonds or certificates of obligation of the governmental activities.

The *debt service fund* is used to account for the accumulation of financial resources for the payment of principal, interest, and related costs of general long-term debt paid primarily from taxes levied by the City. The fund balance of the Debt Service Fund is restricted to signify the amounts that are exclusively for debt service expenditures.

The *special revenue fund* (economic development corporation) is used to account for the proceeds of specific revenue sources requiring separate accounting because of legal or regulatory provisions or administrative actions.

The City reports the following major enterprise fund:

The *water and sewer fund* accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund.

The *stormwater utility fund* is an enterprise fund that is used to account for the maintenance of the drainage system for the City.

Additionally, the government reports the following fund and fund types:

The *special revenue funds* are governmental funds that account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditure for specific purposes.

The City utilizes one *internal service fund* to account for self-funded health insurance.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges and transfers between the governmental activities and the business-type activities, which cannot be eliminated.

Amounts reported as program revenues include 1) charges for customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds, distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, Liabilities, Deferred Inflows of Resources and Net Position/Fund Balance

1. *Cash and Investments*

The City pools cash resources of its various funds to maximize its investment program. Cash applicable to a particular fund is readily identifiable. Investment income from this internal pooling is allocated to the respective funds based upon the sources of funds invested.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments that are highly liquid with maturity within three months or less when purchased. Amounts invested in Tex-Pool public investment pools are not considered cash and cash equivalents. Assets reported as cash and cash equivalents are considered cash and cash equivalents for the statement of cash flows.

2. *Interfund Receivables and Payables*

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as "internal balances".

3. *Unbilled Service*

Utility operating revenues (water and sewer) are billed on monthly cycles. The City records estimated revenues for services delivered during the fiscal year, which will be billed during the next fiscal year.

4. *Inventory*

The inventories of supplies are recorded under the purchase method. Under the purchase method the inventory is first recorded as an expense when purchased and then adjusted at the end of the year to reflect the value of inventory at that date. Inventories are valued at the lower of cost or market using the first-in-first-out ("FIFO") method.

5. *Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure, are reported in the applicable governmental activities or business-type activities columns in the government-wide financial statements and in the proprietary funds financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated market value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property, plant and equipment of the primary government and component unit are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	15 - 30 years
Infrastructure/utility systems	10 - 50 years
Equipment and furniture	2 - 15 years

6. *Compensated Absences*

It is the City's policy to permit employees to accumulate a limited amount of earned but unused vacation and sick pay benefits. The City pays up to 200 hours of accrued vacation leave when an employee retires. Vacation and sick pay benefits are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

In accordance with GASB Statement No. 101, *Compensated Absences*, the City recognizes a liability for compensated absences when the leave is earned, rather than when it is taken or paid. Vacation leave that is payable upon separation are measured at 100% of the amount earned using the employee's pay rate in effect at year-end. Sick leave is recognized to the extent it is expected to result in a payout, based on the City's eligibility rules and historical payout experience.

7. *Long-term Obligations*

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuances cost, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

8. *Fund Balance – Governmental Funds*

In the fund financial statements, governmental funds report the following classifications of fund balance:

Nonspendable – includes amounts that cannot be spent because they are either not spendable in form (such as prepaids or inventory) or are legally or contractually required to be maintained intact (such as endowment funds).

Restricted – includes amounts restricted by external sources (creditors, laws of other governments, etc.) or by constitutional provision or enabling legislation.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Committed – includes amounts constrained to specific purposes by a government itself, using its highest decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint (City Council ordinance or resolution).

Assigned – includes amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. The City has not yet adopted a policy designating who can assign amounts.

Unassigned – All amounts not included in other spendable classifications.

At September 30, 2025, the grant fund reported a deficit fund balance of \$4,167. The City will fund the deficit from the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted fund balance to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been first spent out of committed funds, then assigned, and finally unassigned as needed.

The details of the fund balances of the governmental funds are as follows:

	General Fund	Crime Control & Prevention Fund	Capital Projects	Economic Development Corporation	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
Nonspendable							
Inventory and prepaid expenses	\$ 19,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,575
Restricted							
Debt Service	-	-	-	-	710,695	-	710,695
Capital Projects	-	-	8,665,345	-	-	-	8,665,345
Public Safety - Police	-	4,323,697	-	-	-	103,677	4,427,374
Public Safety - Court	-	-	-	-	-	96,669	96,669
Economic Development	-	-	-	3,034,464	-	2,546,295	5,580,759
Grant programs	-	-	-	-	-	15,294	15,294
Public Education Grant	-	-	-	-	-	288,848	288,848
Donations	124,718	-	-	-	-	-	124,718
Unassigned	15,721,534	-	-	-	-	-	15,721,534
	<u>\$ 15,865,827</u>	<u>\$ 4,323,697</u>	<u>\$ 8,665,345</u>	<u>\$ 3,034,464</u>	<u>\$ 710,695</u>	<u>\$ 3,050,783</u>	<u>\$ 35,650,811</u>

9. Net Position

Net position represents the difference between assets and liabilities, deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The following is a reconciliation of restricted fund balance reported in the governmental fund financial statements to restricted net position of the governmental activities reported in the government-wide financial statements.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Restricted Fund Balance (Exhibit C-1)	\$ 19,909,702
Unspent proceeds from bonds reclassified to net investment in capital assets	(8,665,345)
Deferred tax revenue restricted for debt service	<u>47,828</u>
Restricted net position (Exhibit A-1)	<u>\$ 11,292,185</u>

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the City's policy is to apply restricted net position and then unrestricted net position.

10. *Use of Estimates*

The preparation of financial statements, in conformity with Generally Accepted Accounting Principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

11. *Pensions*

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by Texas Municipal Retirement System (TMRS). For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2: DEPOSITS AND INVESTMENTS

Substantially all operating cash and investments are maintained in consolidated cash and investment accounts. Investment income relating to consolidated investments is allocated to the individual funds monthly based on the funds' pro-rata share of total cash and investments.

The City's investment policy authorizes the City to invest in U.S. Treasury obligations, U.S. government agency and instrumentality obligations, certificates of deposit, investment-grade obligations of state, provincial and local governments and public authorities, money market mutual funds regulated by the SEC and local government investment pools wither state-administered or developed through joint powers statutes and other intergovernmental agreement legislation. During the year ended September 30, 2025, the City did not own any types of securities other than those permitted by statute.

The City invests in the TexPool, which is a local government investment pool in the State of Texas. All investments are stated at amortized cost, which is in most cases approximates the market value of the securities. The objective of TexPool is to maintain a stable \$1.00 net asset value; however, the \$1.00 net asset value is not guaranteed or insured by the State of Texas. All TexPool securities are marked to market daily.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

The City's investments are as follows:

<u>Investment</u>	<u>Credit Rating (1)</u>	<u>Weighted Average Maturities</u>	<u>Percentage of Total Investments</u>	<u>Cost</u>	<u>Fair Value</u>
Investment in TexPool	AAAm	41 days	100.00%	<u>\$ 39,035,351</u>	<u>\$ 39,035,351</u>

(1) Per Standard and Poor's

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City's funds are required to be deposited and invested under the terms of a depository contract. The City's deposits are required to be collateralized with securities held by the pledging institution's trust department or agent in the City's name. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") Insurance. At September 30, 2025, all of the City's deposits were collateralized with securities or covered by FDIC insurance.

Credit Risk– Investments

The City controls credit risk by limiting its investments to those instruments allowed by its investment policy.

Interest Rate Risk – Investments

In accordance with its investment policy, the City manages its exposure to declines in fair market values by structuring its investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and investing operating funds primarily in shorter-term securities, money market mutual funds or similar investment pools and limiting the average maturity of the portfolio.

The City's investments at September 30, 2025 included the following:

The following cash and investments in the water and sewer fund are restricted for the following purposes:

	<u>Restricted</u>
Business-type Activities	
Customer deposits	\$ 918,384
Construction - water fund	<u>2,242,675</u>
Total	<u>\$ 3,161,059</u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 3: PROPERTY TAX

The City's property tax is levied (assessed) each October 1, on the value listed as of the prior January 1, for all real property and personal property located in the City. Taxes are billed and due on October 1 of each year. The last date for payment without penalty is the following January 31. Delinquent penalties are added on February 1 with additional attorney fees being added on July 1. Lien attaches to properties on the January 1 following levy date. Tarrant County bills and collects the general property taxes for the City. In the governmental funds the City's property tax revenues are recognized when levied to the extent that they result in current receivables available for financing current operations. The remaining receivables are reflected in deferred revenue.

NOTE 4: RECEIVABLES

All receivables are shown net of an allowance for uncollectible accounts. The allowances for uncollectible accounts are based upon historical experience. Property tax, EMS and municipal court allowances for uncollectible accounts are equal to approximately 34%, 48% and 85% of the outstanding balances, respectively, at September 30, 2025. The allowance for water, and sewer trade accounts receivable is equal to the accounts receivable that are inactive (final billed) as of September 30, 2025. Receivables as of year-end for the City's major and nonmajor funds, including the applicable allowances for uncollectible accounts are as follows:

	General	Crime Control & Prevention	Capital Projects	Economic Development Corporation	Debt Service	Nonmajor Governmental	Water and Sewer	Stormwater Utility
Receivables:								
Property taxes	\$ 273,869	\$ -	\$ -	\$ -	\$ 49,472	\$ 24,045	\$ -	\$ -
Other taxes	856,502	256,334	-	281,185	-	(676)	-	-
Accounts	820,776	-	-	-	-	-	1,257,749	81,444
Miscellaneous	1,490,080	-	-	576,417	-	13	4,709	-
Gross receivables	3,441,227	256,334	-	857,602	49,472	23,382	1,262,458	81,444
Less: allowance								
for uncollectibles	(1,617,555)	-	-	-	-	(24,045)	(156,277)	-
Net total receivables	<u>\$1,823,672</u>	<u>\$ 256,334</u>	<u>\$ -</u>	<u>\$ 857,602</u>	<u>\$ 49,472</u>	<u>\$ (663)</u>	<u>\$1,106,181</u>	<u>\$ 81,444</u>

NOTE 5: DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position and or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has only three items that qualify for reporting in this category, deferred charges on refunding bonds, deferred outflows related to pensions and deferred outflows related to OPEB reported in the government-wide statement of net position and proprietary fund statement of net position. A deferred charge on refunding results from the difference in the carrying value of the refunded debt and its acquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position and or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents acquisition of net position or fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The city has two types of

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 5: DEFERRED OUTFLOWS/INFLOWS OF RESOURCES (Continued)

items that qualifies for reporting in this category, unavailable revenues for governmental funds and deferred inflows related to OPEB in the government-wide statement of net position and proprietary fund statement of net position. At the end of the fiscal year the components of deferred inflows in the governmental funds were as follows:

	General	Debt Service	Total Governmental Funds
Deferred property tax revenue	\$ 180,205	\$ 49,472	\$ 229,677
Deferred franchise tax revenue	283,443	-	283,443
Deferred EMS charges revenue	363,534	-	363,534
Deferred municipal court fees and fines	206,124	-	206,124
	<u>\$ 1,033,306</u>	<u>\$ 49,472</u>	<u>\$ 1,082,778</u>

NOTE 6: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Transfers & Adjustments	Ending Balance
Governmental activities:					
Non - Depreciable Assets:					
Land	\$ 5,565,999	\$ -	\$ -	\$ -	\$ 5,565,999
Construction in progress	13,531,519	333,154	(18,840)	(11,789,635)	2,056,198
Total non-depreciable assets	<u>19,097,518</u>	<u>333,154</u>	<u>(18,840)</u>	<u>(11,789,635)</u>	<u>7,622,197</u>
Depreciable Assets:					
Building and improvements	31,093,510	1,141,502	-	1,842,134	34,077,146
Infrastructure/utility system	32,109,107	240,245	-	9,947,501	42,296,853
Equipment and furniture	15,471,584	1,288,437	-	-	16,760,021
Intangible Right-to-Use Lease-Equipment	<u>245,558</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>245,558</u>
Total capital assets being depr	<u>78,919,759</u>	<u>2,670,184</u>	<u>-</u>	<u>11,789,635</u>	<u>93,379,578</u>
Accumulated Depreciation:					
Building and improvements	(13,112,277)	(1,053,771)	-	-	(14,166,048)
Infrastructure/utility system	(15,908,982)	(1,175,796)	-	-	(17,084,778)
Equipment and furniture	(9,268,331)	(1,197,604)	-	-	(10,465,935)
Accumulated Amortization:					
Intangible Right-to-Use Lease-Equipment	<u>(41,167)</u>	<u>(15,337)</u>	<u>-</u>	<u>-</u>	<u>(56,504)</u>
Total accumulated depr/amort	<u>(38,330,757)</u>	<u>(3,442,508)</u>	<u>-</u>	<u>-</u>	<u>(41,773,265)</u>
Governmental activities capital assets, net	<u>\$ 59,686,520</u>	<u>\$ (439,170)</u>	<u>\$ (18,840)</u>	<u>\$ -</u>	<u>\$ 59,228,510</u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 6: CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs of the governmental activities as follows:

Governmental activities:	
General government	\$ 667,527
Court	1,625
Library	68,142
Public safety	647,581
Fire and ambulance	653,825
Public works	964,294
Community development	1,178
Parks	155,149
Recreation center	229,114
Animal control	54,073
Total depreciation expense - governmental activities	<u>\$ 3,442,508</u>

	Beginning Balance	Increases	Decreases	Transfers & Adjustments	Ending Balance
Business-type activities:					
Non - Depreciable Assets:					
Land	\$ 121,751	\$ -	\$ -	\$ -	\$ 121,751
Construction in progress	569,736	636,938	-	-	1,206,674
Total non-depreciable assets	<u>691,487</u>	<u>636,938</u>	<u>-</u>	<u>-</u>	<u>1,328,425</u>
Depreciable Assets:					
Building and improvements	2,289,427	-	-	-	2,289,427
Infrastructure/utility system	29,354,762	113,800	-	-	29,468,562
Equipment and furniture	3,353,487	-	-	-	3,353,487
Total capital assets being depr	<u>34,997,676</u>	<u>113,800</u>	<u>-</u>	<u>-</u>	<u>35,111,476</u>
Accumulated Depreciation:					
Building and improvements	(1,049,154)	(70,389)	-	-	(1,119,543)
Infrastructure/utility system	(13,020,669)	(887,046)	-	-	(13,907,715)
Equipment and furniture	(2,761,234)	(124,037)	-	-	(2,885,271)
Total accumulated depreciation	<u>(16,831,057)</u>	<u>(1,081,472)</u>	<u>-</u>	<u>-</u>	<u>(17,912,529)</u>
Business-type activities capital assets, net	<u>\$ 18,858,106</u>	<u>\$ (330,734)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,527,372</u>

Depreciation expense was charged to functions/programs of the business-type activities as follows:

Business-type activities:	
Water and sewer	\$ 1,014,108
Stormwater utility	67,364
Total depreciation expense - business-type activities	<u>\$ 1,081,472</u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 7: INTERFUND RECEIVABLE, PAYABLES AND TRANSFERS

The composition of interfund balances for the City's individual major funds and nonmajor funds at September 30, 2025, is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>	<u>Purpose</u>
General	Crime Control & Prevention	\$ 55,491	Crime Control Expenses.
Total governmental funds		<u>\$ 55,491</u>	

The composition of interfund transfers for the City's individual major funds and nonmajor funds at September 30, 2025, is as follows:

<u>Transfer In</u>	<u>Transfer Out</u>	<u>Amount</u>	<u>Purpose</u>
General	Water and Sewer	\$ 580,466	Use unrestricted revenues collected in the water and sewer fund to finance various general fund programs in accordance with budgetary authorization.
EDC	General	195,000	Economic development
Grant fund	General	20,000	Fire and ambulance
Capital projects	Stormwater	577,999	Construction
General	TIRZ	504,352	Property tax allocation
Total governmental funds transfers in		<u>\$ 1,877,817</u>	
Water and Sewer	Water and Sewer CIP	<u>\$ 359,938</u>	For water and sewer construction expenses
Internal Service Fund	General	<u>\$ 300,000</u>	Self-funded health insurance

NOTE 8: GOVERNMENTAL ACTIVITIES LONG-TERM DEBT

The general obligation bonds and certificates of obligation bonds principal and interest are paid by the debt service fund, economic development corporation and crime control and prevention district while the sales tax revenue bonds are paid solely by the economic development corporation. Repayment of principal and interest maturities is principally made from property and sales tax revenues. Also, for governmental activities, compensated absences, pension liability and other postemployment benefit liability are generally liquidated by the general fund.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 8: GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (continued)

As of September 30, 2025, the City had the following governmental activities long-term debt outstanding:

	<u>09/30/2024</u>	<u>Additions</u>	<u>Retirements</u>	<u>09/30/2025</u>	<u>Due Within One Year</u>
General Obligation Bonds					
Direct Placements					
\$4,920,000; General Obligation Refunding Bonds, Series 2013, due in semi-annual installments from 2/1/2014; 2.19% until 2/1/2025.	\$ 265,000	\$ -	\$ 265,000	\$ -	\$ -
Total	265,000	-	265,000	-	-
Not Direct Placements					
\$4,745,000; General Obligation Refunding Bonds, Series 2017, due in semi-annual installments from 2/1/2018; 3.00% until 2/1/2029.	2,540,000	-	475,000	2,065,000	495,000
Series 2017 unamortized bond premium	101,773	-	20,940	80,833	20,940
 \$2,580,000; General Obligation Refunding Bonds, Series 2021, due in semi-annual installments from 2/1/2023; 2.00% - 5.00% until 2/1/2032.	 2,125,000	 -	 235,000	 1,890,000	 235,000
Series 2021 unamortized bond premium	204,764	-	46,145	158,619	46,145
Total	4,971,537	-	777,085	4,194,452	797,085
 Total General Obligation Bonds	 \$ 5,236,537	 \$ -	 \$ 1,042,085	 \$ 4,194,452	 \$ 797,085

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 8: GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (Continued)

	09/30/2024	Additions	Retirements	09/30/2025	Due Within One Year
Certificates of Obligation					
\$2,970,000; Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016 due in annual installments from 2/1/17; 2.00% - 3.00% until 2/1/2025.					
	1,995,000	-	145,000	1,850,000	150,000
Series 2016 unamortized premium	43,604	-	3,633	39,971	3,633
\$11,080,000; Combination and Limited Pledge Revenue Certificates of Obligation, Series 2018 due in annual installments from 8/1/19; 3.50% - 5.00% until 8/1/2038.					
	8,840,000	-	480,000	8,360,000	500,000
Series 2018 unamortized premium	424,286	-	30,307	393,979	30,307
\$3,000,000; Combination and Limited Pledge Revenue Certificates of Obligation, Series 2020 due in annual installments from 2/1/21; 3.00% - 6.00% until 2/1/2040.					
	2,655,000	-	120,000	2,535,000	125,000
Series 2020 unamortized premium	63,479	-	3,968	59,511	3,968
\$12,885,000; Combination and Limited Pledge Revenue Certificates of Obligation, Series 2021 due in annual installments from 2/1/22; 2.00% - 5.00% until 2/1/2041.					
	12,385,000	-	460,000	11,925,000	550,000
Series 2021 unamortized premium	1,047,738	-	61,632	986,106	61,632
\$2,485,000; Combination and Limited Pledge Revenue Certificates of Obligation, Series 2024 due in annual installments from 2/1/24; 2.00% - 5.00% until 2/1/2044.					
	2,485,000	-	-	2,485,000	85,000
Series 2024 unamortized premium	91,506	-	8,110	83,396	8,110
Total Certificates of Obligation	<u>\$ 30,030,613</u>	<u>\$ -</u>	<u>\$ 1,312,650</u>	<u>\$ 28,717,963</u>	<u>\$ 1,517,650</u>
Revenue Bonds					
\$2,180,000; Sales Tax Revenue Bonds, Taxable Series 2016 due in annual installments from 8/1/17; 3.00% - 5.00% until 8/1/2031.					
	\$ 1,210,000	\$ -	\$ 150,000	\$ 1,060,000	\$ 155,000
Series 2016 unamortized premium	70,977	-	10,139	60,838	10,139
Total Revenue Bonds	<u>\$ 1,280,977</u>	<u>\$ -</u>	<u>\$ 160,139</u>	<u>\$ 1,120,838</u>	<u>\$ 165,139</u>
Leases	<u>\$ 202,033</u>	<u>\$ -</u>	<u>\$ 9,726</u>	<u>\$ 192,307</u>	<u>\$ 6,718</u>
Total OPEB liability	<u>\$ 256,807</u>	<u>\$ 7,243</u>	<u>\$ -</u>	<u>\$ 264,050</u>	<u>\$ 6,085</u>
Net pension liability	<u>\$ 4,424,899</u>	<u>\$ -</u>	<u>\$ 498,161</u>	<u>\$ 3,926,738</u>	<u>\$ -</u>
Compensated absences	<u>\$ 1,055,362</u>	<u>\$ 615,760</u>	<u>\$ 489,270</u>	<u>\$ 1,181,852</u>	<u>\$ 850,933</u>
Total Governmental Activities	<u><u>\$ 42,487,228</u></u>	<u><u>\$ 623,003</u></u>	<u><u>\$ 3,512,031</u></u>	<u><u>\$ 39,598,200</u></u>	<u><u>\$ 3,343,610</u></u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 8: GOVERNMENTAL ACTIVITIES LONG-TERM DEBT (Continued)

The aggregate debt service payments to maturity of the governmental activities general obligation bonds (not direct placement), certificates of obligation bonds and sales tax revenue bonds are as follows:

Year Ending September 30,	General Obligation		Certificates of Obligation		Sales Tax Revenue Bonds		Total
	Principal	Interest	Principal	Interest	Principal	Interest	
2026	\$ 730,000	\$ 128,244	\$ 1,410,000	\$ 899,981	\$ 155,000	\$ 51,450	\$ 3,374,675
2027	750,000	104,150	1,480,000	832,230	165,000	45,250	3,376,630
2028	780,000	76,200	1,550,000	761,751	170,000	37,000	3,374,951
2029	810,000	47,100	1,620,000	687,971	180,000	28,500	3,373,571
2030	285,000	25,125	1,695,000	612,065	190,000	19,500	2,826,690
2031 - 2035	600,000	18,000	9,415,000	2,138,484	200,000	10,000	12,381,484
2036 - 2040	-	-	8,175,000	763,509	-	-	8,938,509
2041 - 2045	-	-	1,810,000	70,113	-	-	1,880,113
Total debt service requirements	3,955,000	398,819	27,155,000	6,766,104	1,060,000	191,700	39,526,623
Add: Unamortized premium	239,452	-	1,562,963	-	60,838	-	1,863,253
	<u>\$ 4,194,452</u>	<u>\$ 398,819</u>	<u>\$ 28,717,963</u>	<u>\$ 6,766,104</u>	<u>\$ 1,120,838</u>	<u>\$ 191,700</u>	<u>\$ 41,389,876</u>

Governmental bonds from direct placements include a provision that in the event the City defaults in the payments or performance of covenants, conditions, or obligations, the holders of the bonds shall be entitled to seek a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the City to observe and perform the covenant, condition and obligation prescribed by the bond ordinance.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 9: BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT

	<u>09/30/2024</u>	<u>Additions</u>	<u>Retirements</u>	<u>09/30/2025</u>	<u>Due Within One Year</u>
General Obligation Bonds					
\$1,800,000; General Obligation Refunding Bonds, Series 2017, due in semi-annual installments from 2/1/2018; 3.00% until 2/1/2029.	965,000	-	180,000	785,000	190,000
Series 2017 unamortized bond premium	38,895	-	7,778	31,117	7,778
 \$1,405,000; General Obligation Refunding Bonds, Series 2020, due in semi-annual installments from 2/1/2022; 1.31% until 2/1/2031.	 1,000,000	 -	 135,000	 865,000	 140,000
Total General Obligation Bonds	<u>\$ 2,003,895</u>	<u>\$ -</u>	<u>\$ 322,778</u>	<u>\$ 1,681,117</u>	<u>\$ 337,778</u>
 Certificates of Obligation					
\$2,965,000; Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016 due in annual installments from 2/1/17; 2.00% - 3.00% until 2/1/2025.	1,975,000	-	145,000	1,830,000	150,000
Series 2016 unamortized premium	42,260	-	3,825	38,435	3,825
 \$7,810,000; Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019 due in annual installments from 2/1/20; 2.00% - 5.00% until 2/1/2039.	 6,275,000	 -	 340,000	 5,935,000	 350,000
Series 2019 unamortized premium	243,203	-	16,214	226,989	16,214
Total Certificates of Obligation	<u>\$ 8,535,463</u>	<u>\$ -</u>	<u>\$ 505,039</u>	<u>\$ 8,030,424</u>	<u>\$ 520,039</u>
 Total OPEB liability	 <u>\$ 22,331</u>	 <u>\$ 630</u>	 <u>\$ -</u>	 <u>\$ 22,961</u>	 <u>\$ 529</u>
 Net pension liability	 <u>\$ 384,774</u>	 <u>\$ -</u>	 <u>\$ 43,318</u>	 <u>\$ 341,456</u>	 <u>\$ -</u>
 Compensated absences	 <u>\$ 111,605</u>	 <u>\$ 49,133</u>	 <u>\$ 24,404</u>	 <u>\$ 136,334</u>	 <u>\$ 98,160</u>
 Total Business-Type Activities	 <u><u>\$ 11,058,068</u></u>	 <u><u>\$ 49,763</u></u>	 <u><u>\$ 895,539</u></u>	 <u><u>\$ 10,212,292</u></u>	 <u><u>\$ 956,506</u></u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 9: BUSINESS-TYPE ACTIVITIES LONG-TERM DEBT (Continued)

The aggregate debt service requirements to maturity for business-type activities general obligation bonds and certificates of obligation outstanding as of September 30, 2025, are as follows:

Year Ending September 30,	<u>General Obligation</u>		<u>Certificates of Obligation</u>		Total
	Principal	Interest	Principal	Interest	
2026	\$ 330,000	\$ 31,352	\$ 500,000	\$ 183,858	\$ 1,045,210
2027	335,000	23,505	520,000	166,431	1,044,936
2028	345,000	15,714	535,000	148,354	1,044,068
2029	345,000	7,814	550,000	133,138	1,035,952
2030	150,000	2,882	560,000	120,970	833,852
2031 - 2035	145,000	950	3,015,000	412,178	3,573,128
2036 - 2040	-	-	2,085,000	94,571	2,179,571
Total debt service requirements	1,650,000	82,217	7,765,000	1,259,500	10,756,717
Add: Unamortized premium	31,117	-	265,424	-	296,541
	<u>\$ 1,681,117</u>	<u>\$ 82,217</u>	<u>\$ 8,030,424</u>	<u>\$ 1,259,500</u>	<u>\$ 11,053,258</u>

The various bond ordinances contain a number of limitations and restrictions. Management believes the City is in compliance with all significant limitation and restrictions at September 30, 2025.

NOTE 10: LEASES

With the implementation of Governmental Accounting Standards Board Statement No. 87, *Leases*, a lease meeting the criteria of this statement requires the lessee to recognize a lease liability and an intangible right to use asset. The City, as a lessee, has entered into lease agreements involving copiers, postage machine and parking lot. The total of the City's leased assets is recorded at cost of \$245,558 less accumulated amortization of \$56,504.

Lease agreements are summarized as follows:

Description	Date	Payment Terms	Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/25
Copier	10/27/20	60 months	\$ 223	3.45%	\$ 10,192	\$ 223
Copier	05/01/21	60 months	\$ 185	3.18%	9,474	1,284
Postage Machine	07/02/19	60 months	\$ 326	2.36%	10,419	-
Parking Lot	03/01/23	20 years	\$ 15,000	5.13%	215,473	190,800
					<u>\$ 245,558</u>	<u>\$ 192,307</u>

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 10: LEASES (Continued)

The future lease payments under lease agreements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2026	\$ 6,718	\$ 9,788	\$ 16,506
2027	5,479	9,520	14,999
2028	5,760	9,240	15,000
2029	6,056	8,944	15,000
2030	6,367	8,633	15,000
2031-2035	46,550	37,449	83,999
2036-2040	76,400	22,601	99,000
2041-2045	38,977	3,024	42,002
	<u>\$ 192,307</u>	<u>\$ 109,200</u>	<u>\$ 301,506</u>

At September 30, 2025, the amount of interest cost incurred and expensed was \$10,177.

NOTE 11: RISK MANAGEMENT

The City is exposed to various risk of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; injuries to employees; and natural disasters. The City is a member of the Texas Municipal League and participates in the Intergovernmental Risk Pool insurance coverage and are 100% covered through third-party insurance policies. The City has maintained insurance coverage in all major categories of risk comparable to that of the prior year with not reduction in coverage. The amount of settlements during the past three years has not exceeded the insurance coverage.

NOTE 12: DEFINED BENEFIT PENSION PLANS

Plan Description

The City participates in one of 938 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TRMS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Annual Comprehensive Financial Report (Annual Report) that can be obtained at tmrs.com.

All eligible employees of the city are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the city-financed monetary credits with interest, and their age at retirement and other actuarial factors. The retiring member may select one of seven monthly benefit options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the Member contributions and interest.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 12: DEFINED BENEFIT PENSION PLANS (Continued)

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	<u>Plan Year 2024</u>
Employee deposit rate	6%
Matching ratio (city to employee)	2-1
Years required for vesting	5
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20
Updated service credit	100%
Annuity increase (to retirees)	70% of CPI

Employees Covered by Benefit Terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Active employees	148
Inactive employees or beneficiaries currently receiving benefits	84
Inactive employees entitled to but not yet receiving benefits	128
	<u>360</u>

Contributions

Member contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the city matching ratios are either 1:1 (1 to 1), 1.5:1 (1½ to 1), or 2:1 (2 to 1), both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City were 12.23% and 12.59% in calendar years 2024 and 2025, respectively. The city's contributions to TMRS for the year ended September 30, 2025, were \$1,492,388, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 12: DEFINED BENEFIT PENSION PLANS (continued)

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and a 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected rate of return for each major asset class in fiscal year 2025 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Rate of Return (Arithmetic)</u>
Global Equity	35.00%	7.10%
Core Fixed Income	6.00%	5.00%
Non-Core Fixed Income	6.00%	6.80%
Hedge Funds	5.00%	6.40%
Private Equity	13.00%	8.50%
Private Debt	13.00%	8.20%
Real Estate	12.00%	6.70%
Infrastructure	6.00%	6.00%
Other Private Markets	4.00%	7.30%
Total	<u>100.00%</u>	

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 12: DEFINED BENEFIT PENSION PLANS (Continued)

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/23	\$ 32,609,359	\$ 27,799,686	\$ 4,809,673
Changes for the year:			
Service cost	1,775,592	-	1,775,592
Interest	2,216,997	-	2,216,997
Changes in net benefit terms	-	-	-
Difference between expected and actual experience	471,727	-	471,727
Change of assumptions	-	-	-
Contributions - employer	-	1,419,999	(1,419,999)
Contributions - employee	-	711,185	(711,185)
Net investment income	-	2,893,569	(2,893,569)
Benefit payments, including refunds of employee contributions	(1,305,501)	(1,305,501)	-
Administrative expense	-	(18,525)	18,525
Other changes	-	(433)	433
Net changes	3,158,815	3,700,294	(541,479)
Balance at 12/31/24	\$ 35,768,174	\$ 31,499,980	\$ 4,268,194

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the Net Pension Liability of the city, calculated using the discount rate of 6.75%, as well as what the city's Net Pension Liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.75%) or 1 percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's Net Pension Liability	\$10,066,831	\$4,268,194	(\$410,832)

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 12: DEFINED BENEFIT PENSION PLANS (Continued)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in the Schedule of Changes in Fiduciary Net Position, by Participating City. That report may be obtained at *tmrs.com*.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of \$1,843,446.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference in expected and actual experience	\$ 635,438	\$ -
Difference in assumption changes	-	64,518
Difference in projected and actual earnings	-	375,396
Contributions subsequent to the measurement date	1,101,731	-
Total	<u>\$ 1,737,169</u>	<u>\$ 439,914</u>

\$1,101,731 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:

2025	\$ 302,546
2026	446,294
2027	(349,898)
2028	(203,418)
Thereafter	-
	<u>\$ 195,524</u>

NOTE 13. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

Plan Description

The City's defined benefit OPEB plan, Supplemental Death Benefits Fund (SDBF), provides OPEB for active employees and retirees. The SDBF is a single employer defined benefit plan administered by the Texas Municipal Retirement System (TMRS). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance benefit for their active members, including or not including retirees.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 13. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

The City may terminate coverage and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1. No assets are accumulated in a trust that meets the criteria in paragraph 4 of *GASB Statement No. 75*.

Benefits Provided

The death benefit for active employees provides a lump sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of \$7,500.

At December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Active employees	148
Inactive employees currently receiving benefits	44
Inactive employees entitled to but not yet receiving benefits	24
	<u>216</u>

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Total OPEB Liability

The City's Total OPEB Liability of \$287,011 was measured as of December 31, 2024 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The Total OPEB Liability in the December 31, 2024 actuarial valuation was determined using actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50% per year
Overall payroll growth	3.60% to 11.85% including inflation
Discount rate*	4.08%
Retiree's share of benefit-related costs	\$0

All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.

Mortality rates for service retirees were based on the 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 13. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

Mortality rates for disabled retirees were based on the 2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

Discount Rate

The discount rate used to measure the Total OPEB Liability was 4.08%. The discount rate was based on the Bond Buyer “20-Bond GO Index” rate as of December 31, 2024.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 12/31/23	\$ 279,138
Changes for the year:	
Service cost	18,965
Interest	10,747
Changes in net benefit terms	-
Difference between expected and actual experience	2,291
Changes of assumptions or other inputs	(17,018)
Benefit payments**	(7,112)
Net changes	7,873
Balance at 12/31/24	\$ 287,011

**Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer’s yearly contributions for retirees.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.08%, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.08%) or 1 percentage point higher (5.08%) than the current rate:

	1% Decrease in Discount Rate 3.08%	Discount Rate 4.08%	1% Increase in Discount Rate 5.08%
City's Total OPEB Liability	\$347,188	\$287,011	\$240,364

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 13. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of \$12,647.

At September 30, 2025, the City reported deferred outflows of resources and deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference in expected and actual experience	\$ -	\$ 18,014
Difference in assumption changes	-	56,452
Contributions subsequent to the measurement date	5,357	-
Total	<u>\$ 5,357</u>	<u>\$ 74,466</u>

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30:

2025	\$ (15,354)
2026	(26,686)
2027	(25,207)
2028	(4,646)
2029	(2,264)
Thereafter	(309)
	<u>\$ (74,466)</u>

NOTE 14: CONTINGENT LIABILITIES

Federal and State Programs

Federal and state funding received related to various grant programs are based upon periodic reports detailing reimbursable expenditures made, in compliance with program guidelines, to the grantor agency.

These programs are governed by various statutory rules and regulations of grantors. Amounts received and receivable under these various funding programs are subject to periodic audit and adjustment by the funding agencies. To the extent, if any, the City has not complied with all the rules and regulations with respect to performance, financial or otherwise, adjustment to or return of fund monies may be required.

As it pertains to other matters of compliance, in the opinion of the City's administration, there are no significant contingent liabilities relating to matters of compliance and accordingly, no provision has been made in the accompanying financial statements for such contingencies.

Litigation

Various claims and lawsuits are pending against the City. Although the outcome of these lawsuits is not presently determinable, it is the opinion of City management and legal counsel that the potential loss on all claims will be covered by the City's insurance policy or will not have a material adverse effect on the financial condition of the City.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 15: CONTRACTS AND COMMITMENTS

A. Water and Sewer Contracts

The City has separate contracts with the City of Fort Worth, Texas for the purchase of treated water and for the treatment of wastewater. The contracts require the City to pay varying amounts based on the costs associated with water purchased and treated. Purchases during 2025 of treated water were \$2,224,676 and for the treatment of wastewater were \$1,851,259.

NOTE 16: SUBSEQUENT EVENTS

Subsequent events were evaluated through February 19, 2026, which is the date the financial statements were available to be issued.

On October 8, 2025, the City issued \$7,805,000 Combination Tax and Revenue Certificates of Obligation, Series 2025 to acquire, construct, and install additions, improvements, extensions and equipment for the City's streets, drainage, sidewalks, parking, parks and recreation facilities, fire and police departments, and related infrastructure improvements. The certificates of obligation mature February 1, 2035 and have interest rates of 4.0% to 5.0%.

NOTE 17: SUBSCRIPTION-BASED INFORMATION TECHNOLOGY AGREEMENTS

The City has entered into subscription-based technology information technology arrangements involving:

- A SCADA (Supervisory Control and Data Acquisition) water service suite regarding the City's water system and electronic water meter reading software
- Law enforcement, fire and EMS software
- Document imaging software
- Accounting, payroll services and server software subscriptions

The City has outflows of resources during the fiscal year totaling \$178,767 that are not included in the measurement of a subscription liability. The City's software subscriptions are not commitments longer than twelve months; therefore a subscription liability is not calculated.

NOTE 18: NEW ACCOUNTING PRONOUNCEMENTS

The City implemented GASB Statement No. 101, *Compensated Absences* for the fiscal year ended September 30, 2025. This Statement requires governments to recognize a liability for compensated absences when leave benefits are earned, rather than when the leave is taken or paid. The Statement also requires governments to incorporate expected payout estimates for leave that is payable only under certain conditions.

CITY OF CROWLEY, TEXAS
Notes to Financial Statements
September 30, 2025

NOTE 18: NEW ACCOUNTING PRONOUNCEMENTS (Continued)

During implementation, the City evaluated its policies for vacation and sick leave. Under City policy, employees may accrue up to 200 hours of vacation, which is fully payable upon separation. Non-fire employees may accrue up to 720 hours of sick time, and firefighters may accrue up to 1,080 hours, which is fully payable upon retirement, but not upon separation. The City reviewed historical separation patterns and past sick leave payouts to estimate the portion of sick leave expected to result in payment.

Implementation of the Statement resulted in the compensated absences liability being measured using employee pay rates in effect at year-end, expected payout percentages for sick leave, and applicable salary related costs such as the City's share of payroll taxes. As a result of adopting this Statement, the City's beginning compensated absences liability increased \$483,469.

Beginning net position of the governmental activities and business-type activities was reduced by the following prior period adjustments:

	Governmental Activities	Business-type Activities	Water and Sewer Fund
Net Position per 9/30/24 audited financial statements	55,791,930	22,765,081	19,048,848
Compensated Absences	(407,900)	(75,569)	(75,569)
Restated Net Position 9/30/24	<u>\$ 55,384,030</u>	<u>\$ 22,689,512</u>	<u>\$ 18,973,279</u>

REQUIRED SUPPLEMENTARY INFORMATION

This page intentionally left blank.

CITY OF CROWLEY, TEXAS
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Taxes:				
Property	\$ 9,061,983	\$ 9,061,983	\$ 9,006,864	\$ (55,119)
Sales	3,438,500	3,438,500	3,405,207	(33,293)
Franchise	885,325	885,325	945,370	60,045
Charges for service	2,361,443	2,389,443	2,645,130	255,687
Fees and fines	811,400	783,400	1,166,040	382,640
Licenses and permits	840,610	1,630,756	1,792,109	161,353
Grants and contributions	1,098,841	530,375	526,002	(4,373)
Oil & gas revenue	-	-	98,365	98,365
Investment earnings	545,000	545,000	1,214,159	669,159
Other revenue	36,000	24,000	57,091	33,091
Total revenues	<u>19,079,102</u>	<u>19,288,782</u>	<u>20,856,337</u>	<u>1,567,555</u>
EXPENDITURES				
Administrative and finance	1,394,615	1,450,217	1,698,027	(247,810)
Municipal court	312,109	323,159	350,002	(26,843)
Library	727,058	800,014	891,784	(91,770)
Senior center	96,476	106,265	98,306	7,959
Public safety	5,425,875	5,425,295	5,502,225	(76,930)
Fire and ambulance	5,502,264	5,774,064	5,517,914	256,150
Public works	937,644	1,365,431	1,581,849	(216,418)
Parks	555,146	1,332,197	590,794	741,403
Recreation Center	889,568	947,102	893,096	54,006
Animal Control	409,852	496,814	408,420	88,394
Code enforcement	72,374	72,304	73,210	(906)
Community development	968,633	603,051	1,153,623	(550,572)
Community center	16,453	15,653	16,662	(1,009)
Sanitation	1,052,956	1,118,664	1,281,173	(162,509)
Nondepartmental	1,163,982	947,048	1,005,931	(58,883)
Capital outlay	-	-	916,580	(916,580)
Debt service:				
Principal	-	-	4,768	(4,768)
Interest and fiscal charges	-	-	135	(135)
Total expenditures	<u>19,525,005</u>	<u>20,777,278</u>	<u>21,984,499</u>	<u>(1,207,221)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(445,903)</u>	<u>(1,488,496)</u>	<u>(1,128,162)</u>	<u>360,334</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	580,466	1,084,818	504,352
Transfers out	-	-	(515,000)	(515,000)
Insurance recoveries	-	-	164,059	
Total other financing sources (uses)	<u>-</u>	<u>580,466</u>	<u>733,877</u>	<u>(10,648)</u>
Net change in fund balances	(445,903)	(908,030)	(394,285)	349,686
Fund balance - beginning	<u>16,260,112</u>	<u>16,260,112</u>	<u>16,260,112</u>	<u>-</u>
Fund balance - ending	<u>\$ 15,814,209</u>	<u>\$ 15,352,082</u>	<u>\$ 15,865,827</u>	<u>\$ 513,745</u>

The accompanying notes to the required supplementay information are an integral part of this schedule.

This page intentionally left blank.

CITY OF CROWLEY, TEXAS
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Economic Development Corporation
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Sales tax	\$ 1,702,900	\$ 1,702,900	\$ 1,697,465	\$ (5,435)
Other revenue	-	-	12,868	12,868
Investment earnings	80,000	80,000	128,368	48,368
Total revenues	1,782,900	1,782,900	1,838,701	55,801
EXPENDITURES				
Administrative	611,958	569,778	483,620	86,158
Community development	118,167	118,167	113,921	4,246
Economic development	69,000	69,000	82,357	(13,357)
Capital outlay	158,984	158,984	968,682	(809,698)
Debt service				
Principal	445,000	445,000	449,958	(4,958)
Interest and fiscal charges	271,475	271,475	282,463	(10,988)
Total expenditures	1,674,584	1,632,404	2,381,001	(748,597)
Excess (deficiency) of revenues over (under) expenditures	108,316	150,496	(542,300)	(692,796)
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	195,000	-
Total other financing sources (uses)	-	-	195,000	-
Net change in fund balances	108,316	150,496	(347,300)	(692,796)
Fund balance - beginning	3,381,765	3,381,765	3,381,765	-
Fund balance - ending	\$ 3,490,081	\$ 3,532,261	\$ 3,034,465	\$ (497,796)

The accompanying notes to the required supplementay information are an integral part of this schedule.

CITY OF CROWLEY, TEXAS
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Crime Control and Prevention Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Sales tax	\$ 1,489,823	\$ 1,489,823	\$ 1,596,074	\$ 106,251
Other revenue	-	-	1,185	1,185
Investment earnings	10,000	10,000	181,690	171,690
Total revenues	<u>1,499,823</u>	<u>1,499,823</u>	<u>1,778,949</u>	<u>279,126</u>
EXPENDITURES				
Public safety	930,841	998,031	1,390,111	(392,080)
Debt Service				
Principal	240,000	265,000	140,000	125,000
Interest and fiscal charges	99,658	5,968	100,826	(94,858)
Total debt service	<u>1,270,499</u>	<u>1,268,999</u>	<u>1,630,937</u>	<u>30,142</u>
Net change in fund balance	229,324	230,824	148,012	309,268
FUND BALANCE - BEGINNING	<u>4,175,685</u>	<u>4,175,685</u>	<u>4,175,685</u>	<u>-</u>
FUND BALANCE - ENDING	<u>\$ 4,405,009</u>	<u>\$ 4,406,509</u>	<u>\$ 4,323,697</u>	<u>\$ 309,268</u>

CITY OF CROWLEY, TEXAS

Schedule of Changes in Net Pension Liability and Related Ratios

Last 10 Years

	2015	2016	2017	2018
Total Pension Liability				
Service cost	\$ 737,801	\$ 761,876	\$ 809,245	\$ 885,458
Interest (on the Total Pension Liability)	1,028,535	1,094,661	1,165,642	1,262,609
Changes in net benefit terms (TMRS Plan Participation)	-	-	-	-
Difference between expected and actual experience	199,815	(171,608)	143,078	234,189
Change of assumptions	22,670	-	-	-
Benefit payments, including refunds of employee contributions	(482,919)	(471,107)	(842,986)	(596,064)
Net change in total pension liability	1,505,902	1,213,822	1,274,979	1,786,192
Total pension liability - beginning	14,565,918	16,071,820	17,285,642	18,560,621
Total pension liability - ending	<u>\$ 16,071,820</u>	<u>17,285,642</u>	<u>18,560,621</u>	<u>20,346,813</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 560,076	\$ 547,783	\$ 612,770	\$ 658,211
Contributions - employee	316,426	320,340	341,694	371,521
Net investment income	19,225	906,744	2,039,047	(504,971)
Benefit payments, including refunds of employee contributions	(482,919)	(471,107)	(842,986)	(596,064)
Administrative expense	(11,712)	(10,251)	(10,575)	(9,762)
Other	(578)	(552)	(537)	(510)
Net change in plan fiduciary net position	400,518	1,292,957	2,139,413	(81,575)
Plan fiduciary net position - beginning	13,029,953	13,430,471	14,723,428	16,862,841
Plan fiduciary net position - ending	<u>\$ 13,430,471</u>	<u>\$ 14,723,428</u>	<u>\$ 16,862,841</u>	<u>\$ 16,781,266</u>
Net Pension Liability	<u>\$ 2,641,349</u>	<u>\$ 2,562,214</u>	<u>\$ 1,697,780</u>	<u>\$ 3,565,547</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.57%	85.18%	90.85%	82.48%
Covered-employee Payroll	\$ 5,273,772	\$ 5,339,006	\$ 5,694,899	\$ 6,192,015
Net Pension Liability as a Percentage of Covered Employee Payroll	50.08%	47.99%	29.81%	57.58%

The accompanying notes to the required supplementay information are an integral part of this schedule.

Exhibit E-4

2019	2020	2021	2022	2023	2024
\$ 945,202	\$ 1,041,224	\$ 1,105,570	\$ 1,260,544	\$ 1,475,477	\$ 1,775,592
1,379,106	1,517,914	1,642,311	1,818,125	2,022,396	2,216,997
-	-	-	-	-	-
331,400	11,496	535,035	593,816	422,919	471,727
106,850	-	-	-	(143,202)	-
(776,423)	(731,880)	(787,913)	(723,583)	(783,838)	(1,305,501)
1,986,135	1,838,754	2,495,003	2,948,902	2,993,752	3,158,815
20,346,813	22,332,948	24,171,702	26,666,705	29,615,607	32,609,359
22,332,948	24,171,702	26,666,705	29,615,607	32,609,359	35,768,174
\$ 713,371	\$ 800,661	\$ 882,120	\$ 981,693	\$ 1,177,920	\$ 1,419,999
397,422	438,718	467,142	527,792	615,637	711,185
2,593,887	1,495,595	2,829,491	(1,831,064)	2,784,562	2,893,569
(776,423)	(731,880)	(787,913)	(723,583)	(783,838)	(1,305,501)
(14,659)	(9,673)	(13,082)	(15,833)	(17,688)	(18,525)
(441)	(376)	91	18,895	(124)	(433)
2,913,157	1,993,045	3,377,849	(1,042,100)	3,776,469	3,700,294
16,781,266	19,694,423	21,687,468	25,065,317	24,023,217	27,799,686
\$ 19,694,423	\$ 21,687,468	\$ 25,065,317	\$ 24,023,217	\$ 27,799,686	\$ 31,499,980
\$ 2,638,525	\$ 2,484,234	\$ 1,601,388	\$ 5,592,390	\$ 4,809,673	\$ 4,268,194
88.19%	89.72%	93.99%	81.12%	85.25%	88.07%
\$ 6,623,700	\$ 7,311,968	\$ 7,785,706	\$ 8,796,536	\$ 10,260,621	\$ 11,853,082
39.83%	33.97%	20.57%	63.57%	46.88%	36.01%

CITY OF CROWLEY, TEXAS
Schedule of Contributions
Last 10 Fiscal Years

	2016	2017	2018	2019	2020
Actuarially Determined Contributions	\$ 543,837	\$ 595,975	\$ 647,135	\$ 692,597	\$ 811,200
Contributions in relation to the actuarially determined contributions	543,837	595,975	647,135	692,597	811,200
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 5,248,757	\$ 5,611,602	\$ 6,067,638	\$ 6,453,864	\$ 7,440,180
Contributions as a percentage of covered employee payroll	10.36%	10.62%	10.67%	10.73%	10.90%

The accompanying notes to the required supplementary information are an integral part of this schedule.

Exhibit E-5

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
\$ 864,843	\$ 945,817	\$ 1,141,720	\$ 1,317,734	\$ 1,492,388
<u>864,843</u>	<u>945,817</u>	<u>1,141,720</u>	<u>1,317,734</u>	<u>1,492,388</u>
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 7,694,112	\$ 8,446,008	\$ 10,008,240	\$ 11,104,219	\$ 12,189,038
11.24%	11.20%	11.41%	11.87%	12.24%

CITY OF CROWLEY, TEXAS
Schedule of Changes in Total OPEB Liability and Related Ratios
Last 10 Years (will ultimately be displayed)

	2017	2018	2019	2020
Total OPEB Liability				
Service cost	\$ 11,390	\$ 14,242	\$ 13,910	\$ 19,742
Interest (on the Total OPEB Liability)	7,276	7,656	8,317	8,219
Changes in net benefit terms	-	-	-	-
Difference between expected and actual experience	-	(9,834)	(716)	(11,498)
Change of assumptions or other inputs	19,900	(17,734)	51,672	51,769
Benefit payments	(1,139)	(1,238)	(1,325)	(1,462)
Net change in total OPEB liability	37,427	(6,908)	71,858	66,770
Total OPEB liability - beginning	187,368	224,795	217,887	289,745
Total OPEB Liability	\$ 224,795	\$ 217,887	\$ 289,745	\$ 356,515
 Covered-employee payroll	 \$ 5,694,899	 \$ 6,192,015	 \$ 6,623,700	 \$ 7,311,968
 Total OPEB liability as a percentage of covered employee payroll	 3.95%	 3.52%	 4.37%	 4.88%

The accompanying notes to the required supplementay information are an integral part of this schedule.

Exhibit E-6

2021	2022	2023	2024
\$ 24,136	\$ 29,029	\$ 15,391	\$ 18,965
7,325	7,010	10,358	10,747
-	-	-	-
(26,501)	(10,508)	(5,480)	2,291
12,286	(138,205)	13,887	(17,018)
(4,671)	(5,278)	(6,156)	(7,112)
12,575	(117,952)	28,000	7,873
356,515	369,090	251,138	279,138
<u>\$ 369,090</u>	<u>\$ 251,138</u>	<u>\$ 279,138</u>	<u>\$ 287,011</u>
 \$ 7,785,706	 \$ 8,796,536	 \$ 10,260,621	 \$ 11,853,082
 4.74%	 2.85%	 2.72%	 2.42%

CITY OF CROWLEY
Notes to the Required Supplementary Information
For the Year Ended September 30, 2025

Budget

The City Council adopts an annual budget on a basis consistent with generally accepted accounting principles for the general fund, debt service fund and major special revenue funds. The water and sewer fund budget is adopted on the modified accrual basis of accounting which is not GAAP basis for enterprise funds. City management may transfer part or all of any unencumbered appropriation balance within specific programs; however, any revisions that alter the total expenditures of a program must be approved by the City Council. The legal level of control is at the fund level.

All unused appropriations, except appropriations for capital expenditures, lapse at the close of the fiscal year to the extent they have not been expended or encumbered. An appropriation for capital expenditures shall continue in force until the purpose for which it was made is accomplished or abandoned.

Excess of Expenditures over Appropriations

In the general fund, administrative and finance, municipal court, library, public safety, public works, code enforcement, community development, community center, sanitation, nondepartmental and capital outlay expenditures exceeded appropriations by \$247,810, \$26,843, \$91,770, \$76,930, \$216,418, \$906, \$550,572, \$1,009, \$162,509, \$58,883 and \$916,580 respectively. Overall, total actual expenditures were over budget by \$1,207,221 primarily due to capital outlay expenditures that were not budgeted. The capital outlay expenditures are for the Dionne Bagsby Sports Complex and playground equipment.

In the economic development corporation, economic development, and capital outlay expenditures exceeded appropriations by \$13,357, and \$809,698 respectively. Overall, total actual expenditures were over budget by \$748,597 primarily due to capital outlay expenditures that were not budgeted. The capital outlay expenditures include the acquisition of a real estate property (125 N Hampton) and Christmas decorations for the City.

Schedule of Contributions – Pensions

Valuation Date:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	21 years (longest amortization ladder)
Asset Valuation Method	10 Year smooth market, 12% soft corridor
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last update for the 2023 valuation pursuant to an experience study of the period ending 2022.

CITY OF CROWLEY
Notes to the Required Supplementary Information
For the Year Ended September 30, 2025

Schedule of Contributions – Pensions (continued)

Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
-----------	---

Other Information:

Notes	There were no benefit changes during the year.
-------	--

Schedule of Contributions – OPEB (Retiree-only portion of rate)

Plan/ Calendar Year	Total SDB Contribution Rate	Retiree Portion of SDB Contribution (Rate)
2019	0.13%	0.02%
2020	0.14%	0.02%
2021	0.14%	0.06%
2022	0.14%	0.06%
2023	0.24%	0.06%
2024	0.25%	0.06%
2025	0.20%	0.06%

Due to the SDBF being considered an unfunded OPEB plan, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

This page intentionally left blank.

COMBINING FINANCIAL STATEMENTS
NONMAJOR GOVERNMENTAL FUNDS

CITY OF CROWLEY
Nonmajor Governmental Funds
Combining Balance Sheet
September 30, 2025

	Nonmajor			
	Court Technology & Security	Outdoor Warning Device	Grant	LEOSE Training
Assets				
Cash and cash equivalents	\$ 33,143	\$ 13,961	\$ 187	\$ 19,870
Investments	63,526	-	-	-
Receivables (Net of allowances for uncollectibles)				
Other taxes	-	-	-	-
Miscellaneous	-	-	13	-
Total assets	<u>\$ 96,669</u>	<u>\$ 13,961</u>	<u>\$ 200</u>	<u>\$ 19,870</u>
Liabilities				
Accounts payable	\$ -	\$ -	\$ 2,332	\$ 409
Unearned revenue	-	-	2,035	-
Total liabilities	<u>-</u>	<u>-</u>	<u>4,367</u>	<u>409</u>
Fund balance				
Restricted	96,669	13,961	(4,167)	19,461
Total fund balances	<u>96,669</u>	<u>13,961</u>	<u>(4,167)</u>	<u>19,461</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 96,669</u>	<u>\$ 13,961</u>	<u>\$ 200</u>	<u>\$ 19,870</u>

Exhibit F-1

Governmental Funds					
Opioid Abatement	TIRZ #1	Truancy	Public, Educational, and Government Access (PEG)	Total Nonmajor Funds	
1,644	\$ 1,658,849	\$ 42,322	\$ 59,976	\$ 1,829,952	
-	896,371	45,750	229,548	1,235,195	
-	-	-	(676)	(676)	
-	-	-	-	13	
<u>\$ 1,644</u>	<u>2,555,220</u>	<u>88,072</u>	<u>\$ 288,848</u>	<u>\$ 3,064,484</u>	
\$ -	\$ 8,925	\$ -	\$ -	\$ 11,666	
-	-	-	-	2,035	
-	8,925	-	-	13,701	
1,644	2,546,295	88,072	288,848	3,050,783	
1,644	2,546,295	88,072	288,848	3,050,783	
<u>\$ 1,644</u>	<u>\$ 2,555,220</u>	<u>\$ 88,072</u>	<u>\$ 288,848</u>	<u>\$ 3,064,484</u>	

CITY OF CROWLEY
Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
For the Year Ended September 30, 2025

	Court Technology & Security	Outdoor Warning Device	Grant
Revenues			
Property taxes	\$ -	\$ -	\$ -
Fees and fines	46,835	-	-
Charges for service	-	2,293	-
Franchise taxes	-	-	-
Grants and contributions	-	-	17,886
Investment earnings	2,825	-	-
Other	-	-	-
Total revenue	<u>49,660</u>	<u>2,293</u>	<u>17,886</u>
Expenditures			
Current			
Municipal court	31,023	-	-
Public safety	-	-	11,437
Economic development	-	-	-
Fire and ambulance	-	-	26,262
Total expenditures	<u>31,023</u>	<u>-</u>	<u>37,699</u>
Excess (deficiency) of revenues over (under) expenditures	<u>18,637</u>	<u>2,293</u>	<u>(19,813)</u>
Other financing sources (uses)			
Transfers in	-	-	20,000
Transfers out	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>20,000</u>
Net change in fund balances	18,637	2,293	187
Fund balances - beginning	78,032	11,668	(4,354)
Fund balances - ending	<u>\$ 96,669</u>	<u>\$ 13,961</u>	<u>\$ (4,167)</u>

Nonmajor	Governmental Funds					
LEOSE Training	Opioid Abatement	TIRZ #1	Truancy	Public, Educational, and Government Access (PEG)	Total Nonmajor Funds	
\$ -	\$ -	\$ 734,676	\$ -	\$ -	\$ 734,676	
-	6,659	-	23,077	-	76,571	
-	-	-	-	-	2,293	
-	-	-	-	13,747	13,747	
-	-	-	-	-	17,886	
-	-	80,985	2,035	11,543	97,388	
6,810	-	-	-	-	6,810	
6,810	6,659	815,661	25,112	25,290	949,371	
-	-	-	-	-	31,023	
3,651	5,015	-	-	-	20,103	
-	-	113,334	-	-	113,334	
-	-	-	-	-	26,262	
3,651	5,015	113,334	-	-	190,722	
3,159	1,644	702,327	25,112	25,290	758,649	
-	-	-	-	-	20,000	
-	-	(504,352)	-	-	(504,352)	
-	-	(504,352)	-	-	(484,352)	
3,159	1,644	197,975	25,112	25,290	274,297	
16,302	-	2,348,320	62,960	263,558	2,776,486	
\$ 19,461	\$ 1,644	\$ 2,546,295	\$ 88,072	\$ 288,848	\$ 3,050,783	

This page intentionally left blank.

OTHER SUPPLEMENTARY INFORMATION

(Unaudited)

CITY OF CROWLEY
Schedule of Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual
Water and Sewer Fund
For the Year Ended September 30, 2025

	Budget Amounts		Actual Amounts	Variance
	Original	Final	Budgetary Basis	Positive (Negative)
Operating revenues:				
Water sales	\$ 4,935,000	\$ 4,935,000	\$ 4,852,287	\$ (82,713)
Sewer charges	3,468,000	3,468,000	3,373,046	(94,954)
Miscellaneous	448,750	448,750	1,144,372	695,622
Total operating revenue	<u>8,851,750</u>	<u>8,851,750</u>	<u>9,369,705</u>	<u>517,955</u>
Operating expenses:				
Personnel	1,397,145	1,360,666	1,300,177	60,489
Professional services	38,231	68,231	56,362	11,869
Purchased water	2,061,000	2,061,000	2,224,676	(163,676)
Wastewater treatment charge	2,000,000	1,799,796	1,851,259	(51,463)
Contractual services	532,223	439,093	508,931	(69,838)
Insurance	68,647	109,426	115,868	(6,442)
Administrative	49,251	44,932	33,667	11,265
Repairs and maintenance	887,777	1,167,483	1,040,069	127,414
Utilities	95,976	95,976	92,696	3,280
Capital outlay	-	128,941	-	128,941
Total operating expenses	<u>7,130,250</u>	<u>7,275,544</u>	<u>7,223,705</u>	<u>51,839</u>
Operating income (loss)	<u>1,721,500</u>	<u>1,576,206</u>	<u>2,146,000</u>	<u>569,794</u>
Nonoperating revenues (expenses):				
Investment earnings	45,000	45,000	496,026	451,026
Debt service - principal	(800,000)	(800,000)	(800,000)	-
Interest expense	(238,136)	(238,136)	(209,709)	28,427
Total nonoperating revenues (expenses)	<u>(993,136)</u>	<u>(993,136)</u>	<u>(513,683)</u>	<u>479,453</u>
Income (loss) before capital contributions and transfers	728,364	583,070	1,632,317	1,049,247
Transfers in	-	-	359,938	359,938
Transfers out	<u>(580,466)</u>	<u>(580,466)</u>	<u>(940,404)</u>	<u>(359,938)</u>
Change in net position	147,898	2,604	1,051,851	1,049,247
Net position - beginning	<u>19,048,848</u>	<u>19,048,848</u>	<u>19,048,848</u>	<u>-</u>
Prior period adjustment	<u>(75,569)</u>	<u>(75,569)</u>	<u>(75,569)</u>	
Net position - ending	<u>\$ 19,121,177</u>	<u>\$ 18,975,883</u>	<u>\$ 20,025,130</u>	<u>\$ 1,049,247</u>
Reconciliation from Budgetary Basis to GAAP Basis:				
Depreciation expense			(1,014,108)	
Principal payments on long-term debt			800,000	
Net Position - ending (GAAP Basis)			<u>\$ 19,811,022</u>	

CITY OF CROWLEY, TEXAS
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property tax	\$ 2,493,386	\$ 2,493,386	\$ 2,609,931	\$ 116,545
Investment earnings	-	-	34,441	34,441
Total revenues	<u>2,493,386</u>	<u>2,493,386</u>	<u>2,644,372</u>	<u>150,986</u>
EXPENDITURES				
Debt Service				
Principal	1,745,000	1,745,000	1,745,000	-
Interest and fiscal charges	790,219	790,219	790,335	(116)
Total debt service	<u>2,535,219</u>	<u>2,535,219</u>	<u>2,535,335</u>	<u>(116)</u>
Total expenditures	<u>2,535,219</u>	<u>2,535,219</u>	<u>2,535,335</u>	<u>(116)</u>
Net change in fund balance	(41,833)	(41,833)	109,037	150,870
FUND BALANCE - BEGINNING	<u>601,658</u>	<u>601,658</u>	<u>601,658</u>	<u>-</u>
FUND BALANCE - ENDING	<u>\$ 559,825</u>	<u>\$ 559,825</u>	<u>\$ 710,695</u>	<u>\$ 150,870</u>

This page intentionally left blank.

**OVERALL COMPLIANCE AND INTERNAL CONTROL
SECTION**

This page intentionally left blank.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and City Council
City of Crowley, Texas

We have audited, in accordance with auditing standards general accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Crowley, Texas (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated February 19, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, we do not express an opinion on the effectiveness of City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

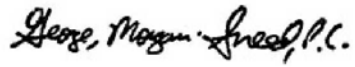
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "George Morgan-Freed, P.C.".

Weatherford, Texas

February 19, 2026



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Carol Cannady	Meeting Date: March 5, 2026
Department: City Secretary	Agenda Item: IV.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on February 19, 2026.	

Background:

Recommendation:

Financial Information:

None

Attachments:

1. 02192026 CC WS Minutes
2. 02192026 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD FEBRUARY 19, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, February 19, 2026, at 6:30 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Pro Tem Matt Foster called the Work Session to order at 6:30 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck (arrived at 6:36), Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

City Attorney, Rob Allibon

City Secretary, Carol Cannady

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Absent:

Mayor Billy Davis

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 5, 2026.

No discussion

City Business

1. Discuss and consider approving a Special Event Application submitted by Mr Steven Storrie to hold a Disc Golf Event on Friday, March 20, 2026 and Saturday, March 21, 2026.

City Secretary Carol Cannady stated the requestor had reserved the disk golf course and completed all necessary paperwork with the Recreation Center.

2. Discuss and consider approval of Resolution R02-2026-480 authorizing submission of a Public Safety Cybersecurity grant application for the Public Safety Critical Systems Power Protection Project.

Asst City Manager Cristina Winner stated that the city would eventually have to upgrade the system, so it makes sense to apply for this grant and match funds.

3. Accept and consider approval of the Crowley Police Department's 2025 Racial Profiling Report and the 2025 Department Annual Report.

No discussion

4. Discuss and consider approval of Ordinance # **02-2026-587** amending Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code, to update certain building permit and planning and zoning-related fees

Planning and Community Development Director Rachel Roberts stepped to answer any questions.

She stated that staff was recommending updates to planning, zoning, and building permit fees to better reflect actual staff time, administrative costs, and regional fee standards. In addition to correcting several fees that were mistakenly reset in 2025 after earlier updates, the proposal includes changes such as adding a third property-size category for rezoning fees, increasing certain application fees to cover rising notification and postage costs, and creating new fees for services that currently require significant staff time but are not charged, including administrative modifications, pre-submittal plan reviews, permits requiring multiple reviews, subdivision waivers, zoning verification letters, and classification of new or unlisted land uses. The updates also revise platting fees by using a per-lot fee for residential projects while keeping a per-acre approach for commercial developments, clarify engineering review fee language, and provide exemptions for small residential plats that typically require minimal engineering work. Permit-related updates include a \$50 minimum fee for residential reroof projects to ensure inspections and safety, a \$75 minimum fee for unlisted permits or inspections, and language allowing the city to recover third-party inspection costs when necessary. The proposal also removes fees for temporary signs and certain business-related signage while still requiring permits to allow oversight. Overall, these changes are intended to improve cost recovery, align fees with other cities in the region, and ensure the fee schedule more accurately reflects the work required by staff.

5. Discuss and consider adoption of Resolution R02-2026-479 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items for the city for auction.

No discussion

6. Discuss and consider approval of the annual contract (March 1, 2026, through February 28, 2027) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.

Fire Chief Pleasant Brooks stated the proposed 2026–2027 contract with Saint Francis Village continues fire and ambulance services with no rate increase from the previous year. The Lift Assist service has been removed because a separate agreement is being developed between the Crowley Fire Department and Tarrant County Emergency District No. 1 to handle those calls. The contract will continue to provide fire protection and emergency medical services for property and residents within Saint Francis Village.

Adjournment

As there was no further business, Mayor Pro Tem Matt Foster adjourned the meeting at 6:42 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD FEBRUARY 19, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, February 19, 2026, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Pro Tem Matt Foster called the Regular Session to order at 7:00 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

City Attorney, Rob Allibon

City Secretary, Carol Cannady

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Absent:

Mayor Billy Davis

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by Council Member Tina Pace followed by the Pledge of Allegiance to the American and Texas Flags.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 5, 2026.

Council Member Jim Hirth made the motion to Approve the minutes as presented; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

City Business

1. Discuss and consider approving a Special Event Application submitted by Mr Steven Storrie to hold a Disc Golf Event on Friday, March 20, 2026 and Saturday, March 21, 2026.

Council Member Jesse Johnson made the motion to Approve the Special Event Application for a Disc Gold Event; second by Council Member Scott Gilbreath, council voted unanimously to

approve the motion as presented. Motion carried 6-0.

2. Discuss and consider approval of Resolution R02-2026-480 authorizing submission of a Public Safety Cybersecurity grant application for the Public Safety Critical Systems Power Protection Project.

Council Member Jim Hirth made the motion to Approve Resolution R02-2026-480; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 6-0.

3. Accept and consider approval of the Crowley Police Department's 2025 Racial Profiling Report and the 2025 Department Annual Report.

Council Member Jesse Johnson made the motion to Approve and Accept the 2025 Racial Profiling Report; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

4. Discuss and consider approval of Ordinance # **02-2026-587** amending Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code, to update certain building permit and planning and zoning-related fees

Council Member Scott Gilbreath made the motion to Approve Ordinance 02-2026-587; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0.

5. Discuss and consider adoption of Resolution R02-2026-479 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items for the city for auction.

Council Member Jerry Beck made the motion to Approve Resolution R02-2026-479; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

6. Discuss and consider approval of the annual contract (March 1, 2026, through February 28, 2027) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.

Council Member Tina Pace made the motion to Approve the annual contract for fire and ambulance service with Saint Francis Village; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 6-0.

Public Comment

None

Items of Community Interest

None

Executive Session

N/A

Reconvene and Take Action from Executive Session

N/A

Adjournment

As there was no further business, Mayor Pro Tem Matt Foster adjourned the meeting at 7:12 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: March 5, 2026
Department: Community Development	Agenda Item: V.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-588 for a zoning change requested by Lennar Homes of Texas on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of MiraVerde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. Case # ZR-2026-001	

Background:

BACKGROUND AND OVERVIEW	
Request	Rezone to PD district
Applicant	Lennar Homes
Location	MiraVerde Phase 1, MiraVerde Phase 2 (north of MiraVerde Dr) and four lots from MiraVerde South Phase 1 (south of MiraVerde Dr; see attached plats)
Surrounding Uses	Vacant land to the north across MiraVerde Drive (MiraVerde Ph 1), undeveloped open space to the east, single-family residential development to the south (MiraVerde South), and public/institutional use (S.H. Crowley Elementary School) to the west.
Surrounding Zoning	MiraVerde PD district; R-3 single family residential
Future Land Use Plan Designation	Medium Density Single Family Residential
Staff Recommendation	Conditional Approval
Planning & Zoning Commission Recommendation	Conditional Approval

CURRENT STATUS OF PROPERTY

The applicant is requesting a zoning change from R-3 - single family zoning to a Planned Development District for single family residential. The main purpose of the rezoning request is to reduce the required 10-ft setback for garages to a 5-ft setback.

MiraVerde South is already developed, with many of the lots built on by another builder. MiraVerde Ph 2 is under construction by the applicant, Lennar Homes,, and MiraVerde Ph 1 will be developed after Ph 2 is completed.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

The property is shown as **Medium Density Single-Family Residential** on the Future Land Use Map. This category is intended to accommodate detached single-family residential development at moderate densities and to support traditional neighborhood patterns.

The proposed zoning district aligns with the intended medium-density residential character, complements adjacent residential neighborhoods, and can be served by existing or planned public infrastructure.

Other Factors to Consider

In addition to conformity with the comprehensive land use plan, the Council may consider potential impacts on surrounding properties, traffic circulation, buffering, open space, and neighborhood amenities. The suitability of the current zoning and the compatibility of the proposed site design with adjacent neighborhoods was also evaluated to ensure the development supports the overall community character.

Potential of zoning change for adverse impact.

Rezoning the property to a Planned Development (PD) district for single-family residential is not expected to have adverse impacts on the surrounding residential or public/institutional uses. Single-family development typically does not generate excessive noise, light, or other nuisances incompatible with nearby homes or school uses.

Suitability of current zoning.

The current R-3 zoning for the property is suitable for single-family residential use and aligns with surrounding residential development, particularly to the south and east. However, given the applicant's intent to develop a planned neighborhood with coordinated design standards and amenities, rezoning to a Planned Development (PD) district allows for more flexibility in neighborhood design while maintaining compatibility with adjacent residential areas.

Required mid-block connections.

During review, staff noticed the concept plan did not show pedestrian walkways in the open space lots in Blocks 4 and 5, Lots E and F, respectively. These pedestrian connections were a required condition of approval for a plat variance related to block length requirements, and the variance would not have been approved without their inclusion. We requested clarification from the applicant about what facilities they were proposing for these lots. The applicant was unaware of the intent for the mid-block pedestrian connections and assumed the lots were intended to function as drainageways. Although the applicant was not initially aware of this requirement, they have revised the concept plan to show the pedestrian connections. The civil plans for this phase will also need to be updated to

show the connections.

Building materials requirements.

The development standards originally provided by the applicant require homes to have "three-side masonry" but didn't state a minimum percentage of masonry, meaning the standard was too vague to enforce. Staff recommended the ordinance establish a minimum masonry requirement. The applicant submitted home illustrations for the ordinance that have a range of 78-86% masonry for the entire house. Staff recommended the ordinance include the lower number, 78%, as a minimum requirement. The Planning & Zoning Commission included this requirement in their recommended conditions of approval. It is also included in the staff recommendations. Because the PD district standards do not include a definition for masonry, the definitions for the base zoning district (R-3) would apply.

STAFF RECOMMENDATION

Staff support the rezoning request with the following conditions. As noted below, the Planning & Zoning Commission also recommended these conditions of approval, so the conditions have been added to the ordinance under consideration.

1. The applicant must update the civil plans to show the required mid-block connections.
2. Homes must have a minimum of 78% masonry.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission considered this request during its meeting held on February 9th. After holding a public hearing and discussing the request, the Commission voted to recommend conditional approval, with the conditions recommended by staff. Other than the applicant, no one from the public spoke at the public hearing.

ACTION BY THE CITY COUNCIL

Sample motions

The motions provided below are for the Council members' reference. You are not required to use this language in your motion.

Approve: I make a motion to approve Ordinance # 03-2026-588.

Approve with conditions: I make a motion to approve Ordinance # 03-2026-588 with the following condition(s) [list condition(s)].

Deny: I make a motion to deny Ordinance # 03-2026-588.

Postpone: I make a motion to continue Case # ZR-2026-001 until [state date when the case will be considered again].

Recommendation:

Staff recommend conditional approval.

Financial Information:**Attachments:**

1. Miraverde Application PD
2. Miraverde Concept Plan_20260127
3. ORDINANCE NO_ZR-2026-001_FINAL



CITY OF CROWLEY

Zoning Application for Planned Development Districts

Community Development Department

Case # _____

(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Incomplete applications will not be processed. **Rezoning applications for a Planned Development district will not be accepted unless you have already had a pre-application meeting.**

Property Information

Project Name: Miraverde

Project Address: 1000 Block of Mountain Meadow Road Crowley, Texas 76036

Legal Description: A tract of land situated in the Moses Walters Survey, Abstract No. 1598, Tarrant County, Texas and a tract of land situated in the Beverly Pool Survey, Abstract No. 1243, Abstract No. 287, Tarrant County, Texas Gross Acreage: 81.66 AC

Applicant & Owner Information

Applicant Name: Jennifer Eller Company: Lennar Homes of Texas

Applicant Address: 1231 Greenway Drive, Suite 800 City: Irving State: Texas

ZIP Code: 75038 Telephone No: 469-587-5200 Email: _____

Application Status (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

(If applicant is not property owner, please provide property owner information below)

Property Owner: Domain Real Estate Partners - Brian Clauson, Authorized Signatory

Applicant Address: 520 Madison Avenue, 21st Floor City: New York State: NY

ZIP Code: 10022 Telephone No: 212-751-5940 Email: _____

Information Required for Zoning Change Requests

Application Date: 1/1/26

Current Zoning: R-3

Proposed Zoning: PD

Reason for requested change: Building design standards update

(attach other pages as needed)

Zoning Application for Planned Development Districts (cont.)

If the requested zoning change is for a planned development district, additional materials are required to be submitted with the application. Please see city code Chapter 106 Article 2 for more details.

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

*If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
PRINTED NAME: <u>Jennifer Eller</u>		
SIGNATURE: <u>Jennifer Eller</u>	DATE: <u>12-29-25</u>	
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		
PRINTED NAME: <u>Brian Ganson</u>		
SIGNATURE: <u>Brian Ganson</u>	DATE: <u>12/29/25</u>	
(Letter of authorization required if signature is other than property owner)		
**The property owner must sign the application or submit a notarized letter of authorization.		

[illegible]

THIS CONTRACT IS MADE BY AND BETWEEN THE UNITED STATES OF AMERICA, hereinafter referred to as "OWNER," and the NATIONAL AERONAUTICS AND SPACE ADMINISTRATION, hereinafter referred to as "NASA," for the purpose of providing for the construction of the following project:

1. PROJECT NAME: [REDACTED]

2. PROJECT NUMBER: [REDACTED]

3. PROJECT LOCATION: [REDACTED]

4. PROJECT DESCRIPTION: [REDACTED]

5. PROJECT SCOPE: [REDACTED]

6. PROJECT BUDGET: [REDACTED]

7. PROJECT SCHEDULE: [REDACTED]

8. PROJECT RISK: [REDACTED]

9. PROJECT STATUS: [REDACTED]

10. PROJECT CONTACT: [REDACTED]

11. PROJECT APPROVAL: [REDACTED]

12. PROJECT REVIEW: [REDACTED]

13. PROJECT REPORT: [REDACTED]

14. PROJECT DOCUMENT: [REDACTED]

15. PROJECT RECORD: [REDACTED]

16. PROJECT ARCHIVE: [REDACTED]

17. PROJECT LIBRARY: [REDACTED]

18. PROJECT COLLECTION: [REDACTED]

19. PROJECT SET: [REDACTED]

20. PROJECT SERIES: [REDACTED]

21. PROJECT GROUP: [REDACTED]

22. PROJECT FAMILY: [REDACTED]

23. PROJECT CLASS: [REDACTED]

24. PROJECT TYPE: [REDACTED]

25. PROJECT CATEGORY: [REDACTED]

26. PROJECT SUBCATEGORY: [REDACTED]

27. PROJECT SUBTYPE: [REDACTED]

28. PROJECT SUBCLASS: [REDACTED]

29. PROJECT SUBFAMILY: [REDACTED]

30. PROJECT SUBGROUP: [REDACTED]

31. PROJECT SUBSET: [REDACTED]

32. PROJECT SUBSERIES: [REDACTED]

33. PROJECT SUBFAMILY: [REDACTED]

34. PROJECT SUBGROUP: [REDACTED]

35. PROJECT SUBSET: [REDACTED]

36. PROJECT SUBSERIES: [REDACTED]

37. PROJECT SUBFAMILY: [REDACTED]

38. PROJECT SUBGROUP: [REDACTED]

39. PROJECT SUBSET: [REDACTED]

40. PROJECT SUBSERIES: [REDACTED]

41. PROJECT SUBFAMILY: [REDACTED]

42. PROJECT SUBGROUP: [REDACTED]

43. PROJECT SUBSET: [REDACTED]

44. PROJECT SUBSERIES: [REDACTED]

45. PROJECT SUBFAMILY: [REDACTED]

46. PROJECT SUBGROUP: [REDACTED]

47. PROJECT SUBSET: [REDACTED]

48. PROJECT SUBSERIES: [REDACTED]

49. PROJECT SUBFAMILY: [REDACTED]

50. PROJECT SUBGROUP: [REDACTED]

51. PROJECT SUBSET: [REDACTED]

52. PROJECT SUBSERIES: [REDACTED]

53. PROJECT SUBFAMILY: [REDACTED]

54. PROJECT SUBGROUP: [REDACTED]

55. PROJECT SUBSET: [REDACTED]

56. PROJECT SUBSERIES: [REDACTED]

57. PROJECT SUBFAMILY: [REDACTED]

58. PROJECT SUBGROUP: [REDACTED]

59. PROJECT SUBSET: [REDACTED]

60. PROJECT SUBSERIES: [REDACTED]

61. PROJECT SUBFAMILY: [REDACTED]

62. PROJECT SUBGROUP: [REDACTED]

63. PROJECT SUBSET: [REDACTED]

64. PROJECT SUBSERIES: [REDACTED]

65. PROJECT SUBFAMILY: [REDACTED]

66. PROJECT SUBGROUP: [REDACTED]

67. PROJECT SUBSET: [REDACTED]

68. PROJECT SUBSERIES: [REDACTED]

69. PROJECT SUBFAMILY: [REDACTED]

70. PROJECT SUBGROUP: [REDACTED]

71. PROJECT SUBSET: [REDACTED]

72. PROJECT SUBSERIES: [REDACTED]

73. PROJECT SUBFAMILY: [REDACTED]

74. PROJECT SUBGROUP: [REDACTED]

75. PROJECT SUBSET: [REDACTED]

76. PROJECT SUBSERIES: [REDACTED]

77. PROJECT SUBFAMILY: [REDACTED]

78. PROJECT SUBGROUP: [REDACTED]

79. PROJECT SUBSET: [REDACTED]

80. PROJECT SUBSERIES: [REDACTED]

81. PROJECT SUBFAMILY: [REDACTED]

82. PROJECT SUBGROUP: [REDACTED]

83. PROJECT SUBSET: [REDACTED]

84. PROJECT SUBSERIES: [REDACTED]

85. PROJECT SUBFAMILY: [REDACTED]

86. PROJECT SUBGROUP: [REDACTED]

87. PROJECT SUBSET: [REDACTED]

88. PROJECT SUBSERIES: [REDACTED]

89. PROJECT SUBFAMILY: [REDACTED]

90. PROJECT SUBGROUP: [REDACTED]

91. PROJECT SUBSET: [REDACTED]

92. PROJECT SUBSERIES: [REDACTED]

93. PROJECT SUBFAMILY: [REDACTED]

94. PROJECT SUBGROUP: [REDACTED]

95. PROJECT SUBSET: [REDACTED]

96. PROJECT SUBSERIES: [REDACTED]

97. PROJECT SUBFAMILY: [REDACTED]

98. PROJECT SUBGROUP: [REDACTED]

99. PROJECT SUBSET: [REDACTED]

100. PROJECT SUBSERIES: [REDACTED]

101. PROJECT SUBFAMILY: [REDACTED]

102. PROJECT SUBGROUP: [REDACTED]

103. PROJECT SUBSET: [REDACTED]

104. PROJECT SUBSERIES: [REDACTED]

105. PROJECT SUBFAMILY: [REDACTED]

106. PROJECT SUBGROUP: [REDACTED]

107. PROJECT SUBSET: [REDACTED]

108. PROJECT SUBSERIES: [REDACTED]

109. PROJECT SUBFAMILY: [REDACTED]

110. PROJECT SUBGROUP: [REDACTED]

111. PROJECT SUBSET: [REDACTED]

112. PROJECT SUBSERIES: [REDACTED]

113. PROJECT SUBFAMILY: [REDACTED]

114. PROJECT SUBGROUP: [REDACTED]

115. PROJECT SUBSET: [REDACTED]

116. PROJECT SUBSERIES: [REDACTED]

117. PROJECT SUBFAMILY: [REDACTED]

118. PROJECT SUBGROUP: [REDACTED]

119. PROJECT SUBSET: [REDACTED]

120. PROJECT SUBSERIES: [REDACTED]

121. PROJECT SUBFAMILY: [REDACTED]

122. PROJECT SUBGROUP: [REDACTED]

123. PROJECT SUBSET: [REDACTED]

124. PROJECT SUBSERIES: [REDACTED]

125. PROJECT SUBFAMILY: [REDACTED]

126. PROJECT SUBGROUP: [REDACTED]

127. PROJECT SUBSET: [REDACTED]

128. PROJECT SUBSERIES: [REDACTED]

129. PROJECT SUBFAMILY: [REDACTED]

130. PROJECT SUBGROUP: [REDACTED]

131. PROJECT SUBSET: [REDACTED]

132. PROJECT SUBSERIES: [REDACTED]

133. PROJECT SUBFAMILY: [REDACTED]

134. PROJECT SUBGROUP: [REDACTED]

135. PROJECT SUBSET: [REDACTED]

136. PROJECT SUBSERIES: [REDACTED]

137. PROJECT SUBFAMILY: [REDACTED]

138. PROJECT SUBGROUP: [REDACTED]

139. PROJECT SUBSET: [REDACTED]

140. PROJECT SUBSERIES: [REDACTED]

141. PROJECT SUBFAMILY: [REDACTED]

142. PROJECT SUBGROUP: [REDACTED]

143. PROJECT SUBSET: [REDACTED]

144. PROJECT SUBSERIES: [REDACTED]

145. PROJECT SUBFAMILY: [REDACTED]

146. PROJECT SUBGROUP: [REDACTED]

147. PROJECT SUBSET: [REDACTED]

148. PROJECT SUBSERIES: [REDACTED]

149. PROJECT SUBFAMILY: [REDACTED]

150. PROJECT SUBGROUP: [REDACTED]

151. PROJECT SUBSET: [REDACTED]

152. PROJECT SUBSERIES: [REDACTED]

153. PROJECT SUBFAMILY: [REDACTED]

154. PROJECT SUBGROUP: [REDACTED]

155. PROJECT SUBSET: [REDACTED]

156. PROJECT SUBSERIES: [REDACTED]

157. PROJECT SUBFAMILY: [REDACTED]

158. PROJECT SUBGROUP: [REDACTED]

159. PROJECT SUBSET: [REDACTED]

160. PROJECT SUBSERIES: [REDACTED]

161. PROJECT SUBFAMILY: [REDACTED]

162. PROJECT SUBGROUP: [REDACTED]

163. PROJECT SUBSET: [REDACTED]

164. PROJECT SUBSERIES: [REDACTED]

165. PROJECT SUBFAMILY: [REDACTED]

166. PROJECT SUBGROUP: [REDACTED]

167. PROJECT SUBSET: [REDACTED]

168. PROJECT SUBSERIES: [REDACTED]

169. PROJECT SUBFAMILY: [REDACTED]

170. PROJECT SUBGROUP: [REDACTED]

171. PROJECT SUBSET: [REDACTED]

172. PROJECT SUBSERIES: [REDACTED]

173. PROJECT SUBFAMILY: [REDACTED]

174. PROJECT SUBGROUP: [REDACTED]

175. PROJECT SUBSET: [REDACTED]

176. PROJECT SUBSERIES: [REDACTED]

177. PROJECT SUBFAMILY: [REDACTED]

178. PROJECT SUBGROUP: [REDACTED]

179. PROJECT SUBSET: [REDACTED]

180. PROJECT SUBSERIES: [REDACTED]

181. PROJECT SUBFAMILY: [REDACTED]

182. PROJECT SUBGROUP: [REDACTED]

183. PROJECT SUBSET: [REDACTED]

184. PROJECT SUBSERIES: [REDACTED]

185. PROJECT SUBFAMILY: [REDACTED]

186. PROJECT SUBGROUP: [REDACTED]

187. PROJECT SUBSET: [REDACTED]

188. PROJECT SUBSERIES: [REDACTED]

189. PROJECT SUBFAMILY: [REDACTED]

190. PROJECT SUBGROUP: [REDACTED]

191. PROJECT SUBSET: [REDACTED]

192. PROJECT SUBSERIES: [REDACTED]

193. PROJECT SUBFAMILY: [REDACTED]

194. PROJECT SUBGROUP: [REDACTED]

195. PROJECT SUBSET: [REDACTED]

196. PROJECT SUBSERIES: [REDACTED]

197. PROJECT SUBFAMILY: [REDACTED]

198. PROJECT SUBGROUP: [REDACTED]

199. PROJECT SUBSET: [REDACTED]

200. PROJECT SUBSERIES: [REDACTED]

201. PROJECT SUBFAMILY: [REDACTED]

202. PROJECT SUBGROUP: [REDACTED]

203. PROJECT SUBSET: [REDACTED]

204. PROJECT SUBSERIES: [REDACTED]

205. PROJECT SUBFAMILY: [REDACTED]

206. PROJECT SUBGROUP: [REDACTED]

207. PROJECT SUBSET: [REDACTED]

208. PROJECT SUBSERIES: [REDACTED]

209. PROJECT SUBFAMILY: [REDACTED]

210. PROJECT SUBGROUP: [REDACTED]

211. PROJECT SUBSET: [REDACTED]

212. PROJECT SUBSERIES: [REDACTED]

213. PROJECT SUBFAMILY: [REDACTED]

214. PROJECT SUBGROUP: [REDACTED]

215. PROJECT SUBSET: [REDACTED]

216. PROJECT SUBSERIES: [REDACTED]

217. PROJECT SUBFAMILY: [REDACTED]

218. PROJECT SUBGROUP: [REDACTED]

219. PROJECT SUBSET: [REDACTED]

220. PROJECT SUBSERIES: [REDACTED]

221. PROJECT SUBFAMILY: [REDACTED]

222. PROJECT SUBGROUP: [REDACTED]

223. PROJECT SUBSET: [REDACTED]

224. PROJECT SUBSERIES: [REDACTED]

225. PROJECT SUBFAMILY: [REDACTED]

226. PROJECT SUBGROUP:

[illegible][illegible]

STATE OF TEXAS
COUNTY OF DALLAS
I, CLARENCE E. HARRIS, County Clerk of said County, do hereby certify that the within and foregoing instrument was duly acknowledged before me by the persons whose names and signatures appear thereon, and that the same is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and the seal of said County, at Dallas, Texas, this 10th day of May, 1902.

CLARENCE E. HARRIS, County Clerk.

Notary Public in and for the State of Texas
My Comm. Expires 10/10/02

AMENDED NOTICE
To all whom these presents may come, I hereby certify that the within and foregoing instrument was duly acknowledged before me by the persons whose names and signatures appear thereon, and that the same is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and the seal of said County, at Dallas, Texas, this 10th day of May, 1902.

CLARENCE E. HARRIS, County Clerk.

Notary Public in and for the State of Texas
My Comm. Expires 10/10/02



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°11'48"W	6.06'
L2	N88°48'12"W	50.00'
L3	S00°08'42"E	27.49'
L4	S50°34'33"E	14.28'
L5	N38°26'00"E	14.28'
L6	S69°20'50"E	14.28'
L7	S20°32'18"W	14.03'
L8	S20°40'09"W	14.00'
L9	N51°34'53"W	14.02'
L10	S39°26'20"W	14.02'
L11	N45°08'42"W	14.14'
L12	S45°22'25"E	14.09'
L13	N44°51'18"E	14.14'
L14	S51°08'43"E	14.29'
L15	N37°39'24"E	14.29'
L16	S69°13'56"E	14.31'
L17	N19°34'11"E	14.27'
L18	N59°57'28"E	17.73'
L19	S32°41'08"E	25.03'
L20	S59°57'28"W	17.73'
L21	N73°49'13"W	14.84'
L22	S16°57'52"W	12.95'
L23	N52°21'43"W	13.99'
L24	S38°53'13"W	13.99'
L25	N45°08'42"E	14.14'
L26	S44°51'18"W	14.14'
L27	N45°08'42"W	14.14'
L28	S44°37'35"W	14.20'
L29	N47°10'54"E	13.56'
L30	S42°49'06"E	14.70'
L31	N47°10'54"E	13.56'
L32	S85°29'31"E	27.21'
L33	S01°27'01"E	13.75'
L34	S87°38'11"E	13.28'
L35	N69°17'28"E	16.21'
L36	N44°51'18"E	14.14'
L37	N06°04'17"W	80.49'
L38	N06°04'17"W	35.76'
L39	N06°04'17"W	44.73'
L40	N06°44'40"W	98.86'
L41	N06°44'40"W	59.83'
L42	N06°44'40"W	39.03'
L43	N46°20'07"E	29.31'
L44	N84°36'31"E	53.29'
L45	N34°33'39"W	57.10'
L46	N44°55'50"W	57.78'
L47	N41°48'27"W	70.53'
L48	N71°24'09"E	62.92'
L49	N69°43'30"E	62.92'
L50	N68°02'52"E	62.92'
L51	N69°22'20"E	62.78'
L52	N59°22'03"W	44.27'
L53	N69°22'22"E	59.41'
L54	N69°22'22"E	24.46'
L55	N71°12'50"E	59.25'
L56	N69°17'28"E	59.25'
L57	N69°22'22"E	34.96'
L58	N24°53'49"W	16.95'
L59	N06°44'40"W	20.05'
L60	N06°44'40"W	20.05'
L61	N80°08'45"E	73.56'
L62	N78°57'39"E	59.04'
L63	N78°47'08"E	59.04'
L64	N74°36'36"E	59.05'
L65	N72°26'39"E	59.05'
L66	N70°22'09"E	59.05'
L67	N69°11'51"E	81.16'
L68	N78°57'39"E	27.59'
L69	N78°57'39"E	31.45'
L70	N76°47'06"E	32.64'
L71	N76°47'06"E	26.40'
L72	N74°36'36"E	37.69'
L73	N74°36'36"E	21.35'
L74	N72°26'39"E	42.74'
L75	N72°26'39"E	16.31'
L76	N70°22'09"E	47.79'
L77	N70°22'09"E	11.26'
L78	N71°12'50"E	20.31'
L79	S55°22'03"E	30.84'
L80	S52°22'45"W	36.64'
L81	N55°27'12"W	78.25'
L82	N65°06'11"E	104.88'
L83	N40°00'18"E	5.11'
L84	S49°26'02"E	15.05'
L85	S40°00'18"W	7.25'
L86	S65°06'11"W	108.22'
L87	N24°53'49"W	15.00'
L88	N46°20'07"E	56.55'
L89	S43°39'53"E	20.00'
L90	S46°20'07"W	55.84'
L91	N64°35'00"E	82.23'
L92	S25°25'00"E	35.00'
L93	S64°35'00"W	41.66'

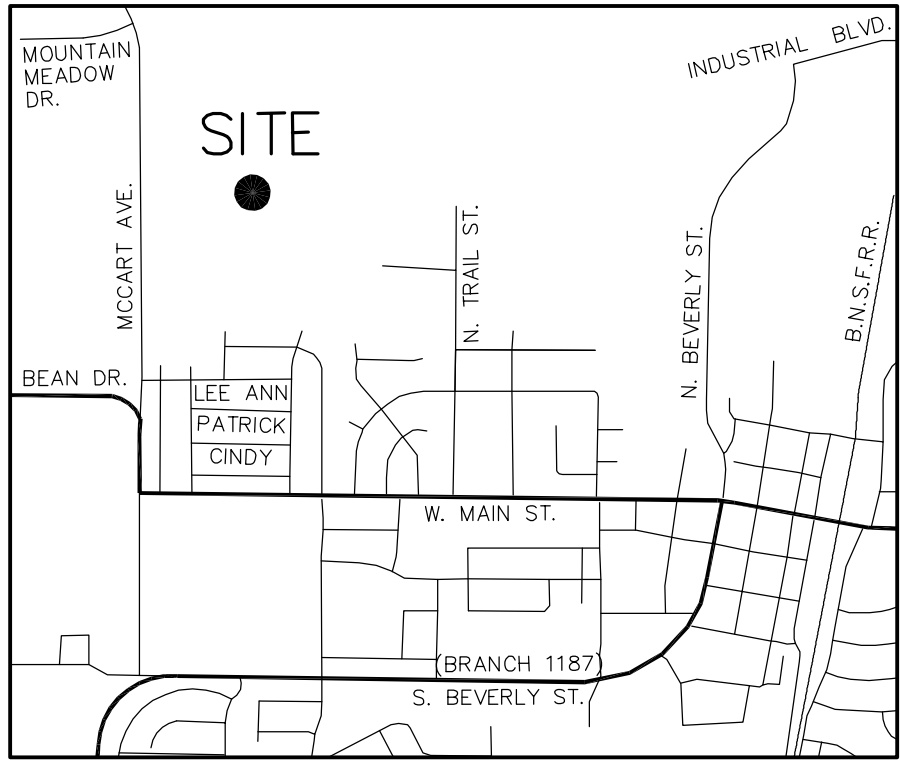
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	5.36'	2024.54'	0°09'07"	N73°52'07"E	5.36'
C2	314.50'	1854.54'	9°42'59"	S78°39'03"W	314.12'
C3	155.04'	1854.54'	4°47'24"	S87°27'37"W	154.99'
C4	41.23'	325.00'	7°16'04"	N02°26'14"W	41.20'
C5	38.05'	300.00'	7°18'04"	N02°26'14"W	38.03'
C6	34.88'	275.00'	7°16'04"	N02°26'14"W	34.86'
C7	28.44'	275.00'	5°55'35"	N03°06'29"W	28.43'
C8	31.03'	300.00'	5°55'35"	N03°06'29"W	31.02'
C9	33.62'	325.00'	5°55'35"	N03°06'29"W	33.60'
C10	37.43'	325.00'	6°35'58"	N03°26'41"W	37.41'
C11	34.55'	300.00'	6°35'58"	N03°26'41"W	34.54'
C12	31.68'	275.00'	6°35'58"	N03°26'41"W	31.66'
C13	30.48'	275.00'	6°20'59"	N03°19'11"W	30.46'
C14	34.55'	300.00'	6°35'58"	N03°26'41"W	34.54'
C15	36.24'	325.00'	6°23'17"	N03°20'20"W	36.22'
C16	34.00'	49.80'	39°07'08"	N19°24'52"E	33.34'
C17	60.84'	75.00'	46°28'48"	N2°05'43"E	59.19'
C18	74.64'	100.00'	42°45'54"	N21°14'15"E	72.92'
C19	47.30'	395.00'	6°51'37"	S35°09'20"E	47.27'
C20	77.96'	275.00'	16°14'31"	N39°50'47"W	77.70'
C21	85.04'	300.00'	16°14'31"	N39°50'47"W	84.76'
C22	92.13'	325.00'	16°14'31"	N39°50'47"W	91.82'
C23	117.15'	525.00'	12°47'07"	N41°34'29"W	116.91'
C24	111.57'	500.00'	12°47'07"	N41°34'29"W	111.34'
C25	105.99'	475.00'	12°47'07"	N41°34'29"W	105.77'
C26	20.59'	425.00'	2°46'35"	N33°47'38"W	20.59'
C27	71.80'	400.00'	10°17'06"	N30°02'22"W	71.71'
C28	11.37'	375.00'	1°44'16"	N34°18'47"W	11.37'
C29	15.48'	400.00'	2°13'04"	N26°00'21"W	15.48'
C30	56.32'	400.00'	8°04'02"	N31°08'54"W	56.27'
C31	124.42'	50.00'	142°34'35"	N20°32'58"E	94.71'
C32	127.70'	50.00'	149°20'12"	N47°10'54"E	95.72'
C33	35.01'	50.00'	40°07'22"	N05°58'31"W	34.30'
C34	48.24'	50.00'	55°16'52"	N41°46'36"E	46.39'
C35	44.45'	50.00'	50°55'57"	S85°06'59"E	43.00'
C36	21.91'	50.00'	25°06'30"	N47°11'12"E	21.74'
C37	13.07'	445.00'	1°40'59"	N43°33'29"W	13.07'
C38	20.01'	445.00'	2°34'37"	N45°41'17"W	20.01'
C39	53.61'	445.00'	6°54'10"	N74°37'49"W	53.58'
C40	5.37'	445.00'	0°41'28"	N78°25'38"W	5.37'
C41	28.01'	50.00'	32°05'48"	S75°47'21"W	27.64'
C42	594.13'	420.00'	53°48'00"	N56°36'31"W	379.83'
C43	30.00'	50.00'	34°22'39"	N1°26'58"E	29.53'

LOT SUMMARY TABLE				
LOT/BLOCK	AREA	MIN	FINISH	FLOOR
29/3	9753 SF			757.52
30/3	7632 SF			757.34
31/3	7632 SF			757.21
32/3	7632 SF			757.21
33/3	7514 SF			757.21
34/3	7979 SF			756.39
35/3	7343 SF			755.61
36/3	7346 SF			756.50
37/3	7200 SF			756.78
38/3	7200 SF			756.99
39/3	7200 SF			757.01
40/3	7200 SF			757.11
41/3	7200 SF			757.39
42/3	7200 SF			757.64
43/3	11417 SF			757.89
5/6	7223 SF			
6/6	7222 SF			
7/6	7220 SF			
8/6	7219 SF			
9/6	7218 SF			
10/6	7216 SF			
11/6	11276 SF			
12/7	10240 SF			
10/7	8410 SF			
11/7	8991 SF			
12/7	8182 SF			
13/7	8182 SF			
14/7	8182 SF			
15/7	8182 SF			
16/7	10361 SF			
6/8	9753 SF			
7/8	7632 SF			
8/8	7632 SF			
9/8	7632 SF			
10/8	7514 SF			
11/8	7979 SF			
12/8	7343 SF			
13/8	7346 SF			
14/8	7200 SF			
15/8	7200 SF			
16/8	7200 SF			
17/8	7200 SF			
1/6	9710 SF			
2/9	8063 SF			
3/9	8063 SF			
4/9	8063 SF			
5/9	8063 SF			
6/9	8062 SF			
7/9	8038 SF			
8/9	9779 SF			
9/9	10181 SF			
10/9	8095 SF			
11/9	8063 SF			
12/9	8063 SF			
13/9	8063 SF			
14/9	8063 SF			
15/9	8063 SF			
16/9	9710 SF			
1/10	10405 SF			
2/10	7708 SF			
3/10	7702 SF			
4/10	7698 SF			
5/10	7694 SF			
6/10	7686 SF			
7/10	10825 SF			
8/10	10907 SF			
9/10	7680 SF			
10/10	7673 SF			
11/10	7668 SF			
12/10	7663 SF			
13/10	11221 SF			
1/11	10145 SF			
2/11	7200 SF			
3/11	7200 SF			
4/11	7200 SF			
5/11	7200 SF			
6/11	7200 SF			
7/11	7822 SF			
7X-HOA/11	6318 SF			
8/11	14704 SF			
9/11	10535 SF			
10/11	10803 SF			
11/11	7540 SF			
12/11	9034 SF			
1/12	9299 SF			
2/12	7210 SF			
3/12	7209 SF			
4/12	7208 SF			
5/12	7206 SF			

LOT SUMMARY TABLE			
LOT/BLOCK	AREA	MIN	FINISH FLOOR
6/12	7205 SF		
7/12	7204 SF		
8/12	7203 SF		
9/12	7201 SF		
10/12	7200 SF		
11/12	7319 SF		
12/12	12167 SF		
13/12	19835 SF		
14/12	9019 SF		
15/12	7308 SF		
16/12	7308 SF		
17/12	7308 SF		
18/12	7308 SF		
19/12	7308 SF		
20/12	7361 SF	765.96	
21/12	7831 SF	763.88	
22/12	7547 SF	763.20	
23/12	7260 SF	762.72	
24/12	7850 SF	762.23	
25/12	7859 SF	761.72	
26/12	7764 SF	761.23	
27/12	7535 SF	760.46	
28/12	7260 SF	759.72	
29/12	7260 SF	759.16	
30/12	9881 SF	758.69	
1/13	9741 SF		
2/13	7440 SF		
3/13	7440 SF		
4/13	7440 SF		
5/13	7440 SF		
6/13	7440 SF		
7/13	7440 SF		
8/13	7440 SF		
9/13	7440 SF		
10/13	7440 SF		
11/13	10530 SF		
12/13	14144 SF		
13/13	8001 SF		
14/13	7440 SF		
15/13	7440 SF		
16/13	7440 SF		
17/13	7440 SF		
18/13	7440 SF		
19/13	7440 SF		
20/13	7440 SF		
21/13	9525 SF		
1/14	9250 SF		
2/14	7200 SF		
3/14	7200 SF		
4/14	7200 SF		
5/14	7200 SF		
6/14	7200 SF		
7/14	7200 SF		
8/14	7200 SF		
9/14	7200 SF		
10/14	7200 SF		
11/14	7200 SF		
12/14	9061 SF		
13/14	9929 SF		
14/14	7740 SF		
15/14	7740 SF		
16/14	7740 SF		
17/14	7740 SF		
18/14	7740 SF		
19/14	7740 SF		
20/14	7740 SF		
21/14	7740 SF		
22/14	7740 SF		
23/14	9550 SF		
44X-HOA/3	8,820 AC		
31X-HOA/12	4,368 AC		

GENERAL NOTES:

- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET LIGHTS, AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF CROWLEY.
- ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF CITY OF CROWLEY COMPREHENSIVE ZONING ORDINANCE.
- ALL REQUIRED



VICINITY MAP

1" = 1000'

FINISH FLOOR TABLE		
LOT #	BLOCK #	ELEVATION
1	1	784.26
2	1	783.96
3	1	783.66
4	1	783.36
5	1	783.06
6	1	782.76
7	1	782.46
8	1	782.16
9	1	781.86
10	1	781.56

PLAN SUMMARY TABLE		
MIRAVARDE SOUTH PHASE 1		
TOTAL LOTS ZONED SF-7.2		10
PHASE 1 ACREAGE	2.5 AC	
MINIMUM LOT SIZE	7200 SF	
MINIMUM DWELLING SIZE	1400 SF	
DENSITY PER ACRE	4.4	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°35'02"W	14.14'
L2	S44°16'01"W	14.19'
L3	S89°49'42"E	27.76'
L4	S00°33'34"E	92.40'
L5	S89°26'26"W	50.00'
L6	S00°33'34"E	27.64'
L7	S89°52'43"W	36.06'
L8	N00°33'34"W	82.36'
L9	N42°08'10"W	62.85'
L10	N80°09'21"W	78.78'
L11	N89°17'01"W	46.79'
L12	N00°42'59"E	57.59'
L13	N89°23'30"E	44.26'
L14	S02°15'33"E	58.77'
L15	N80°09'21"W	0.51'

LOT SUMMARY TABLE		
LOT/BLOCK	AREA	
1/1	7200 SF	
2/1	7200 SF	
3/1	7200 SF	
4/1	7200 SF	
5/1	7200 SF	
6/1	7200 SF	
7/1	7200 SF	
8/1	7200 SF	
9/1	7200 SF	
10/1	10095 SF	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	99.26'	280.00'	20°18'39"	N79°14'10"E	98.74'
C2	55.58'	275.00'	11°34'45"	S82°29'02"W	55.48'

THE FOLLOWING VARIANCES HAVE BEEN APPROVED AND GRANTED

1. BLOCK LENGTH TO EXCEED 650 FEET, APPROVED BY CITY COUNCIL ON FEBRUARY 10, 2020.

ALL VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL

DATE _____
RICHARD ADAMS
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF CROWLEY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CROWLEY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE MIRAVARDE SOUTH-PHASE 1 SUBDIVISION OR ADDITION TO THE CITY OF CROWLEY WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF CROWLEY ON THE _____ DAY OF _____, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS _____ DAY OF _____.

CAROL KONHAUSER
CITY SECRETARY, CITY OF CROWLEY, TEXAS

ENGINEER:

METRO ENGINEERS, INC.
J.D. FARMER, P.E.
1101 WEST ABRAM
ARLINGTON, TX 76013
817-860-1000

OWNER:

CROWLEY MCCART LAND VENTURE I, LLC.
TOM MITCHELL
4209 GATEWAY DR., SUITE 200
COLLEEVILLE, TX 76034
214-808-0080

SURVEYOR:



THIS PLAT IS RECORDED IN

DOCUMENT NO. _____

DATE _____

FLOOD PLAIN/DRAINAGE-WAY:

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF CROWLEY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSED BY THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF CROWLEY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0410K DATED SEPTEMBER 25, 2009 AND THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0430L DATED MARCH 21, 2019, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

FLOODPLAIN RESTRICTION:

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF CROWLEY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

NOTES:

1. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET LIGHTS, AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF CROWLEY.
2. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF CITY OF CROWLEY COMPREHENSIVE ZONING ORDINANCE.
3. ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF CROWLEY'S LANDSCAPING ORDINANCE.
4. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
5. ENTRY FEATURES AND COMMON LOTS, INCLUDING ALL OPEN SPACE LOTS, ARE DEDICATED TO AND MAINTAINED BY THE HOA.
6. MIRAVARDE DRIVE MUST BE BUILT AS A RESIDENTIAL STREET OR DRIVEWAY ACCESS ON MIRAVARDE DRIVE WILL NOT BE PERMITTED.
7. ALL INTERIOR LOT CORNERS ARE 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544".
8. THE PARKS AND RECREATION BOARD APPROVED A FEE-IN-LIEU OF PARKLAND DEDICATION ON APRIL 3, 2019.
9. ZONING SHOWN HERE ON IS FOR REFERENCE ONLY, AND IS NOT INTENDED TO CREATE A COVENANT OR RESTRICTION.
10. WAIVER OF CLAIMS REQUIRED BY SECTION 98-63(C)(30) OF THE SUBDIVISION ORDINANCE SHALL APPLY.

PRIVATE COMMON AREAS AND FACILITIES:

THE CITY OF CROWLEY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE/EXERCISE / BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF CROWLEY, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

TREE SCHEDULE NOTE:

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY LEEMING DESIGN GROUP DATED APRIL 27, 2020.

UPON INSPECTION OF SITE PERFORMED ON APRIL 27, 2020, PLEASE FIND BELOW GENERAL OBSERVATIONS OF EXISTING TREES TO REMAIN WITHIN OPEN SPACE HOA LOT A:

OPEN SPACE HOA LOT A

LOT A PARALLELS THE SOUTH FORK OF NORTH BRANCH OF DEER CREEK. MOST OF THE LOT IS HEAVILY WOODED A, WITH THE HEAVILY WOODED AREA CONSISTING PRIMARILY OF HACKBERRY (CELTIS OCCIDENTALIS), CEDAR ELM (ULMUS CRASSIFOLIA), BOIS D'ARC (MACLURA POMIFERA), AND HERCULES CLUB (ZANTHOXYLUM HIRSUTUM). HACKBERRY SIZE VARY, WITH MOST FALLING WITHIN 12-18" DBH, WITH SOME LARGER CLOSER TO THE CREEK, AND OVERALL MAKE UP APPROXIMATELY 50% OF THE TREES WITHIN THE WOODED AREA, THE CEDAR ELM MAKE UP APPROXIMATELY 35% OF THE TREES, WITH THE MOST BEING 6-8" DBH, WITH A FEW 18" +DB CLOSEST TO THE CREEK. BOIS D'ARC SIZES ALSO VARY WITHIN THE WOODED PORTION, WITH A MAJORITY FALLING WITHIN THE 6-12" DBH RANGE, AND MAKING UP AROUND 10% OF THE TREE QUANTITIES. THE REMAINING 5% IS PRIMARILY HERCULES CLUB, BEING FROM 6-8" DBH IN SIZE. THERE ARE ALSO A FEW RANDOM COTTONWOOD (POPULUS DELTOIDES) AND CHITTAMWOOD (BUMILIA LANGUINOSA) FOUND THROUGHOUT THE HEAVILY WOODED PORTION OF THE LOT.

THE AREAS WITHIN LOT A WHICH ARE MORE OPEN ARE POPULATED WITH APPROXIMATELY 30% HACKBERRY, 30% BOIS D'ARC, 30% MESQUITE (PROSOPIS GLANDULOSA), AND 10% HERCULES CLUB, WITH THE SIZES BEING SMALLER THAN THOSE IN THE HEAVILY WOODED PORTION.

THE INTENTION IS THAT A VAST MAJORITY OF THESE EXISTING TREES WILL BE PRESERVED AS PART OF THE DEVELOPMENT. THE ONLY TREES WHICH WOULD BE DISTURBED WOULD BE THOSE AFFECTED BY GRADING IMMEDIATELY ADJACENT TO PROPOSED LOTS, STREETS, OR UTILITIES. THE ABOVE DESCRIPTIONS ARE PROVIDED BASED ON CONVERSATION WITH RACHEL ROBERTS AS EVIDENT THAT DEVELOPER INTENDS TO PRESERVE COMMON AREA TREES AND DOES NOT INTEND TO CLEAR-CUT ENTIRE DEVELOPMENT. ABOVE INFORMATION WILL ALSO BE PRESENTED GRAPHICALLY IN NEAR FUTURE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT S. THOMAS MITCHELL THROUGH THE UNDERSIGNED AUTHORITY DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-10, BLOCK 1, MIRAVARDE SOUTH, PHASE 1, AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF CROWLEY AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDING, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS, AND THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A THREE-FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A TWO-FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF CROWLEY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXPECTATIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

OWNER:

BY: _____
S. THOMAS MITCHELL
CROWLEY MCCART LAND VENTURE I, LLC.

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED S. THOMAS MITCHELL, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE BEVERLY POOL SURVEY, ABSTRACT NO. 1243, ABSTRACT NO. 287, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 22.974 ACRE TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D218188389, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN McCART AVENUE (VARIABLE R-0-W) FOR THE NORTHWESTERLY CORNER OF SAID 22.974 ACRE TRACT AND FOR THE SOUTHWESTERLY CORNER OF A PUBLIC RIGHT-OF-WAY DEDICATION GRANTED TO THE CITY OF CROWLEY IN THAT DEED RECORDED IN DOCUMENT NO. D216001842, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°23'30" E ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 866.78 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND WHO'S LONG CHORD BEARS N 79°14'10" E, 98.74 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°18'39", AND AN ARC LENGTH OF 99.26 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO STM/MNM LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D21909922, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°52'43" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.06 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 89°49'42" E LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 27.76 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF SAID 22.974 ACRE TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND WHO'S LONG CHORD BEARS S 82°29'02" W, 55.48 FEET;

THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°34'45", AND AN ARC LENGTH OF 55.58 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 44°16'01" W, A DISTANCE OF 14.19 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 00°33'34" E, A DISTANCE OF 92.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 89°26'26" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 00°33'34" E, A DISTANCE OF 27.64 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

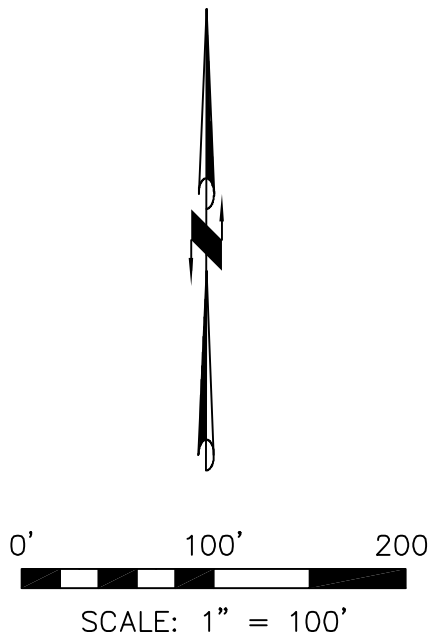
THENCE S 89°23'30" W, A DISTANCE OF 748.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 22.974 ACRE TRACT;

THENCE ALONG SAID SOUTHWESTERLY LINE N 42°08'10" W, A DISTANCE OF 62.85 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE N 80°09'21" W, A DISTANCE OF 78.78 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE N 89°17'01" W, A DISTANCE OF 46.79 FEET TO A POINT;

THENCE ALONG THE WESTERLY LINE OF SAID 22.974 ACRE TRACT N 00°42'59" E, A DISTANCE OF 57.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.459 ACRES OF LAND, MORE OR LESS.



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, MATT POWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND ALL MONUMENTS AND CORNER PINS SHOWN HEREON EXIST AND ARE CORRECTLY DESCRIBED AND ARE PROPERLY MARKED ON THE GROUND, AND THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 07/02/20

A FINAL PLAT OF LOTS 1-10, BLOCK 1, MIRAVARDE SOUTH PHASE 1 2.459 ACRES ZONED SF-7.2 SITUATED IN THE BEVERLY POOL SURVEY ABSTRACT NO. 1243 CITY OF CROWLEY, TARRANT COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE BEVERLY POOL SURVEY, ABSTRACT NO. 1243, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 22.974 ACRE TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D218188389, DEED RECORDS, TARRANT COUNTY, TEXAS

DEVELOPMENT STANDARDS

All plans and development standards contained in the City of Crowley Code of Ordinances, as applicable to the R-3 Single Family Residential, shall be met and adhered to in the development of the Property, unless otherwise specifically stated below:

- i. All homes shall have 3-sided masonry, divided light windows, and garage door hardware.
- ii. Residential structures shall incorporate at least three of the following façade design elements:
 - a. Bay or box windows
 - b. Porches, stoops or covered entries
 - c. Dormers
 - d. Structural offsets a minimum of four feet from the principal plane of the front façade
 - e. Accent materials with banding highlights
 - f. Ornamental or decorative window grills or shutters
 - g. An increase in roof pitch to a minimum of 8/12 on the main structure
 - h. Decorative gable feature minimum of 2 square feet
 - i. Other comparable features as approved by the Administrator.
- iii. Garage Design:
 - a. The garage shall be setback a minimum of five (5) feet from the front façade of the residence
 - b. The total width of the garage door shall not occupy more than 50 percent of the width of the ground floor façade.
- iv. Landscape
 - a. All lots shall include 2 front yard trees.
 - b. Developer will comply with the following previously approved documents:
 - i. Parkland Dedication of Miraverde Phase 1 approved and accepted by the City of Crowley Parks and Recreation Board on June 5, 2019.
 - ii. Fee-in-Lieu of Parkland Dedication for Miraverde South Phase 1 approved by the City of Crowley Parks and Recreation Board on April 3, 2019.
 - iii. Approved Tree Preservation Plan for Miraverde Phase 1 dated April 28, 2020.
- v. Anti-Monotony Rule
 - a. No street-facing elevation on a single family home shall be repeated directly across the street from itself (excluding at “T” intersections and within cul-de-sacs), or within three lots of itself along the same block face. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation.
 - b. No color scheme may be repeated within two lots of the same color scheme along the same block face.

Crowley Development Standards - Miraverde			
Requirements			
Item	Crowley Requirement	Lennar	Meets/Exceeds/Modified
Front Primary Setback	25'	25'	Meets
Front Secondary Setback	15'	15'	Meets
Side Property Line Setback	7.5'	7.5'	Meets
Rear Property Line Setback	10'	10'	Meets
Rear Or Side Alley Setback	5'	5'	Meets
Garage Setback	10'	5'	Modified
Garage Door Width	Maximum 50% of Home	40% of Home	Exceeds
Building Height	35'	35'	Meets
Min. Dwelling Size	1,400 SF	1,400 SF	Meets
Lennar Additions			
Item	Crowley Requirement	Lennar	Meets/Exceeds/Modified
Masonry	None	3-Sided	Exceeds
Garage Door Hardware	None	Yes	Exceeds
Front Yard Trees	1 Tree	2 Trees	Exceeds

Table 1: Summary of Planned Development Standards in comparison to R-3 zoning requirements

These standards are in addition to requirements of the previously executed Developer's Agreement for Miraverde Phase 1 Addition and Developer's Agreement and Assignment and Assumption of Miraverde Phase 2 Addition.

In the event of a conflict between this PD and or the Zoning Ordinance and or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property. Any topic of regulation not addressed by this PD shall be governed by the Zoning Ordinance or other applicable development regulations of the City. By way of example, non-conforming uses shall be governed by the Zoning Ordinance.

APPROXIMATE DEVELOPMENT SCHEDULE

Miraverde Phase 2

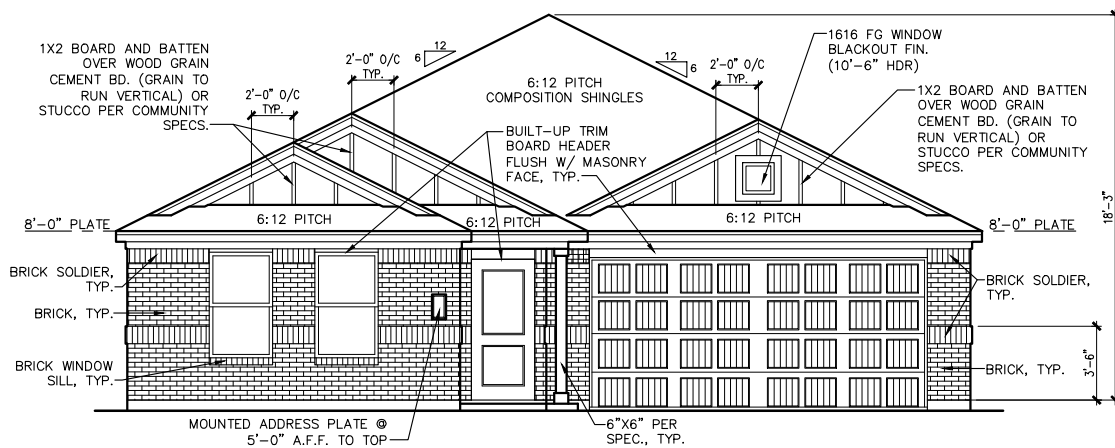
Franchise utilities	December 2025 – February 2026
Street signs installed	March 2026
Final Grades & Substantial Completion	April 2026
Begin vertical construction	June 2026

Miraverde Addition

Begin vertical construction	February 2026
-----------------------------	---------------

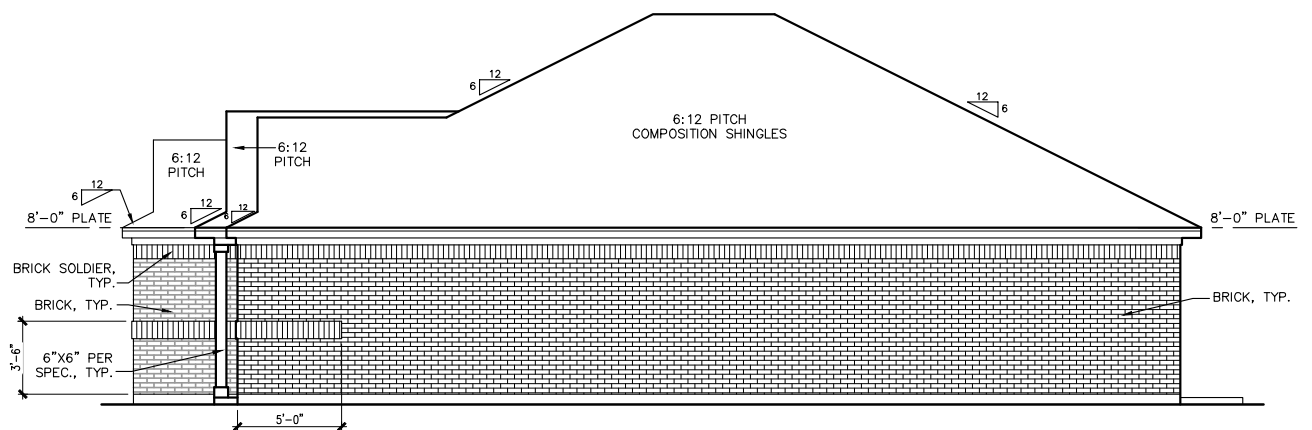
Miraverde Phase 1

Excavation	April 2027 – July 2027
Utilities	July 2027 – November 2027
Paving	November 2027 – February 2028
Substantial Completion	November 2028
Begin vertical construction	January 2029



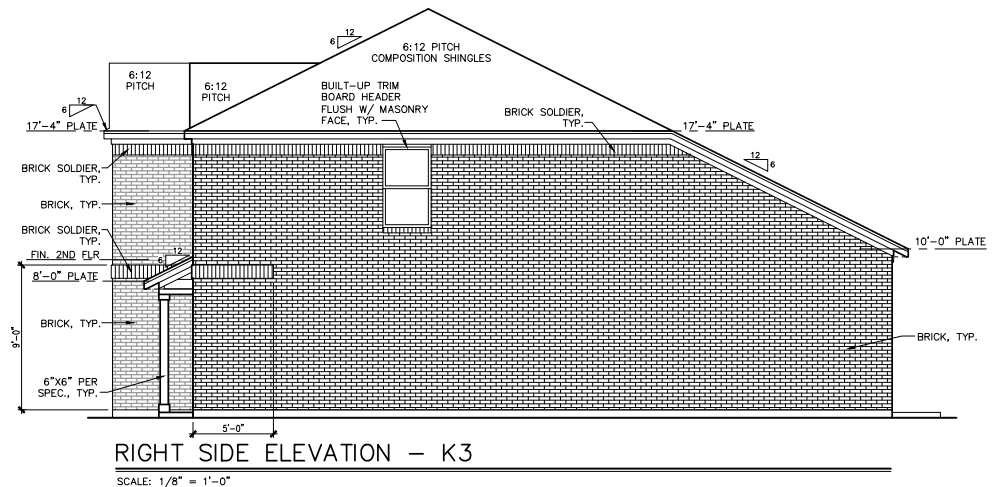
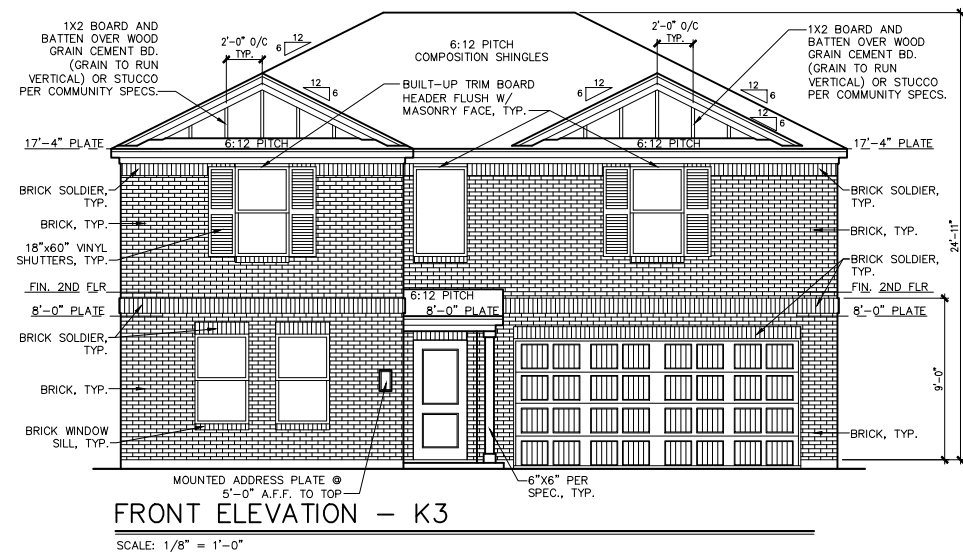
FRONT ELEVATION - K3

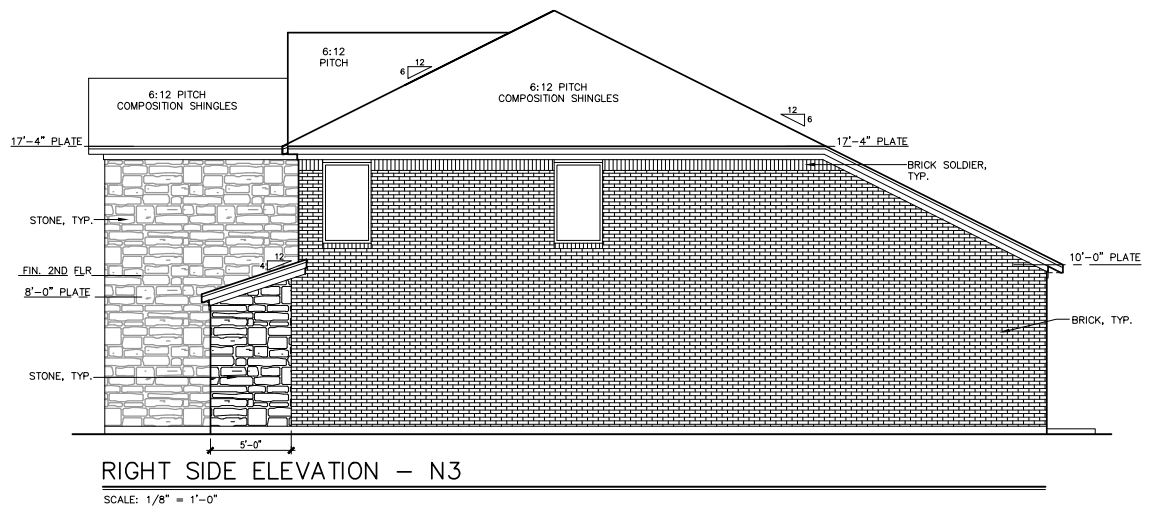
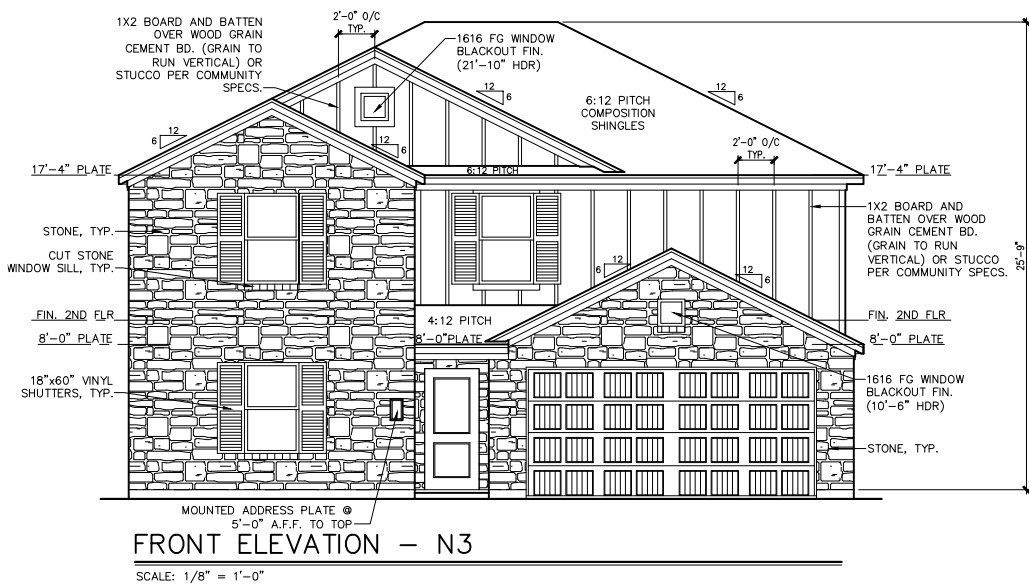
SCALE: 1/8" = 1'-0"

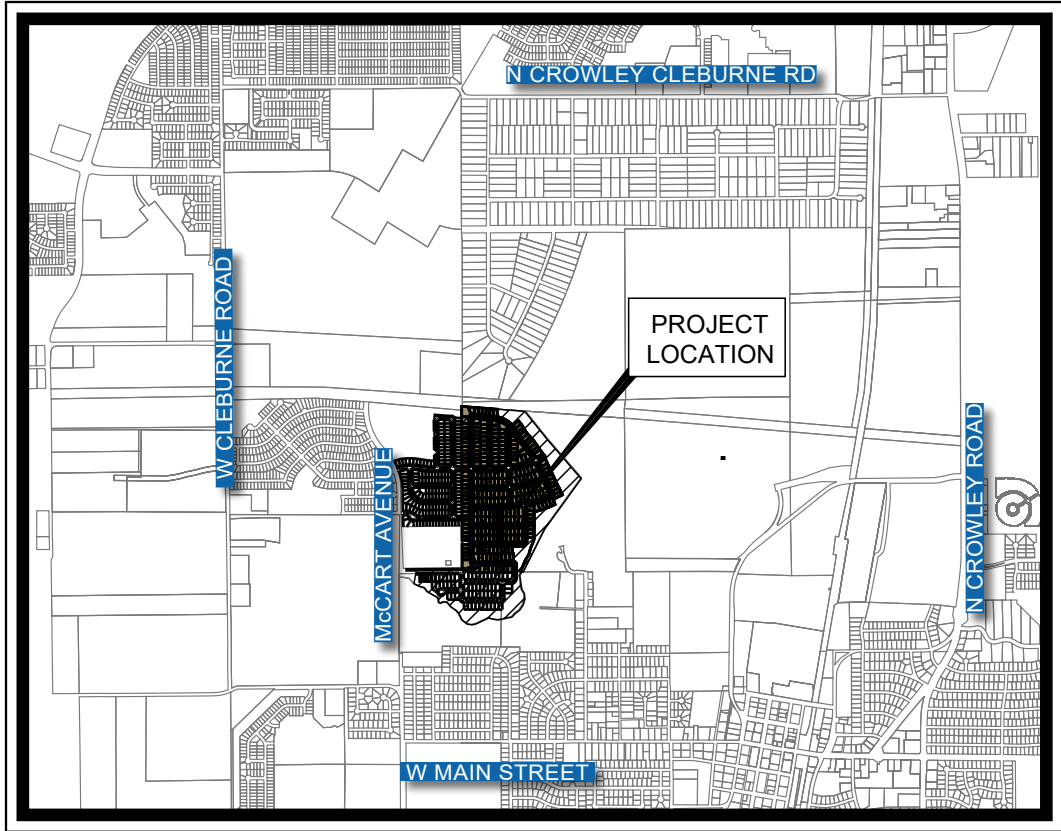


RIGHT SIDE ELEVATION - K3

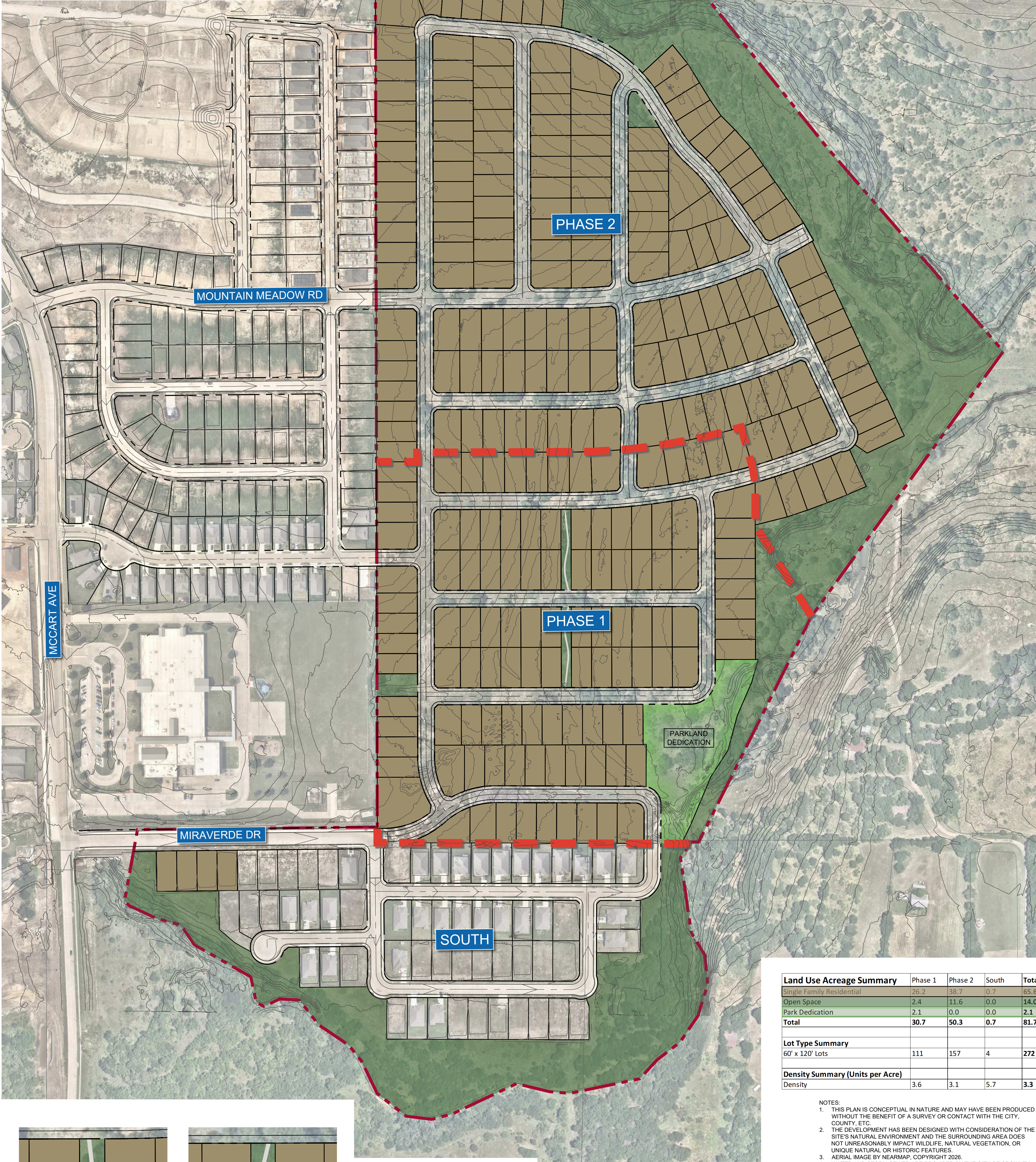
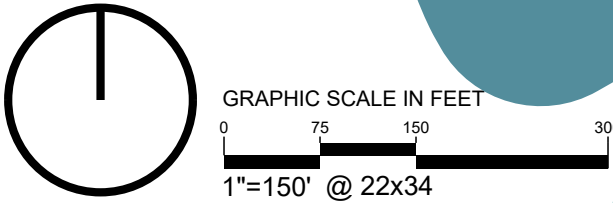
SCALE: 1/8" = 1'-0"







VICINITY MAP
SCALE: 1" = 3,000'



Land Use Acreage Summary	Phase 1	Phase 2	South	Total
Single Family Residential	26.2	38.7	0.7	65.6
Open Space	2.4	11.6	0.0	14.0
Park Dedication	2.1	0.0	0.0	2.1
Total	30.7	50.3	0.7	81.7

Lot Type Summary	Phase 1	Phase 2	South	Total
60' x 120' Lots	111	157	4	272

Density Summary (Units per Acre)	Phase 1	Phase 2	South	Total
Density	3.6	3.1	5.7	3.3

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 - THE DEVELOPMENT HAS BEEN DESIGNED WITH CONSIDERATION OF THE SITE'S NATURAL ENVIRONMENT AND THE SURROUNDING AREA DOES NOT UNREASONABLY IMPACT WILDLIFE, NATURAL VEGETATION, OR UNIQUE NATURAL OR HISTORIC FEATURES.
 - AERIAL IMAGE BY NEARMAP, COPYRIGHT 2026.
 - WATER AND STORM SEWER ARE PROVIDED BY THE CITY OF CROWLEY, SEWER IS PROVIDED BY THE CITY OF FORT WORTH, ELECTRIC IS PROVIDED BY ONCOR, AND GAS IS PROVIDED BY ATMOS.

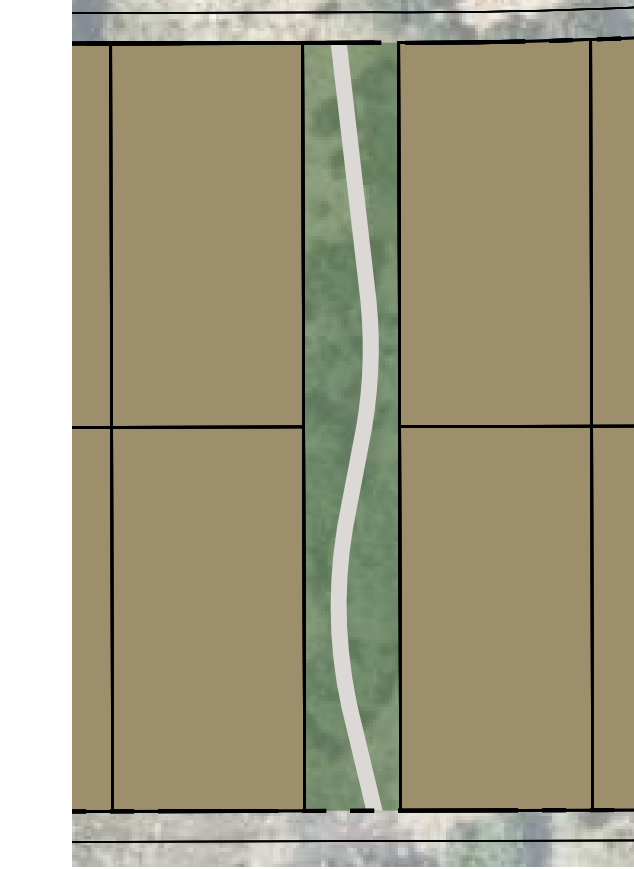
CONCEPT PLAN

Miraverde
Crowley, Texas
January 2026

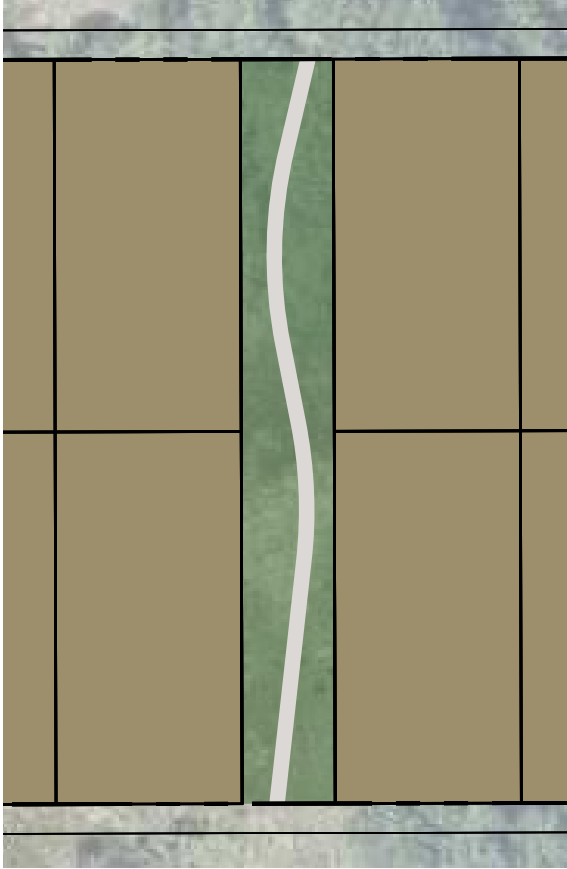
Kimley»Horn

13455 Noel Rd. Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928

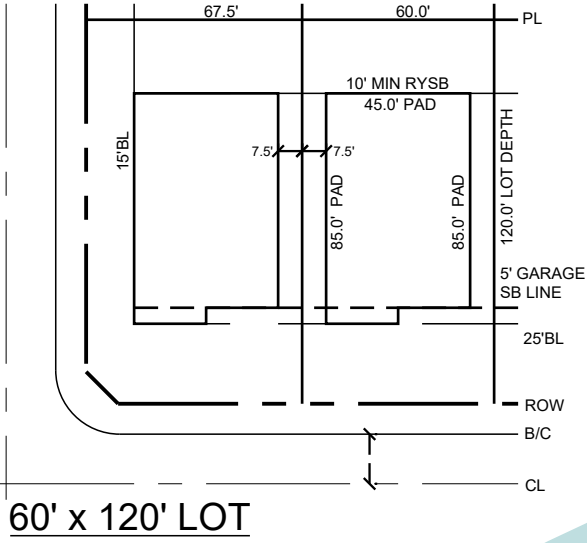
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



MID BLOCK
PEDESTRIAN PATH #1



MID BLOCK
PEDESTRIAN PATH #2



ORDINANCE NO. 03-2026-588

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATELY 81.66 ACRE TRACT OF LAND IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598 AND THE BEVERLY POOL SURVEY, ABSTRACT NO 1243, ABSTRACT NO, 287 FROM R-3 –SINGLE FAMILY RESIDENTIAL TO A PLANNED DEVELOPMENT DISTRICT (SINGLE FAMILY RESIDENTIAL) FOR MIRAVERDE ADDITION PH 1, MIRAVERDE ADDITION PH 2, AND LOTS 1-4 BLOCK 1, MIRAVERDE SOUTH ADDITION PH 1; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley (the “City”) is a Home-Rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Lennar Homes of Texas (the “Applicant”), as authorized by the Property owner, has requested a zoning change for an approximately 81.66-acre tract of land generally located on the south side of MiraVerde Drive and north of MiraVerde Drive and east of the Rosemary Ridge Addition, being situated in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract Nos. 1243 and 287, in the City of Crowley, Tarrant County, Texas (the “Property”); and

WHEREAS, the Property is currently zoned R-3, Single-Family Residential District; and

WHEREAS, the Applicant has requested rezoning of the Property to a Planned Development District (PD) to allow single-family residential development with modified and enhanced development standards; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on February 09, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on March 05, 2026, with respect to the zoning changes described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication and procedural requirements for the rezoning of the Property.

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by changing the zoning classification of the Property more particularly described on the attached Exhibit 'A' (the "Property") from R-3 Single Family Residential to Planned Development District, in accordance with the terms and conditions stated below, the concept plan on the attached Exhibit 'B', the development standards on the attached Exhibit 'C', and the illustrations provided as examples in Exhibit 'D' and approved herein. Said exhibits shall be applicable only to the Property described herein.

1. The developer shall update the civil plans to include the required mid-block connections on Lot E, Block 4 and Lot F, Block 5 before construction for MiraVerde Phase 1 will be permitted.

SECTION 2.

The Property subject to this Ordinance consists of approximately 81.66 acre of land located in the City of Crowley, Tarrant County, Texas, being situated in the Moses Walters Survey, Abstract No. 1598, and the Beverly Pool Survey, Abstract Nos. 1243 and 287, and more particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 3.

The purpose of this Planned Development District is to allow a coordinated single-family residential development with enhanced architectural standards, pedestrian connectivity, and neighborhood design features, while maintaining compatibility with surrounding residential and institutional uses.

SECTION 4.

Permitted uses within this Planned Development District shall be limited to those uses allowed in the R-3, Single-Family Residential District, unless otherwise expressly modified herein.

SECTION 5.

In the event of a conflict between this Planned Development District and any other zoning or development regulation of the City, the provisions of this Ordinance shall control. Any subject matter not specifically addressed herein shall be governed by the applicable provisions of the City's zoning and development regulations.

SECTION 6.

The official zoning map of the City of Crowley is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 7.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance

of the City of Crowley, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 9.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 10.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 11.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 12.

The City Secretary is hereby directed to publish the caption, penalty clause, and effective date of this Ordinance in one issue of the official newspaper of the City, as required by Section 52.013 of the Local Government Code.

SECTION 13.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 5TH DAY OF MARCH 2026.

Billy Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT 'A'
THE PROPERTY

An approximately 81.66 acre tract of land located in the City of Crowley, Tarrant County, Texas, being situated in the Moses Walters Survey, Abstract No. 1598, and the Beverly Pool Survey, Abstract Nos. 1243 and 287, and platted as MiraVerde Phase 1, MiraVerde Phase 2, and MiraVerde South Phase 1, Block 1, Lots 1-4

EXHIBIT 'B'
CONCEPT PLAN

EXHIBIT 'C'

DEVELOPMENT STANDARDS

Development Standards

Except as modified by this Ordinance, all development within the Planned Development District shall comply with the City of Crowley Code of Ordinances, Zoning Ordinance, and Development Standards applicable to the R-3 Single-Family Residential District.

In the event of a conflict between this PD and or the Zoning Ordinance and or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property. Any topic of regulation not addressed by this PD shall be governed by the Zoning Ordinance or other applicable development regulations of the City. By way of example, non-conforming uses shall be governed by the Zoning Ordinance.

A. Residential Design Standards

1. All residential structures shall be constructed with a minimum of three (3) masonry elevations. The required masonry elevations shall include the front elevation and both side elevations. All homes shall have a minimum of 78% total exterior masonry construction.
2. Homes shall include divided-light windows and decorative garage door hardware.
3. Each residential structure shall incorporate a minimum of three (3) of the following façade design elements:
 - Bay or box windows;
 - Porches, stoops, or covered entries;
 - Dormers;
 - Structural offsets of a minimum of four (4) feet from the principal plane of the front façade;
 - Accent materials with banding highlights;
 - Ornamental or decorative window grills or shutters;
 - Increased roof pitch to a minimum of 8:12 on the main structure;
 - Decorative gable features with a minimum area of two (2) square feet. Vents are not considered gable features unless the vents are decorative; acceptable examples of decorative vents are provided in Exhibit 'D';
 - Other comparable features as approved by the Administrator.

B. Garage Standards

1. Garages shall be set back a minimum of five (5) feet from the front façade of the residence.
2. A standard 2-car garage door is 16'-3" wide. The total width of garage doors shall not exceed forty percent (41%) of the width of the ground-floor façade.

C. Landscaping

1. Each lot shall include a minimum of two (2) front-yard trees.
2. Development shall comply with the following previously approved documents, as applicable:
 - Parkland Dedication for MiraVerde Phase 1;
 - Fee-in-Lieu of Parkland Dedication for MiraVerde South Phase 1;

- Approved Tree Preservation Plan for MiraVerde Phase 1.

D. Pedestrian Pathways

Block 4, Lot E, and Block 5, Lot F shall be developed and maintained as mid-block pedestrian pathways. These lots shall not function as drainage facilities and shall be incorporated into the final landscape and hardscape plans consistent with prior variance approvals.

E. Anti-Monotony Standards

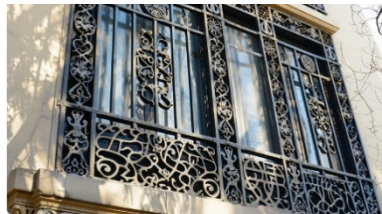
1. No street-facing elevation shall be repeated directly across the street or within three (3) lots along the same block face, excluding cul-de-sacs and T-intersections.
2. A minimum of ten percent (10%) variation in elevation design shall be required to avoid repetition.
3. No exterior color scheme shall be repeated within two (2) lots along the same block face.

EXHIBIT 'D'

ILLUSTRATIONS

Images provided below are for illustrative purposes only, and homes are not required to be designed as illustrated. In the event of a conflict or inconsistency between the text of this Ordinance and the illustrations, the text shall control.

Decorative window grills



Banding Highlights



Decorative Gable Features



Typical Home Elevations







City of Crowley, Texas City Council Agenda Report

Presenter: Lori Watson	Meeting Date: March 5, 2026
Department: City Manager	Agenda Item: VI.1.
Subject: Discuss and consider approval of Resolution R03-2026-481 authorizing the addition of a Project Manager position to the Staffing Plan and Pay Classification Plan.	

Background:

The City is entering a multi-year period of significant capital investment, including major infrastructure and facility projects. The addition of a full-time Project Manager is necessary to provide centralized oversight, coordination, and accountability for these capital projects to ensure timely delivery, fiscal responsibility, and regulatory compliance.

Over the next several years, the City will be managing multiple large-scale projects, including: water transmission line and water tower, Police Department facility expansion, Bicentennial Park improvements, Stormwater infrastructure projects, street rehabilitation and capital improvement projects, oversight and coordination of EDC-owned properties.

These projects collectively represent substantial public investment and involve complex coordination between engineers, architects, contractors, consultants, regulatory agencies, and multiple City departments. Project oversight responsibilities are currently being mainly handled by ACM Matt Elgin, with help from administrative staff and department directors, who all maintain full operational workloads.

The addition of a Project Manager will:

- Centralize capital project oversight
- Improve timeline tracking and milestone accountability
- Monitor budgets and contractor performance
- Reduce risk of cost overruns through proactive management
- Ensure compliance with procurement laws and grant requirements
- Provide consistent reporting to City Council and Board
- Improve coordination between concurrent infrastructure projects
- Minimize operational disruption during construction

This position will protect taxpayer investment by strengthening oversight and improving project execution.

Given the scale of upcoming capital expenditures, even modest reductions in change orders, delays, or contractor disputes could offset a significant portion of the cost of this position.

Proactive project oversight reduces financial exposure and increases the likelihood that projects

are delivered on time and within budget.

The addition of a Project Manager is a forward-looking investment in organizational capacity. As the City continues to grow and expand infrastructure, professional project oversight will be critical to maintaining service levels, protecting financial stability, and ensuring successful delivery of public assets.

Recommendation:

Staff respectfully requests approval.

Financial Information:

The Project Manager will be placed in pay grade 127 due to the education, experience and certifications required. The position will be divided among the General, Water and Wastewater, Stormwater, EDC and CCPD funds. Each year the projects can be reviewed to determine the percentage of salary to be allocated.

Attachments:

1. Staffing Plan Resolution
2. 02242026 Pay Classification Plan
3. Project Manager

RESOLUTION NO. R03-2026-481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY APPROVING REVISIONS TO THE CITY OF CROWLEY STAFFING PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley Staffing Plan indicates positions and the number of employees for each position;

WHEREAS, under direction of the City Manager, Staff was to review current Staffing Plan to make necessary adjustments to be recommended to the City Council for consideration;

WHEREAS, Staff hereby proposes additions and amendments to the existing Staffing Plan and the changes as follows:

Staffing Plan

Administrative Assistant	1	
Animal Control Attendant		
Animal Control Officer	2	
Animal Control Supervisor	1	
Animal Control Tech	2	
Assistant City Manager	2	
Assistant Finance Director	1	
Assistant Public Works Director	1	
Assistant Utility Director	1	
Building Maintenance	1	
Building Facilities Manager	1	
Building Official	1	
Children's Services Librarian	1	
City Manager	1	
City Secretary	1	
Clerk of the Municipal Court / Court Administrator	1	
Code Enforcement Officer	1	
Community Engagement Librarian	1	
Community Services Director	1	
Customer Service Specialist	1	
Deputy City Manager		
Deputy Fire Chief	1	
Director of Economic Development	1	
Director of Projects & Utilities	1	
Downtown/Main Street Coordinator	1	
Finance Director	1	
Fire Battalion Chief	3	
Fire EMS Battalion Chief	1	
Fire Chief	1	
Firefighter /Paramedic	21	
Firefighter Lieutenant	6	
Firefighter/ Driver Engineer	6	
Firefighter/EMT		
Fleet Services	1	
IT Analyst	1	
IT Systems Administrator	1	
Library Clerk - Entry Level	1	1.775
Library - Senior Clerk	1	0.675
Library Services Manager	1	
Media Relations Coordinator	1	
Municipal Court Clerk	1	
Parks Maintenance Foreman	1	
Parks Maintenance Worker	5	
Permit Tech	1	
Personnel / HR Administrator	1	
Planner	1	

Planning & Community Development Director	1	
Project Manager	1	
Police Chief	1	
Police Community Liaison Officer	1	
Police Patrol Corporal / Detective Corporal	5	
Police Crime Scene & Property Tech	1	
Police Detective	2	
Police Lieutenant	2	
Police Patrol	16	
Police Patrol Sergeant	4	
Police Property & Evidence Tech		
Police Records Clerk	2	
Police Traffic Officer	2	
Public Works Director	1	
Public Works Maintenance Foreman	1	
Public Works Maintenance Worker	5	
Recreation Center Assistant Manager	1	
Rec Center Facility Attendant/Custodian	1	
Recreation Center Lead Attendant	2	
Recreation Center Manager	1	
Recreation Clerk		3.50
Recreation Wee-Place Attendant		.75
Senior Administrative Assistant	3	
Senior Citizen's Program Coordinator	1	
Senior Citizen's Aide - Driver		.6
Senior Staff Accountant	1	
Special Events/Project Coordinator	1	
Staff Accountant	1	
Support Services Manager	1	
Tech Services – Library	1	
Telecommunications Officer (Dispatcher)	10	
Telecommunications Supervisor	1	
Utility Billing Cashier	1	
Utility Billing Manager	1	
Water Maintenance Foreman	1	
Water Maintenance Tech	2	
Water Maintenance Worker	4	
	160	7.30

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, that these revisions to the City of Crowley Staffing Plan are approved.

PRESENTED AND APPROVED ON THIS THE 5th DAY OF MARCH 2026, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS.

CITY OF CROWLEY, TEXAS

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
101	Annual Hourly (2080)	\$27,872.00 \$13.40	\$40,934.40 \$19.68	Recreation Wee Place Attendant
102	Annual Hourly (2080)	\$29,265.60 \$14.07	\$42,889.60 \$20.62	
103	Annual Hourly (2080)	\$30,742.40 \$14.78	\$45,136.00 \$21.70	Animal Control Attendant Rec Center Facility Attendant/Custodian
104	Annual Hourly (2080)	\$32,260.80 \$15.51	\$47,382.40 \$22.78	Library Aide Entry Level Clerk Recreation Clerk Senior Citizen Driver - Aide
105	Annual Hourly (2080)	\$33,883.20 \$16.29	\$49,753.60 \$23.92	Animal Control Tech
106	Annual Hourly (2080)	\$35,568.00 \$17.10	\$52,249.60 \$25.12	Library Senior Clerk Technical Services- Library
107	Annual Hourly (2080)	\$37,356.80 \$17.96	\$54,870.40 \$26.38	Recreation Center Lead Attendant Permit Tech Utility Billing Cashier Police Records Clerk Administrative Asst
108	Annual Hourly (2080)	\$39,228.80 \$18.86	\$57,595.20 \$27.69	Parks Maintenance Worker Public Works Maintenance Water Maintenance
109	Annual Hourly (2080)	\$41,184.00 \$19.80	\$60,486.40 \$29.08	Municipal Court Clerk Building Maintenance Animal Control Officer
110	Annual Hourly (2080)	\$43,243.20 \$20.79	\$63,502.40 \$30.53	Customer Service Specialist Fleet Services
111	Annual Hourly (2080)	\$45,406.40 \$21.83	\$66,684.80 \$32.06	Senior Administrative Assistant Water Maintenance Tech

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
112	Annual	\$47,673.60	\$70,012.80	Code Enforcement Officer
	Hourly (2080)	\$22.92	\$33.66	Senior Citizen's Program Coordinator
113	Annual	\$50,065.60	\$73,528.00	Recreation Center Assistant Manager
	Hourly (2080)	\$24.07	\$35.35	Community Engagement Librarian Telecommunications Officer Police Crime Scene & Property Tech Staff Accountant
114	Annual	\$52,561.60	\$77,188.80	Children's Services Librarian
	Hourly (2080)	\$25.27	\$37.11	Special Events/Projects Coordinator Parks Maintenance Foreman Public Works Foreman Water Maintenance Foreman
115	Annual	\$55,203.20	\$81,057.60	Telecommunications Supervisor
	Hourly (2080)	\$26.54	\$38.97	IT Analyst Media Relations Coordinator Planner Utility Billing Manager
116	Annual	\$57,948.80	\$85,113.60	Animal Control Supervisor
	Hourly (2080)	\$27.86	\$40.92	Downtown/Main Street Coordinator
117	Annual	\$60,840.00	\$89,356.80	
	Hourly (2080)	\$29.25	\$42.96	
118	Annual	\$63,897.60	\$93,828.80	Senior Staff Account
	Hourly (2080)	\$30.72	\$45.11	Court Administrator/Clerk
119	Annual	\$67,080.00	\$98,529.60	Building Facilities Manager
	Hourly (2080)	\$32.25	\$47.37	Recreation Center Manager Support Services Manager
120	Annual	\$70,449.60	\$103,438.40	
	Hourly (2080)	\$33.87	\$49.73	
121	Annual	\$73,964.80	\$108,617.60	
	Hourly (2080)	\$35.56	\$52.22	

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
122	Annual	\$77,667.20	\$114,046.40	
	Hourly (2080)	\$37.34	\$54.83	
123	Annual	\$81,536.00	\$119,745.60	IT System Administrator
	Hourly (2080)	\$39.20	\$57.57	Library Services Manager
124	Annual	\$85,612.80	\$125,736.00	
	Hourly (2080)	\$41.16	\$60.45	
125	Annual	\$89,897.60	\$132,017.60	
	Hourly (2080)	\$43.22	\$63.47	
126	Annual	\$94,390.40	\$138,632.00	Community Services Director
	Hourly (2080)	\$45.38	\$66.65	Assistant Finance Director
				Asst Public Works Director
				Assistant Utility Director
				City Secretary
127	Annual	\$99,112.00	\$145,558.40	Planning & Community Development Director
	Hourly (2080)	\$47.65	\$69.98	Personnel / HR Administrator
				Building Official
				Project Manager
128	Annual	\$104,083.20	\$154,044.80	Deputy Fire Chief
	Hourly (2080)	\$50.04	\$74.06	
129	Annual	\$109,287.36	\$161,745.29	Fire Chief
	Hourly (2080)	\$52.54	\$77.76	Finance Director
				Police Chief
				Public Works Director
				Director of Utilities
				Director of Economic Development
EXEMPT POSITIONS WITHOUT PAY GRADES				
Assistant City Managers				
City Manager				

CITY OF CROWLEY

Project Manager

Pay Grade: 127

FLSA: Exempt

Pay Range: \$99,112.00-\$145,558.40

JOB SUMMARY

The Project Manager plans, coordinates, and manages the City of Crowley's Capital Improvement Plan, overseeing projects from initial planning and design through construction and closeout. This position serves as the City's lead for capital project delivery, ensuring projects are completed on schedule, within budget, and in compliance with applicable laws, regulations, engineering standards, and City policies. The Project Manager regularly prepares and presents capital project updates, recommendations, and reports to City Council, works closely with City leadership, department directors, consultants, contractors, and the public, and provides regular updates to the Assistant City Manager.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Essential functions may include any of the following duties, knowledge, and skills. This is not a comprehensive listing of all functions and duties performed by an employee in this role; employees may be assigned duties which are not listed below. The job description does not constitute an employment agreement and is subject to change at any time by the employer.

- Plan, manage, and oversee the City's Capital Improvement Plan and assigned capital projects from initial planning and feasibility analysis through design, construction, and project close-out.
- Develop and maintain project scopes, schedules, budgets, and cost estimates; monitor progress and implement corrective actions to ensure projects are delivered on time and within budget.
- Review, evaluate, and coordinate engineering plans, specifications, construction documents, cost estimates, and technical reports to ensure compliance with City standards and applicable federal, state, and local regulations.
- Manage and coordinate consultants, engineers, architects, inspectors, and contractors; oversee performance, resolve issues, and ensure contractual compliance.
- Review and approve pay applications, change orders, contract amendments, and other project-related financial documents.
- Coordinate bid processes, consultant selection, contract negotiations, and procurement activities in accordance with City policies and procedures.
- Conduct site visits and inspections to monitor construction progress, quality, safety, and adherence to approved plans and specifications.
- Assist in developing, administering, and monitoring the Capital Improvement Plan budget; track expenditures, maintain financial records, and prepare budget and project status reports.
- Serve as a primary point of contact for capital projects, providing clear and timely communication to City leadership, departments, elected officials, consultants, contractors, and the public.
- Prepare and present reports, exhibits, and presentations related to capital projects to City management, boards, committees, and City Council as needed.
- Coordinate projects with internal departments, utility providers, and regulatory agencies to ensure alignment, permitting, and compliance.
- Maintain accurate and complete project documentation, including contracts, schedules, change orders, meeting notes, pay records, and close-out materials.
- Assist with grant applications, interlocal agreements, easements, right-of-way documentation, and other project-related agreements as assigned.
- Provide technical guidance and support related to capital project delivery and participate on cross-departmental teams supporting infrastructure planning and implementation.
- Perform related duties as assigned in support of City operations and Capital Improvement Program objectives.
- Regular attendance and punctuality are an essential function of this job.

KNOWLEDGE, SKILLS AND ABILITIES

- Knowledge of capital improvement planning, construction management, and public infrastructure projects.
- Knowledge of federal, state, and local regulations governing public works and construction.
- Ability to manage multiple complex projects simultaneously and meet deadlines.
- Strong budgeting, cost control, and financial tracking skills.
- Ability to read, interpret, and evaluate engineering plans, specifications, and technical documents.
- Strong written and verbal communication skills, including the ability to prepare reports and presentations.
- Ability to establish and maintain effective working relationships with City staff, elected officials, consultants, contractors, and the public.
- Proficiency with standard office software and project management tools.

EDUCATION, EXPERIENCE AND CERTIFICATION

- Bachelor's degree in engineering, construction management, public administration, etc, or an equivalent combination of education and progressively responsible experience, plus at least eight (8) years of experience in capital project management, public works, engineering, or construction management.
- Valid Texas driver's license.

Preferred Qualifications

- Professional Engineer (PE), Project Management Professional (PMP), or similar professional certification preferred. If not currently held, must be willing to obtain within 3 years of hire date.
- Experience managing municipal capital improvement programs.
- Experience working with Texas local government regulations and procurement requirements.

PHYSICAL DEMANDS AND WORK ENVIRONMENT

- Primarily office based with regular field visits to construction sites.
- Ability to sit, stand, walk, and drive for extended periods.
- Occasional exposure to outdoor weather conditions, construction sites, and related hazards.



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Cannady	Meeting Date: March 5, 2026
Department: City Secretary	Agenda Item: VI.2.
Subject: a. Receive certification of Unopposed Candidate for the May 2, 2026 General Election; b. Discuss and consider adopting Ordinance 03-2026-589, declaring unopposed candidate for the May 2, 2026, General Election for the purpose of electing members to City Council Place 5 and City Council Place 6; declaring unopposed candidate elected to offices; and canceling the May 2, 2026 General Election.	

Background:

On Feb 5, 2026, council approved Ordinance 02-2026-585, calling for a General Election to elect members to City Council Place 5 and City Council Place 6. The City Secretary posted a Notice of Deadline to File Application for the 2026 General Election on December 11, 2025 on the bulletin board, City Website, and Social Media. The filing deadline was February 13, 2026.

Only one candidate application was filed with the City Secretary's Office for each of these positions.

In accordance with Election Code, Chapter 2, after receiving the certification of unopposed candidates, council may declare the candidate elected and cancel the election by order or ordinance.

Attached is the Certificate of Unopposed Candidates and Ordinance 03-2026-589.

Statement of Officers and Oath of Offices will be administered on May 7, 2026 during the first council meeting of the month.

Recommendation:

Staff recommends accepting the Certificate of Unopposed Candidates; adopting Ordinance 03-2026-589

Financial Information:

None

Attachments:

1. CERTIFICATION OF UNOPPOSED CANDIDATE Weber
2. CERTIFICATION OF UNOPPOSED CANDIDATE Gilbreath
3. Ord 03-2026-589 Canceling 2026 General Election with TRANSLATIONS



**CERTIFICATION OF UNOPPOSED CANDIDATE
BY THE CITY SECRETARY**

I, Carol Cannady, certify that I am the City Secretary of the City of Crowley, Texas, and the authority responsible for preparing the ballot for the May 2, 2026 General Election. I further certify that no person had made a declaration of write-in candidacy, and the following candidate was unopposed:

**Carl Weber III
Council Place 5**

Dated this _____ day of _____, 20_____.

Carol Cannady
City Secretary



**CERTIFICATION OF UNOPPOSED CANDIDATE
BY THE CITY SECRETARY**

I, Carol Cannady, certify that I am the City Secretary of the City of Crowley, Texas, and the authority responsible for preparing the ballot for the May 2, 2026 General Election. I further certify that no person had made a declaration of write-in candidacy, and the following candidate was unopposed:

**Scott Gilbreath
Council Place 6**

Dated this _____ day of _____, 20____.

Carol Cannady
City Secretary

ORDINANCE NO. 03-2026-589
(NÚMERO DE ORDENANZA 03-2026-589)
(SỐ ĐƠN HÀNG 03-2026-589)

AN ORDINANCE CANCELING THE MAY 2, 2026 GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(UNA ORDENANZA QUE CANCELA LAS ELECCIONES GENERALES DEL 2 DE MAYO DE 2026 Y DECLARA A CADA CANDIDATO SIN OPOSICIÓN ELEGIDO PARA EL CARGO; SIEMPRE QUE ESTA ORDENANZA SERÁ ACUMULATIVA DE TODAS LAS ORDENANZAS; PROPORCIONAR UNA CLÁUSULA DE DIVISIBILIDAD; Y PROPORCIONAR UNA FECHA EFECTIVA)

(SẮC LỆNH HỦY BỎ CUỘC TỔNG CỬ BẦU CỬ NGÀY 2 THÁNG 5 NĂM 2026 VÀ CÔNG BỐ TỪNG UỶ VIÊN KHÔNG CÓ DỰ ÁN ĐƯỢC BẦU VÀO CHỨC VỤ; VỚI ĐIỀU KIỆN RẰNG SẮC LỆNH NÀY SẼ TÍCH LŨY CỦA TẤT CẢ CÁC SẮC LỆNH; CUNG CẤP MỘT ĐIỀU KHOẢN VỀ TÍNH KHÁC BIỆT; VÀ CUNG CẤP NGÀY CÓ HIỆU LỰC)

WHEREAS, the City of Crowley, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

(CONSIDERANDO, que la Ciudad de Crowley, Texas, es una ciudad autónoma que actúa bajo su estatuto adoptado por el electorado de conformidad con el Artículo XI, Sección 5 de la Constitución de Texas y el Capítulo 9 del Código de Gobierno Local; y)

(XÉT RẰNG, Thành phố Crowley, Texas, là một thành phố tự trị hoạt động theo hiến chương được cử tri thông qua theo Điều XI, Mục 5 của Hiến pháp Texas và Chương 9 của Bộ luật Chính quyền Địa phương; Và)

WHEREAS, in accordance with law a General Election has been ordered for May 2, 2026, for the purpose of electing officials to City Council Place 5 and City Council Place 6, to serve on the City Council of the City of Crowley; and

(POR CUANTO, de conformidad con la ley, se ordenó una Elección General para el 2 de mayo de 2026, con el fin de elegir funcionarios para el Concejo Municipal Lugar 5 y el Concejo Municipal Lugar 6, para servir en el Concejo Municipal de la Ciudad de Crowley; y)

(XÉT RẰNG, theo luật, một cuộc Tổng tuyển cử đã được ấn định vào ngày 2 tháng 5 năm 2026, với mục đích bầu các quan chức vào Vị trí số 5 và Vị trí số 6 của Hội đồng Thành phố, để phục vụ trong Hội đồng Thành phố của Thành phố Crowley; Và)

WHEREAS, no proposition is to appear on the ballot in the general election; and

(POR CUANTO, ninguna proposición debe aparecer en la boleta electoral en la elección general; y)

(XÉT RẰNG, không có đề xuất nào xuất hiện trên lá phiếu trong cuộc tổng tuyển cử; Và)

WHEREAS, the city secretary has certified in writing that each candidate on the ballot is unopposed for election to office; and

(POR CUANTO, el secretario de la ciudad ha certificado por escrito que cada candidato en la boleta no tiene oposición para la elección al cargo; y)

(XÉT RẰNG, thư ký thành phố đã xác nhận bằng văn bản rằng mỗi ứng cử viên trên lá phiếu đều không được ứng cử vào chức vụ; Và)

WHEREAS, the filing deadlines for placement on the ballot and declaration of write in candidacy has passed; and

(POR CUANTO, los plazos de presentación para la colocación en la boleta electoral y la declaración de candidatura escrita han pasado; y)

(XÉT RẰNG, thời hạn nộp hồ sơ để ghi tên vào lá phiếu và tuyên bố viết đơn ứng cử đã qua; Và)

WHEREAS, in these circumstances, Subchapter C of Chapter 2 of the Election Code authorizes a governing body to declare each unopposed candidate elected to office and to cancel the general election.

(CONSIDERANDO QUE, en estas circunstancias, el Subcapítulo C del Capítulo 2 del Código Electoral autoriza a un órgano de gobierno a declarar elegido para el cargo a cada candidato sin oposición y cancelar la elección general.)

(XÉT RẰNG, trong những trường hợp này, Tiểu chương C của Chương 2 của Bộ luật Bầu cử ủy quyền cho cơ quan quản lý tuyên bố từng ứng cử viên không được ứng cử được bầu vào chức vụ và hủy bỏ cuộc tổng tuyển cử.)

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

(AHORA, POR LO TANTO, EL CONCEJO MUNICIPAL DE LA CIUDAD DE CROWLEY, TEXAS ORDENA:)

(VÌ VẬY, HIỆN NAY, ĐƯỢC HỘI ĐỒNG THÀNH PHỐ CỦA THÀNH PHỐ CROWLEY, TEXAS RA LỆNH:)

SECTION 1. (SECCIÓN 1.) (PHẦN 1.)

The following candidates, who are unopposed in the May 2, 2026 General Election are hereby declared elected to office, and shall be issued a certificate of election:

(Los siguientes candidatos, que no tienen oposición en las Elecciones Generales del 2 de mayo de 2026, por la presente son declarados elegidos para el cargo y se les emitirá un certificado de elección:)

(Các ứng cử viên sau đây, những người không được ứng cử trong Cuộc Tổng tuyển cử ngày 2 tháng 5 năm 2026, theo đây được tuyên bố là đã đắc cử vào chức vụ và sẽ được cấp giấy chứng nhận bầu cử:)

Council Member, Place 5
(Concejal, Lugar 5)
(Thành viên Hội đồng, Vị trí 5)

Carl Weber III

Council Member, Place 6
(Concejal, Lugar 6)
(Thành viên Hội đồng, Vị trí 6)

Scott Gilbreath

SECTION 2. (SECCIÓN 2.) (MỤC 2.)

The May 2, 2026 General Election is hereby canceled.

(Por la presente se cancelan las Elecciones Generales del 2 de mayo de 2026.)

(Cuộc Tổng tuyển cử ngày 2 tháng 5 năm 2026 theo đây bị hủy bỏ.)

SECTION 3. (SECCIÓN 3.) (MỤC 3.)

The City Secretary is directed to post a copy of this ordinance at each designated polling place on May 2, 2026.

(Se ordena al Secretario de la Ciudad que publique una copia de esta ordenanza en cada lugar de votación designado el 2 de mayo de 2026.)

(Thư ký Thành phố được chỉ đạo dán một bản sao của sắc lệnh này tại mỗi địa điểm bỏ phiếu được chỉ định vào ngày 2 tháng 5 năm 2026.)

SECTION 4. (SECCIÓN 4.) (PHẦN 4.)

This ordinance shall be cumulative of all provisions of ordinances of the City of Crowley, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

(Esta ordenanza será acumulativa de todas las disposiciones de las ordenanzas de la Ciudad de Crowley, Texas, excepto cuando las disposiciones de esta ordenanza estén en conflicto directo con las disposiciones de tales ordenanzas, en cuyo caso las disposiciones en conflicto de dichas ordenanzas quedan revocadas.)

(Sắc lệnh này sẽ được tích lũy tất cả các điều khoản của các sắc lệnh của Thành phố Crowley, Texas, trừ khi các điều khoản của sắc lệnh này mâu thuẫn trực tiếp với các điều khoản của các sắc lệnh đó, trong trường hợp đó các điều khoản mâu thuẫn của các sắc lệnh đó sẽ bị bãi bỏ.)

SECTION 5. (SECCIÓN 5.) (PHẦN 5.)

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 in this ordinance

of any such unconstitutional phrase, clause, sentence, paragraph or section.

(Por la presente se declara que es la intención del Concejo Municipal que las frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza sean separables, y si alguna frase, cláusula, oración, párrafo o sección de esta ordenanza fuera declarada inconstitucional por el sentencia válida o decreto de cualquier tribunal de jurisdicción competente, tal inconstitucionalidad no afectará ninguna de las restantes frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza, ya que la misma habría sido promulgada por el Concejo Municipal sin la incorporación en esta ordenanza de cualquier frase, cláusula, oración, párrafo o sección inconstitucional.)

(Theo đây, Hội đồng Thành phố tuyên bố rằng các cụm từ, mệnh đề, câu, đoạn và phần của sắc lệnh này có thể tách rời và nếu bất kỳ cụm từ, mệnh đề, câu, đoạn hoặc phần nào của sắc lệnh này sẽ bị tuyên bố là vi hiến bởi phán quyết hoặc sắc lệnh hợp lệ của bất kỳ tòa án có thẩm quyền tài phán nào, tính vi hiến đó sẽ không ảnh hưởng đến bất kỳ cụm từ, mệnh đề, câu, đoạn và phần nào còn lại của sắc lệnh này, vì điều tương tự sẽ được Hội đồng thành phố ban hành mà không có sự kết hợp trong sắc lệnh này của bất kỳ cụm từ, mệnh đề, câu, đoạn hoặc phần vi hiến nào như vậy.)

SECTION 6. (SECCIÓN 6.) (MỤC 6.)

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

(Esta ordenanza estará en pleno vigor y efecto desde y después de su aprobación y así se ordena.)

(Sắc lệnh này sẽ có đầy đủ hiệu lực kể từ và sau khi được thông qua và nó được sắc phong như vậy.)

PASSED AND APPROVED ON THIS 5th DAY OF MARCH, 2026.

(APROBADO Y APROBADO EL 5 DE MARZO DE 2026.)

(ĐƯỢC THÔNG QUA VÀ PHÊ DUYỆT VÀO NGÀY 5 THÁNG 3 NĂM 2026 NÀY.)

Billy Davis, Mayor (*Alcalde*) (*thị trưởng*)

ATTEST (*DAR FE*) (*XÁC NHẬN*):

Carol Cannady, City Secretary (*Secretario de la ciudad*) (*bí thư TP*)

APPROVED AS TO FORM (*APROBADO EN CUANTO A LA FORMA*) (*DUYỆT THEO MẪU*)

Rob Allibon, City Attorney (*abogado de la ciudad*) (*luật sư thành phố*)



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Matt Elgin	Meeting Date: March 5, 2026
Department: Police	Agenda Item: VI.3.
Subject: Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.	

Background:

This amendment includes the contract proposal with GSBS Architects for the site feasibility review and conceptual design that was discussed earlier in this meeting.

Recommendation:

Staff requests Board consideration and approval of CCPD 2025-26 Budget Amendment #2.

Financial Information:

\$30,000 plus any approved reimbursable expenses.

Attachments:

1. GSBS Phase 2
2. CCPD 25-26 Budget (3)
3. CCPD Budget Amendment 2 25-26 1 copy copy

February 26, 2026

Matt Elgin, Assistant City Manager
City of Crowley, Texas
201 E. Main Street
Crowley, TX 76036

Fee Proposal For: Crowley Police Department Assessment, Phase 2

Dear Mr. Elgin:

GSBS Architects is pleased to submit the following proposal to provide services for continued assessment of the Crowley Police Department. We understand the Project to entail:

Pre-Design analysis to determine the feasibility of fitting Police Department program and operations into the existing Police Department, the adjacent Fire Department, and site. This study will be a continuation of the assessment completed by GSBS in December 2025.

GSBS understands the project shall assume that Fire Department operations will be located to another site, and Police Department operations will expand to occupy the abandoned space in the Fire Department building. Fire department relocation, site considerations, and design are not to be included in the assessment.

Scope of Services

Based on this understanding of the Project, GSBS proposes to provide Pre-Design services, including Program modification, as needed, and Conceptual Design of the building and site. Conceptual design shall include architectural and site design only. Deliverables provided by GSBS are intended to support planning efforts based on conversations with City of Crowley administration and shall include:

- Evaluation of the existing fire department for future use potential
- Pre-design report highlighting:
 - Current programming needs
 - Future programming needs to a date agreed upon by city administration
- Design, phase, and construction schedules
- Concept drawings
 - [1] Site plan
 - [1] Floor plan
- Rough Order of Magnitude (ROM) estimate
- Presentation to CCPD board

Not included in the proposed scope of services:

- Existing facility surveys
- Measured drawings
- Consultant services, including:
 - Civil engineering
 - Structural engineering
 - Mechanical engineering
 - Electrical engineering
 - Interior design
 - Landscape design
 - Furniture, fixtures & equipment design
 - Cost estimating services
- Surveying
- Geotechnical services
- Hazardous materials assessment

Other Terms and Conditions

Reimbursable Expenses are in addition to the compensation for the Services to be provided and include expenses incurred by GSBS directly related to the project. Reimbursable expenses are billed at the cost of the expense plus ten percent.

Proposed Fee

The proposals to complete the Scope of Services described above for a fixed fee of:

\$30,000 Pre-Design Services

GSBS will invoice monthly in proportion to services performed. Payment is due and payable upon presentation of the invoice. Amounts unpaid 30 days after the invoice date will bear interest. Invoices unpaid for more than 45 days may result in the suspension of our services until the account is made current.

If this proposal is acceptable, we will prepare an agreement for the project.

Thank you for your trust and confidence, and for the opportunity to provide this proposal for your project. We look forward to a continued successful relationship.

Sincerely,


Cody Jay
for GSBS Architects

**Crime Control and Prevention District
FY 2025-26 Budget
Budget Amendment #2**

Revenues:	2025-26 Budget Revenue over Expenditures	\$	458,550
Expenditures:	GSBS Pre-Design Services	<u>30,000</u>	
	Total Expenditures	<u>\$</u>	30,000
	Net Revenue over Expenditures	\$	428,550

CITY OF CROWLEY - City Council
CERTIFIED AGENDA OF THE EXECUTIVE/CLOSED SESSION
March 5, 2026

I. Statement of Beginning Executive/Closed Session

Mayor Billy Davis announced at the beginning of the executive/closed session:

“The Crowley City Council, on March 5, 2026, beginning at _____ p.m., convened in an executive/closed session in accordance with the Texas Open Meetings Act (Local Government Code – Chapter 551).”

II. The following were present:

Mayor Billy Davis

Council Member Tina Pace

Council Member Jerry Beck, Jr.

Council Member Jesse Johnson

Council Member Jim Hirth

Council Member Matt Foster

Council Member Scott Gilbreath

City Manager Lori Watson

City Attorney Rob Allibon

Asst City Manager Cristina Winner

Asst City Manager Matt Elgin

Other:

Other:

Other:

III. Subject Discussed in the Session Closed to the Public

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following:”

Consult with the City Attorney regarding legal matters related to the Celebration of Freedom, in accordance with Texas Government Code Section 551.071 (Consultation with Attorney)

IV. Statement at End of Executive/Closed Session

Mayor Billy Davis announced at the end of the executive/closed session:

“The City Council ended its executive/closed session at _____ p.m., on March 5, 2026.”

V. Record of Further Action Taken, if any, on Above Items in the Subsequent Open Session.

VI. Certification by Presiding Officer

I hereby certify that this agenda of closed session of the City Council of the City of Crowley is a true and correct record of the proceedings pursuant to the Texas Government Code, Chapter 551.

WITNESS MY HAND this the _____ day of _____ 20____.”

CITY OF CROWLEY

Billy Davis, Mayor