Agenda
Crowley City Council
March 19, 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 19, 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. Proclamation - American Red Cross Month

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 March 5, 2026.

V. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-590 amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. **Case # ZCA-2025-005.**

VI. City Business

1. Discuss and consider approval of a request by Bloomfield Homes for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading and clearing prior to approval of a final plat

2. Discuss and consider authorizing the City Manager, or her designee, to amend the existing Chapter 380 Agreement with Next Level Events, LLC for the purpose of rescheduling the BBQ Festival to a new proposed event date of November 7, 2026.

3. Discuss and consider approval of the annual contract (October 1, 2025, through September 30, 2026) for fire and ambulance service with Tarrant County Emergency Service District No. 1 and authorizing the Mayor to execute said contract.

4. Discuss and consider approval of an amended development agreement with Bloomfield Homes to include clearing and grading on an unplatted tract of land on Crowley Rd

5. Discuss and consider 2025-26 CCPD Budget Amendment #3 to allocate partial salary costs for the newly established Project Manager Position.

6. Discuss and consider 2025-26 EDC Budget Amendment #1 to allocate partial salary costs for the newly established Project Manager Position, Media Coordinator Training and demolition of 105 N Tarrant St., 200 McCurdy St.and 208 W Main St.

7. Discuss and consider adoption of Resolution R03-2026-482 to amend the Texpool Authorized Representatives.

8. Discuss and consider adoption of Ordinance 03-2026-591 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 1"; establishing an effective date.

9. Discuss and consider proposed event format options and associated costs for the 2026 Celebration of Freedom.

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.

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 19, 2026 at 7:00 PM is a true and correct copy posted on March 13, 2026 at 1:30 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

_____

Carol C. Cannady, City Secretary

CITY OF CROWLEY, TEXAS INCORPORATED 1972 *** SEAL

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: Carol Cannady	**Meeting Date:** March 19, 2026
Department: City Secretary	**Agenda Item:** III.1.
Subject: Proclamation - American Red Cross Month	

Background:
Amercian Red Cross Proclamation 2026

Recommendation:

Financial Information:

Attachments:
1. Crowley Red Cross Proclamation

City of Crowley

Proclamation

AMERICAN RED CROSS MONTH, 2026

WHEREAS, March has been celebrated as Red Cross Month for more than 80 years, honoring the neighbors who make its humanitarian mission possible in Crowley; and

WHEREAS, Every day, their acts of kindness change lives, bringing relief, comfort and hope when help can't wait; and

WHEREAS, each day, more than 28 dedicated Crowley residents put on their Red Cross vest, offering hope to neighbors in need; and

WHEREAS, the Red Cross carries out disaster relief operations serving the Crowley community, delivering shelter, food, and comfort to neighbors facing unexpected emergencies; and

WHEREAS, the Red Cross holds blood drives in Crowley to collect blood, ensuring lifesaving care for new mothers, cancer patients, and accident victims; and

WHEREAS, the Red Cross proudly provides critical services to Crowley military members and their families, helping them navigate the challenges of service; and

WHEREAS, Crowley residents enroll in Red Cross first aid, CPR, and AED training courses, making this community more prepared and resilient in emergencies; and

WHEREAS, These collective efforts are a powerful reminder that the strength of our community lies in our shared commitment to one another, just as it has since President Franklin D. Roosevelt first proclaimed March as Red Cross Month in 1943.

NOW, THEREFORE, I, Mayor Billy P. Davis, of Crowley, Texas, by virtue of the authority vested in me by the laws of Crowley and the State of Texas, do hereby proclaim March 2026 as American Red Cross Month in Crowley. I further recognize March 25, 2026, as Red Cross Giving Day, and encourage all citizens to support its humanitarian mission throughout the month.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Crowley, Texas, this 19th day of March 2026.

_____

Billy P. Davis, Mayor

City of Crowley, Texas
City Council Agenda Report

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

Background:

Recommendation:

Financial Information:

Attachments:

1. 03052026 CC WS Minutes
2. 03052026 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD MARCH 5, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, March 5, 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 Billy Davis 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, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:
City Manager, Lori Watson
Asst City Manager, Cristina Winner
Asst City Manager, Matt Elgin
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
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

Consent Agenda

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

   No discussion

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**

No discussion

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.

   City Manager Lori Watson explained that Assistant City Manager Matt Elgin has historically managed many of the City's projects, which has taken up a significant portion of his time. With several upcoming projects expected to require substantial oversight, continuing these project management responsibilities would limit his ability to focus on his Assistant City Manager duties. Therefore, staff is requesting the addition of a Project Manager position.

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.

   The Mayor announced that only one application was submitted for each position; therefore, no election would be held because each candidate was unopposed.

3. Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.

   No discussion

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:38 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD MARCH 5, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, March 5, 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 Billy Davis 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, Mayor Billy Davis

City staff included:
City Manager, Lori Watson
Asst City Manager, Cristina Winner
Asst City Manager, Matt Elgin
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
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

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

Presentations/Proclamations

1. Recognition of the Crowley Public Library – 2025 Achievement of Excellence in Libraries Award

   Mayor Billy Davis announced and congratulated the Crowley Library staff for receiving the 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.

   Nereo Matias, CPA, from George, Morgan, and Sneed stepped up and presented the annual report of the City's FY2024-2025 financial audit. He stated that the independent auditors issued an unmodified clean opinion of the City's financial statements and determined they were presented fairly in accordance with the Generally Accepted Accounting Principles. The auditors did not

identify any significant deficiencies in internal control or instances of non-compliance that were required to be reported in accordance with governmental auditing standards. He stated that the unassigned fund balance was $15,721,534 compared to $16,131,721 in 2024. Revenues increased by 0.44% from 2024 and expenses also increased by 14% mostly due to expenditures for the administration building conversion, public safety, fire and ambulance services. There was net decrease in the fund balance for Fiscal Year 2025 in the amount of $394,285 compared to the $1,896,506 increase in 2024. The utility fund ended with a reserve of $23,404,044 in 2025, compared to $22,765,082 in 2024 which is approximately a 2.8% increase; $9,628,250 of the fund balance is unrestricted. The net income for the Utility Fund for Fiscal Year 2025 was $714,532 compared to $1,441,302 in 2024. There were no questions and council members thanked Mr Matias.

Council Member Jesse Johnson made the motion to Accept the Financial Audit for FY2024-25; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Consent Agenda

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

   Council Member Tina Pace made the motion to Approve the minutes; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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**

   Mayor Davis opened the public hearing at 7:13p.m. and invited anyone wishing to speak to come forward

   Planning and Community Development Director Rachel Roberts explained the applicant was requesting a zoning change from R-3 Single-Family Residential to a Planned Development (PD) district to allow the garage setback to be reduced from 10 feet to 5 feet. The property is part of the MiraVerde development, where MiraVerde South is already built, MiraVerde Phase 2 is currently under construction by Lennar Homes, and Phase 1 will be developed later. Staff determined the request is consistent with the Comprehensive Land Use Plan, which designates the area as Medium Density Single-Family Residential, and the proposed PD district would remain compatible with surrounding neighborhoods and existing infrastructure.

   During review, staff noted the concept plan initially did not include required mid-block pedestrian connections, which were conditions of a previous plat variance. The applicant has since revised

the plan to include these connections and will update the civil plans accordingly. Staff also recommended establishing a minimum masonry requirement of 78% to ensure enforceable building standards. Staff recommended approval with these two conditions, and the Planning and Zoning Commission voted to recommend conditional approval at its February 9 meeting.

Mr Max Miller, representative from Lennar Homes, provided a presentation on the requested changes. The presentation outlined Lennar Homes' proposal for the MiraVerde development in Crowley, Texas, highlighting the project's benefits and requested zoning change. He explained the development would include approximately 14 acres of open space, about 2 acres of parkland dedication, and mid-block pedestrian pathways. The applicant was requesting a reduction in the garage setback from 10 feet to 5 feet, while maintaining other R-3 standards such as lot size and setbacks. Homes would include three-sided masonry with 78–86% masonry coverage, two front yard trees, architectural design features, and monotony rules to enhance neighborhood appearance.

Mayor Davis closed the public hearing at 7:26 p.m.

Council Member Tina Pace made the motion to Approve Ordinance 03-2026-588 for zoning changes requested by Lennar Homes for MireVerde Addition 1 and 2 with the condition that the developer update the civil plans in accordance with P&Z's recommendations; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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.

   Council Member Jesse Johnson made the motion to Approve Resolution R03-2026-481 authorizing the addition of a Project Manager to the staffing plan; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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.

   Mayor Billy Davis received and accepted the certification of unopposed candidates from the City Secretary.

   Council Member Jim Hirth made the motion to Approve Ordinance 03-2026-589 canceling the 2026 General Election; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.

   Council Member Matt Foster made the motion to Approve budget amendment #2 for the CCPD

FY2025-26 budget; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment
None

Items of Community Interest
None

Executive Session

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)

   Mayor Davis announced that City Council would convene into Executive Session at 7:31 p.m. to 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).

Reconvene and Take Action from Executive Session
At 8:23 p.m., Mayor Davis announced the City Council would reconvene into open session with no action to take.

Adjournment
As there was no further business, Mayor Billy Davis adjourned the meeting at 8:23 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 19, 2026
Department: Community Development	**Agenda Item:** V.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-590 amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. **Case # ZCA-2025-005.**	

Background:

BACKGROUND AND OVERVIEW	
Request	Amend the interior side setback lines and concept plan for the Teeter Ranch PD district
Applicant	SJ Rainbow Ridge Development LP (developer)
Staff Recommendation	Approve
Planning & Zoning Commission Recommendation	Approve

Background & overview
When the ordinance for the Teeter Ranch planned development district was approved in 2024, the side yard setbacks required by the development regulations and the setbacks shown in the concept plan did not match. The development regulations require a 7.5 ft side yard setback from interior lot lines in one of the sub-districts, but the concept plan shows a 5 ft setback for interior lot lines. The developer based their designs for the subdivision on the concept plan's 5 ft setbacks, and they are unable to proceed with their original plans with the ordinance as it is today. The developer is requesting the ordinance be amended to allow a 5 ft side yard setback. In addition, the concept plan had a few other errors (other setbacks were shown incorrectly) that are proposed to be corrected.

Staff review
Description of requested changes
Reduce side yard (interior) setback to 5 feet
While a five-foot side yard setback is not suitable for every residential district, it works in the right context, and staff consider this to be an acceptable setback distance for the Teeter Ranch neighborhood. The Teeter Ranch planned development district has a range of design-related requirements, some of which are less than the city's standard districts (e.g., PD-R-4 district has smaller lot sizes) and some that exceed the city's standard districts (e.g., front elevations must be

90% masonry, exterior walls must be 80% masonry overall, homes with fireplaces must have masonry chimneys, etc.). Staff consider these extra standards to be a sufficient trade-off for the reduced side yard setback in this development. The lots will still be required to meet the lot coverage requirements in the PD ordinance, so we don't anticipate any effect on the storm water system from reducing the distance between the homes (and this would have to be accounted for in the platting process regardless). If needed to meet fire code, certain building materials may be required on the interior lot sides of the homes to comply with fire code, but staff have no concerns on this issue.

Amend the concept plan to show the correct setbacks
The correct setbacks from the regulations should be shown on the concept plan to avoid any future confusion about which requirements apply. Staff fully support updating the concept plan to make the corrections to the setbacks.

Other notes
Staff are in discussions with the applicant on how the large open space / park land dedication area is shown on the concept plan. This is not part of the applicant's request and will be addressed through the platting process.

RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION
The Planning & Zoning Commission considered this case during its meeting on February 23. After holding a public hearing and discussing the request, the Commission voted to recommend approval. No one spoke at the public hearing.

ACTION BY THE CITY COUNCIL
Sample motions are provided below. You are not required to use these motions.

Approval: I make a motion to approve Ordinance # 03-2026-590.

Approval with Conditions: I make a motion to approve Ordinance # 03-2026-590 with the following conditions [list conditions].

Deny: I make a motion to deny Ordinance # 03-2026-590.

Postpone: I make a motion to continue consideration of Case # ZCA-2025-005 until [specify date].

Recommendation:
Staff recommend approval.

Financial Information:

Attachments:

1. ZCA-2025-005_application_redacted
2. Concept plan - lot layout
3. Concept plan - street parking exhibit
4. Ordinance No 03-2026-590

CITY OF CROWLEY
Code Amendment Application
Community Development Department

Case # ZCA-2025-005
(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. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: Teeter Ranch

Project Address: 801 S Hampton Road

Legal Description: Tract 1C of the JW Haynes Survey Abstract 774 and Tract 1G1 of the Memucan Hunt Survey Abstract 763 Gross Acreage: 67.55 acres

Project Description: Single Family Development per Approved PD Ordinance 03-2024-518 No. of Lots: 189

Section 2. Applicant Information *(for PD/special districts: Applicant & Owner Information)*

Applicant Name: Christopher H. Blevins, P.E. Company: Baird, Hampton & Brown

Applicant Address: 17330 Preston Road, Suite 205B City: Dallas State: Texas

ZIP Code: 75252 Telephone No: 214-960-5696 Email

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

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

Property Owner: SJ Rainbow Ridge Development LP - Steve Hawkins, President

Applicant Address: 7201 Hawkins View Drive, Suite 101 City: Fort Worth State: Texas

ZIP Code: 76132 Telephone No: 817-737-4446 Email

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: PD Ordinance 03-2024-518

Proposed change (attach additional pages as needed):

Modify the Side Property Line (S1) for Sub-District PD-R3 from 7.5 feet to 5 feet

Reason for requested change (attach additional pages as needed):

There was confusion at the time of zoning approval as the Concept Plan shows 5 foot sideyards but the Development Standards shows 7.5 foot sideyards. The Owner/Developer would like to construct 50 foot wide homes and the sideyard setbacks of 7.5 feet as approved will only allow 45 foot wide homes.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: CHRISTOPHER H. BLEVINS, P.E.

SIGNATURE: Christopher H. Blevins DATE: 10-23-25

FOR PD AND SPECIAL DISTRICTS:

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME:

SIGNATURE DATE: 10/31/2025

(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.

For Office Use Only

MyGov Project #

Date Submitted:

Total Fee: $

Date of Payment:

Accepted By: RR

GRAPHIC SCALE: 1" = 100 Feet

FM 1187

FM 1187

EXISTING 36' ROADWAY (SOUTH HAMPTON ROAD)

5000 S.F. MIXED-USE RETAIL

ALLEY-ACCESS HOMES

PROPOSED 10' PUBLIC SIDEWALK (BY DEVELOPER)

FUTURE MIXED USE DEVELOPMENT

PROPOSED 30' WIDE CONCRETE ROADWAY

ALLEY-ACCESS HOMES

LEGEND

- PUBLIC PARKLAND DEDICATION
- FLOODPLAIN
- FLOODWAY

SITE CALCULATIONS

TOTAL SITE AREA	67.548 AC	2,942,371 SF
PROPOSED IMPERVIOUS AREA	44.410 AC	1,934,505 SF
PROPOSED PERVIOUS AREA	23.138 AC	1,007,886 SF

PROPOSED 10' PUBLIC SIDEWALK (BY DEVELOPER)

C2U MINOR COLLECTOR

70'ROW

FUTURE 10' SIDEWALK | 2.5' | 10' | 4' | 14' | 37'BC | 14' | 4' | 10' | 2.5' | PROPOSED 10' SIDEWALK

S. HAMPTON RD.

TEETER RANCH - 189 SINGLE FAMILY HOMES
CROWLEY, TEXAS

A STEVE HAWKINS PROJECT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHRISTOPHER M. BRYANT P.E. Tx No. 140551 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. 10-16-2025

BAIRD, HAMPTON & BROWN
engineering & surveying

project 2023.180.000

6300 Ridglea Place, Suite 700 | Fort Worth, TX 76116
(817)336-1277 | mail@bhbinc.com | TBPE Firm #44 | TBPLS Firm #10011300

Nov 03, 2025 - 10:16am
Drawing: E:\2023\2023.180\000 crowley Teeter Ranch\Design\Grading\Civil\2025.10.16 Teeter Ranch Zoning exhibit.dwg (Layout: EXHIBIT (BASIC))

BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 | BLOCK 5 | BLOCK 6 | BLOCK 7 | BLOCK 8

STREET A | STREET B | STREET C | STREET D | STREET E | STREET F | STREET G

50' ROW

20' ALLEY

PRIVATE PARK SPACE (0.54 AC)

PRIVATE PARK SPACE (0.22 AC) 5X

PUBLIC PARK DEDICATION (23.68 ACRES)

FLOODPLAIN

FLOODWAY

10' WIDE PEDESTRIAN ACCESS EASEMENT

PROPOSED 10' PUBLIC TRAIL PER CITY OF CROWLEY PARKS & TRAILS MASTER PLAN

S87°52'48"E 403.76'

N84°17'28"E

N79°01'11"E

S01°23'00"W 491.44'

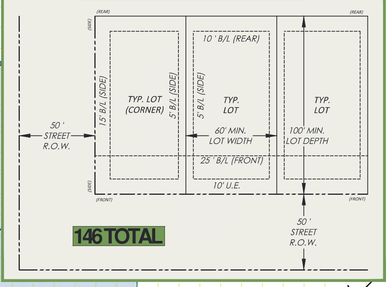
S22°04'26"W 437.65'

N00°27'41"W 1451.16'

N74°07'59"W

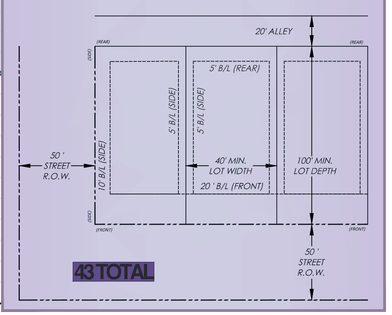
S44°59'31"W 1322.49'

LOT EASEMENT LINE EXAMPLE (PD-R3)



146 TOTAL

LOT EASEMENT LINE EXAMPLE (PD-R4)



43 TOTAL

PROJECT LOCATION

FM 1187 >

< FM 1187

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

SOUTH HAMPTON ROAD

20' ALLEY ESMT

20' ALLEY ESMT

20' ALLEY ESMT

20' ALLEY ESMT

PROPOSED STREET LIGHT

PROPOSED STREET LIGHT

PROPOSED STREET LIGHT

PROPOSED STREET LIGHT

PROPOSED 10' SIDEWALK

PROPOSED 8'X20' PARKING SPACES (22 TOTAL)

PROPOSED 10' SIDEWALK

PROPOSED 8'X20' PARKING SPACES (22 TOTAL)

TRAFFIC CALMING DEVICES TO BE ADDED PER TRAFFIC IMPACT ANALYSIS

TRAFFIC CALMING DEVICES TO BE ADDED PER TRAFFIC IMPACT ANALYSIS

TRAFFIC CALMING DEVICES TO BE ADDED PER TRAFFIC IMPACT ANALYSIS

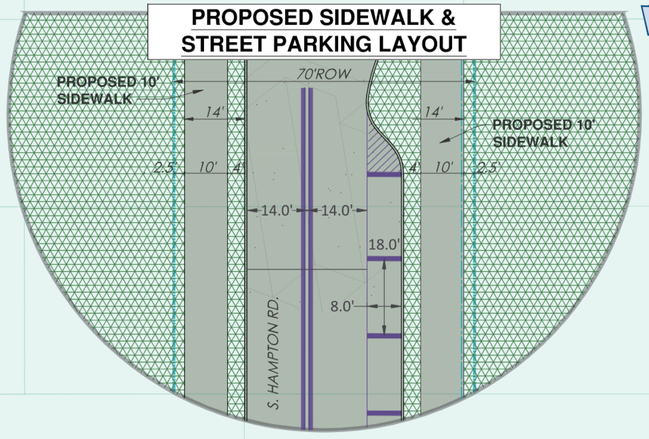
INSTALL "REDUCE SPEED AHEAD (30 MPH)" SIGN

28' PAVEMENT (14' LANES FC-FC)

36' PAVEMENT

FLOODPLAIN

PROPOSED SIDEWALK & STREET PARKING LAYOUT



GRAPHIC SCALE: 1" = 50 Feet

TEETER RANCH - 190 SINGLE FAMILY HOMES

CROWLEY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHRISTOPHER M. BRYANT P.E. Tx No. 140551 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. 03-07-2024

BAIRD, HAMPTON & BROWN
engineering & surveying

project 2023.180.000

6300 Ridglea Place, Suite 700 | Fort Worth, TX 76116
(817)338-1277 | mail@bhbinc.com | TBPE Firm #44 | TBPLS Firm #10011300

ORDINANCE NO. 03-2026-590

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING PORTIONS OF ORDINANCE 03-2024-518, THE PLANNED DEVELOPMENT DISTRICT FOR TEETER RANCH, TO REPEAL AND REPLACE THE CONCEPT PLAN FROM EXHIBIT 'B', AS ATTACHED, AND SUB-SECTION 'F' IN THE DEVELOPMENT STANDARDS FROM EXHIBIT 'C'; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Crowley heretofore adopted Chapter 106 of the City Code, being the Comprehensive Zoning Ordinance of the City of Crowley (the Zoning Ordinance), which regulates zoning of land as may be best suited to carry out these regulations; and

WHEREAS, the City Council of the City of Crowley adopted Ordinance 03-2024-518 on March 7, 2024, establishing the Teeter Ranch planned development district; and

WHEREAS, the SJ Rainbow Ridge Development LP, the developer for Teeter Ranch, has requested to make amendments to the Teeter Ranch planned development district regulations in order to reduce the side yard setbacks for certain lot types; and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make such amendments to the planned development district regulations for Teeter Ranch as reflected below; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on February 23, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on March 19, 2026, with respect to the amendments 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 amending the Zoning Ordinance.

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

SECTION 1.

That Exhibit 'B' from Ordinance # 03-2024-518 is hereby amended by repealing and replacing the concept plan, as attached to this ordinance in Exhibit 'A'.

SECTION 2.

That Sub-Section 'F' from Ordinance # 03-2024-518 Exhibit 'C', 'Development Standards,' is hereby amended in its entirety to read as follows.

F. PD-R3 Sub-District Standards

1. Where not regulated by the standards below, this sub-district shall follow all regulations applicable to the R-3 single family zoning district.

LOT SIZE AND DENSITY		
Lot Area (Min.)	A	7,200 square feet
Lot Width (Min.)	W	60’ (65’ on corner lot adjacent to street)
Lot Depth (Min.)	D	100’
Lot Coverage (Max.)		50% (including all accessory buildings on the lot but excluding pools and spas)
PRIMARY BUILDING SETBACKS (MIN.)		
Front (Primary Street)	F	25 feet
Front (Secondary Street) (Corner Lot)	S	15 feet
Side Property Line	S1	5 feet. Garages that face the side street must maintain a 25’ setback.
Rear Property Line	R	10 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
See R-3 zoning district regulations in the Crowley zoning code		
BUILDING HEIGHT AND MASS		
Primary Building (Max.)		Two and one-half (2-1/2) stories or 35’
Accessory Building (Max.)		See R-3 district regulations
Dwelling Size (Min.)		1,800 square feet
PARKING REGULATIONS		
A two car garage will be required for each home		
LANDSCAPING REGULATIONS		
Landscaping – The developer / builder shall provide two (2) 3” caliper trees per home along with one (1) 5-gallon shrub, nine (9) one-gallon shrubs and three (3) bags of mulch for each lot plus a fully sodded front yard with a lawn sprinkler.		
ARCHITECTURAL STANDARDS		
a. Minimum masonry content for all front facades shall be 90%. The masonry requirement for the entire house shall be 80%. The minimum masonry requirement for facades other than the front façade is 80%. For purposes of calculating minimum masonry requirements, the calculation shall exclude doors and windows, and areas above the roof line that do not bear on the foundation, including but not limited to, dormers, gables, rake walls, etc.. Cementitious stucco, cementitious siding, or lap siding is not considered masonry. b. Window shutters, if provided, must be sized to match the associated window opening. c. No more than 30 percent of the front yard shall be dedicated to driveways, parking, or other impervious areas. d. No more than 60% of the rear yard for R-4 shall be impervious. All decks, swimming pools, pavers, shade structures, etc., shall be considered as impervious cover under this standard.		

e. All pervious areas shall be landscaped using live landscaping such as ground cover, sod, shrubs, grasses, or trees. Xeriscaping may also be used in pervious areas for water conservation.
f. Street-facing facades shall avoid large expanses of uninterrupted, single exterior materials and must be broken up by changes in plane, window placement, window trim, or color changes.

2. In addition to the design standards listed above, all residences shall include a minimum of three (3) of the following design features to enhance the quality of the homes or improve the aesthetics of the community. Images of the PD-R3 district included with this ordinance are illustrations of acceptable home architectural details using these features and are not to be considered regulatory.
   a. Masonry chimney on exterior wall if home has a fireplace.
   b. Masonry accents and details
   c. Varying brick patterns
   d. Exterior accent lighting of the front elevations
   e. Perforated soffits made of cementitious fiberboard
   f. Mixed medium materials on front elevation
   g. Masonry edging at front flower beds.

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Crowley, Texas, and the zoning ordinances as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

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 5.

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 6.

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 7.

The City Secretary of the City of Crowley is hereby directed to publish in the official newspaper of the City of Crowley, the caption, penalty clause, and effective date clause of this ordinance as authorized by the City Charter and Section 52.013 of the Local Government Code.

SECTION 8.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED THIS THE 19TH DAY OF MARCH 2026.

CITY OF CROWLEY

_____

Billy P. Davis, Mayor

ATTEST:

_____

Carol Cannady, City Secretary

EXHIBIT 'A'
CONCEPT PLAN

Replacing Exhibit 'B' from Ordinance # 03-2024-518

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** March 19, 2026
Department: Community Development	**Agenda Item:** VI.1.
Subject: Discuss and consider approval of a request by Bloomfield Homes for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading and clearing prior to approval of a final plat	

Background:
The subdivision regulations require an approved plat or site plan before grading or clearing is permitted. Bloomfield Homes owns an unplatted tract zoned General Commercial and located immediately adjacent to the Hunters Ridge subdivision it is developing. The city previously granted a waiver on the south side of this tract to allow floodplain reclamation. Bloomfield's understanding was that the waiver included permission for grading and clearing of the entire property, and they intended to use soil from the commercial tract for the reclamation project. However, the grading and drainage plans they submitted for review only included the reclamation area, so city staff were unaware of Bloomfield's plans to clear and grade the entire site, and city permission only included the reclamation area. Bloomfield has already cleared the area.

When city staff contacted Bloomfield staff to let them know they had not received permission to clear and grade the entire site, Bloomfield agreed to go through the required process to receive the appropriate permissions. To that end, they have provided grading plans and a tree preservation plan for review and have requested a waiver from the requirement to plat before development. City engineers have reviewed the grading plan and recommended acceptance of the plans. For the tree preservation plan, Bloomfield reviewed aerial imagery and used information from previous tree plans for Hunters Ridge to estimate how many protected trees had been on this site. Their work indicates that this site would have had only one protected tree. An arborist reviewed the same information and came to the same conclusion, and the city staff accept the arborist's report. Bloomfield will need to mitigate for the one protected tree that was removed.

As part of the previous waiver process for the reclamation area, the City Council approved a development agreement with Bloomfield. The agreement will need to be modified to reflect this larger area of development. The agreement, which will be considered later on this same agenda, requires Bloomfield to reestablish grass within a 120-ft perimeter along all four sides of the property (see attached illustration) if revegetation has not naturally occurred by July 1st; this will reduce the possibility of soil blowing off the site onto adjacent properties and roadways.

The Planning & Zoning Commission considered the waiver request during its meeting on Feb. 23 and recommended approval.

Recommendation:
Staff recommend approval.

Financial Information:

Attachments:
1. narrative UPDATED -- Waiver Request 021326
2. waiver request site
3. Hunter's Ridge Commercial Grading Plan
4. Hunters Ridge - Tree Comparison Exhibit
5. Tree Population Analysis for Hunters Ridge North Commercial Tract

The Honorable Mayor and City Council:

In August 2024, Bloomfield Homes received approval from the City of Crowley of a Flood Study and Reclamation Grading Plan for the commercial zoned property in Hunters Ridge. This property is located on the east side of FM 731, between Alderwood Lane and McPherson Road. In September 2024, the City of Crowley City Council approved a variance request allowing the approved reclamation grading plan to proceed to construction without the typical requirement of final plat approval. Between December 2024 and January 2025, the reclamation grading construction was completed per the approved plans. Completion of the grading allowed the development to move forward with submittal of the Letter of Map Revision (LOMR) for City review and approval prior to submitting to FEMA for their review and approval. As of this date, the LOMR is nearing approval from the City's consulting engineer Teague Nall Perkins.

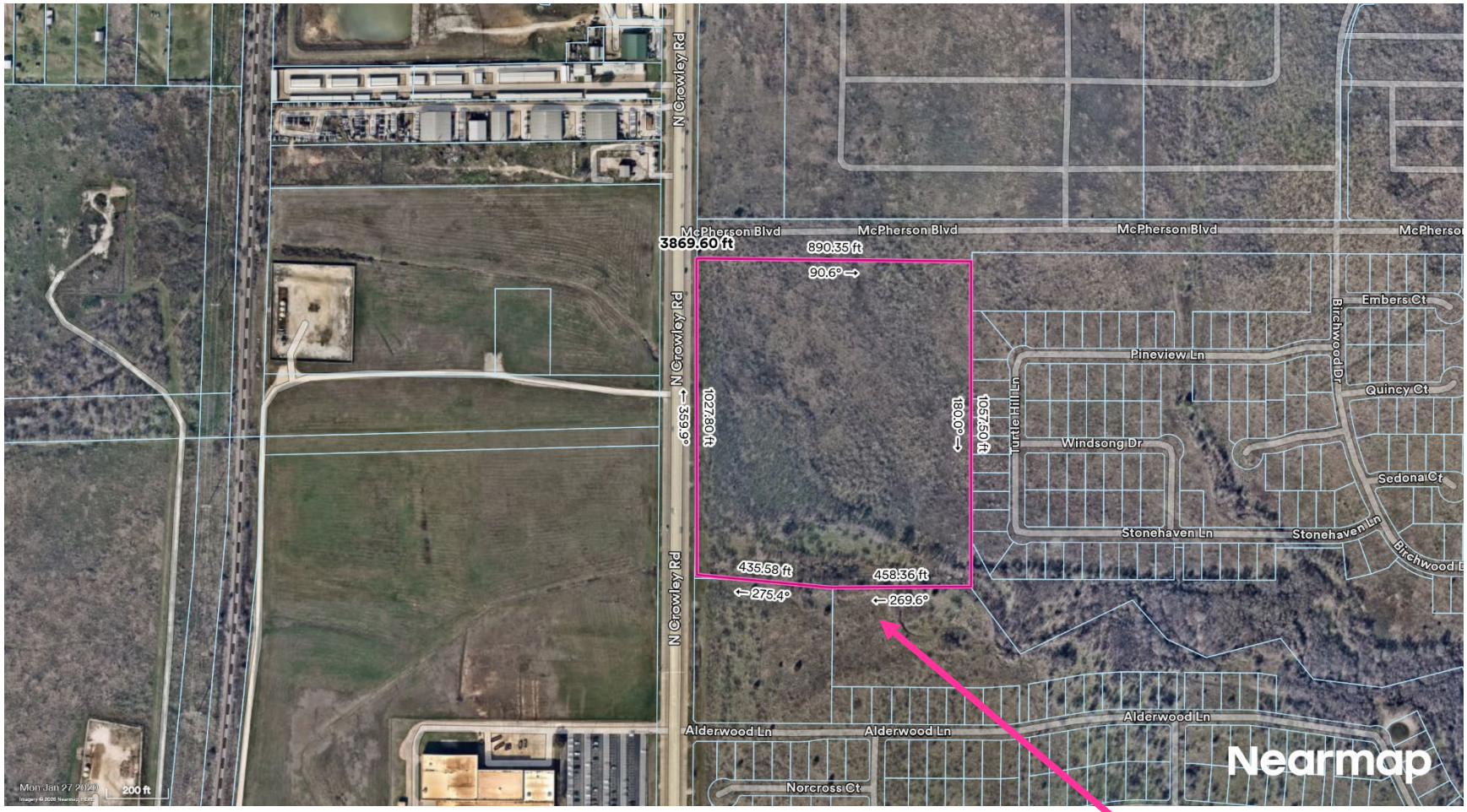
Post-reclamation grading, concerns were raised by City Staff regarding the trees on the site that were removed as part of the reclamation grading construction. An explanation was provided to Staff by the development team that the removal of specific trees was necessary to generate the material needed to make the reclamation fills and provide positive drainage on the reclaimed site. It was recognized at this time that there was an obvious misunderstanding between the development team and Staff regarding the full scope of work necessary to complete the reclamation grading work.

Per coordination with Staff, Bloomfield Homes would like to formally request a waiver from the City's requirements pertaining to tree preservation and removal that was adopted in 2022, as well as the requirements related to any grading work that was outside the scope of the approved grading plan. Because the development team was operating under the assumption that the tree removal performed was allowed under the approved reclamation grading plan, no tree survey was carried out on the existing trees prior to their removal. However, aerial imagery review indicates tree coverage and type consistent with other areas of the project where a tree survey has been performed. The previous tree survey efforts generally identify a range of existing trees that are generally considered "non-desirable" and "not quality" trees. The "quality trees that exist on the property are preserved within the creek area.

We are strong partners in the success of Hunters Ridge and cooperate with each other on several projects benefitting not only the development, but the city as a whole. We respectfully request approval of this waiver request. Thank you for your consideration.

Mike Collins
Director of Community Development

Cell: (682) 218-0317
Office: 817-601-8963
Bloomfield Homes



Site of waiver request

N CROWLEY ROAD (FM 731)

!!!WARNING!!!
APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC & UNDERGROUND GAS LINES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

APPROXIMATE LOCATION
TEXAS MIDSTREAM GAS SERVICES, LLC
30' PIPELINE EASEMENT
D205057332, O.P.R.T.C.T.
D205105855, O.P.R.T.C.T.
D205129676, O.P.R.T.C.T.
D206231935, O.P.R.T.C.T.
D206341900, O.P.R.T.C.T.
D211269536, O.P.R.T.C.T.
D220217471, O.P.R.T.C.T.

LOT 113, BLOCK A

8681 WSEL=742.28

8410 WSEL=740.07

8109 WSEL=737.54

FL=741.00

FL=738.00

100-YR ULTIMATE CONDITIONS FLOODPLAIN

APPROXIMATE LOCATION F.M.731 PARCEL 11 (E) DRAINAGE EASEMENT FOR HIGHWAY PURPOSES VOL. 9426P, PG. 417 D.R.T.C.T.

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FF=745.7
TYPE "B"

FP=744.8
FF=745.6
TYPE "A"

FP=744.6
FF=745.4
TYPE "A"

FP=744.1
FF=744.9
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TYPE "A"

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TYPE "A"

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TYPE "A"

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FF=743.3
TYPE "A"

FP=742.
FF=742.9
TYPE "A"

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TYPE "A"

FP=742.4
FF=743.2
TYPE "A"

FP=740.8
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TYPE "B"

FP=740.6
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TYPE "B"

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TYPE "A"

HUNTER'S RIDGE
PHASE 2

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W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

NO.	REVISION DATE
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2	
3	
4	
5	
6	
7	
8	
9	

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

HUNTERS RIDGE
COMMERCIAL TRACT
CROWLEY, TEXAS

GMcivil
Engineering & Surveying
2539 SW Grapevine Pkwy Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10001700

STATE OF TEXAS
BRENT A. CALDWELL
108515
PROFESSIONAL ENGINEER
8/22/2025

JOB NO. :	10805
DATE :	8/22/25
DSGN/DRFT:	SAM/SAM
REVIEW :	BAC
SHEET	2 of 4

COMMERCIAL GRADING PLAN

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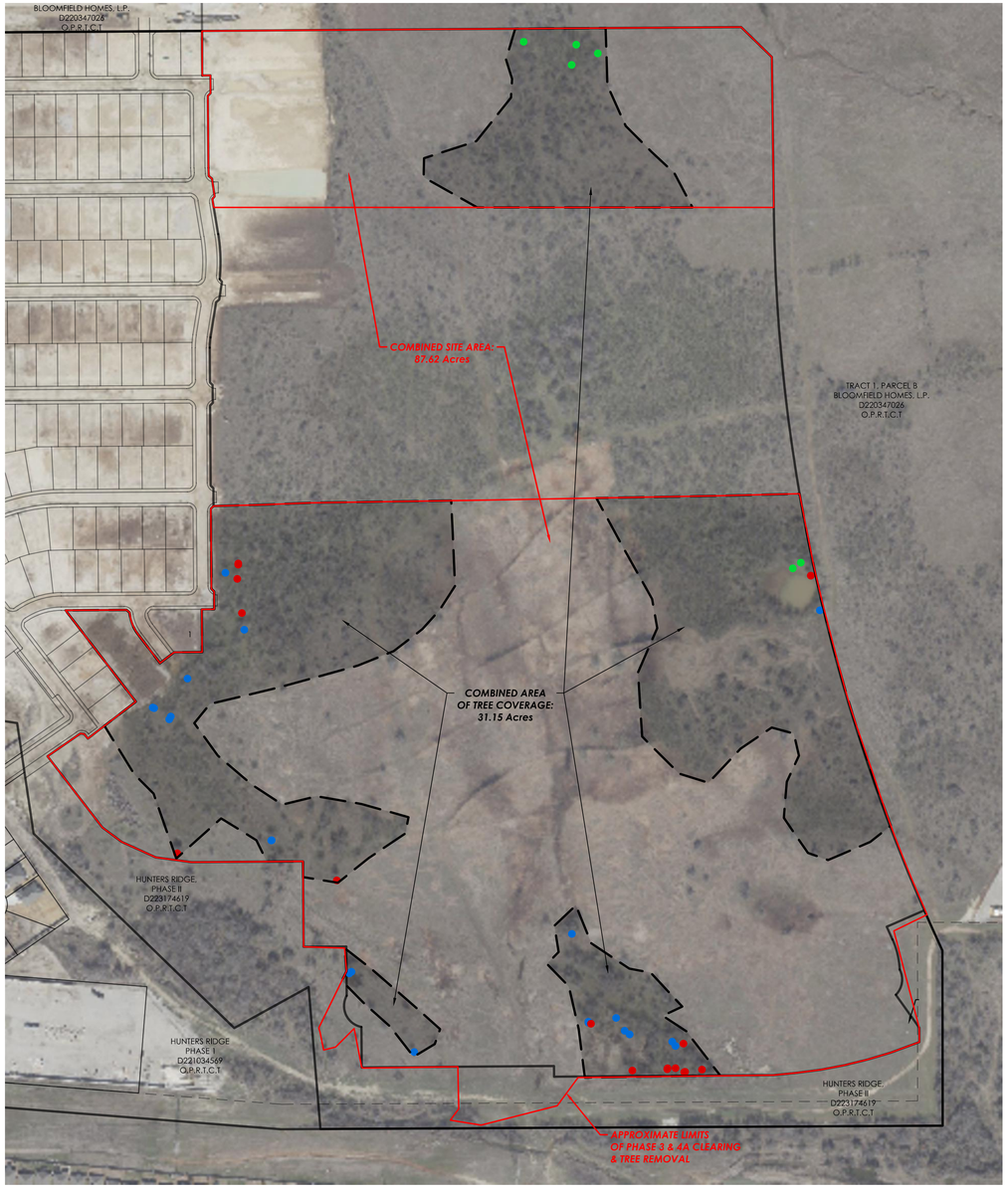
E:\10805 – Deer Creek Meadow\Plans\Hunter's Ridge C3D\Phase 2\EXHIBITS\HR COMMERCIAL GRADING EXHIBIT AS-BUILT.dwg Fri Aug 22 2025 14:18



PHASE 3+4A+5 TREE PRESERVATION SITE

PHASES 3, 4A, & 5

$$\frac{\text{TREE COVERAGE}}{\text{SITE AREA}} = \frac{31.15\ \text{Ac}}{87.62\ \text{Ac}} = \text{~36\% COVERAGE}$$

COMMERCIAL TRACT

$$\frac{\text{TREE COVERAGE}}{\text{SITE AREA}} = \frac{4.72\ \text{Ac}}{19.68\ \text{Ac}} = \text{~24\% COVERAGE}$$

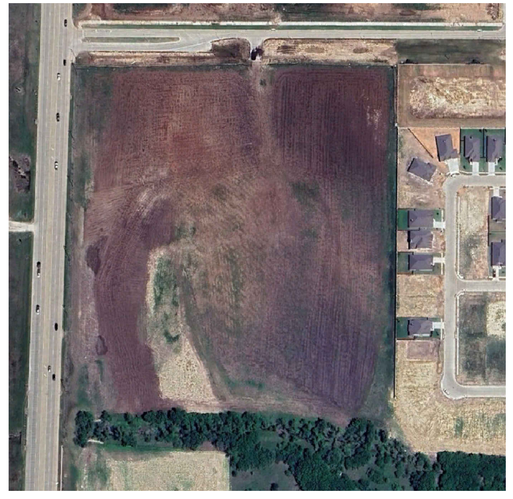
COMPARISON RATIO

$$\frac{\text{4.72 Acres of Tree Coverage}}{\text{31.15 Acres of Tree Coverage}} = 15.2\%$$

Hunter's Ridge Phase 3+4A+5 Quantity	Item	Commercial Tract Quantity **(Estimated)**
46	Total Trees Identified (>8")	7
4	Number of Protected Trees on Site	1
639	Total Caliper Inches	98

COMMERCIAL TRACT

PRE-EXISTING CONDITIONS (MARCH 2024)



CURRENT CONDITIONS (MARCH 2025)

LEGEND

- TREE (>8") TO REMAIN
- TREE (>8") TO BE REMOVED (EXEMPT)
- TREE (>8") TO BE REMOVED (NON-EXEMPT)
- AREA OF DISTURBANCE
- APPROXIMATE AREA OF TREE COVERAGE

N W E S

GRAPHIC SCALE 1"=200'

0 200 400 600

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

TREE COMPARISON EXHIBIT
FOR
HUNTERS RIDGE NORTH COMMERCIAL TRACT
CITY OF CROWLEY, TEXAS
Date: July 2025

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E:\10805 - Dase Creek Meadows\Plans\Hunter's Ridge CAD\Phase 3\SHEETS\EXHIBITS\North Commercial Tract Tree Comparision Exhibit.dwg

The Formally Educated Tree Preservation Professionals

ASI **ARBORICULTURAL SYSTEMS INTEGRATION**

2287 FM 549, Rockwall TX 75032
Dallas ♦ Suburban ♦ Rockwall/Metro 972/772-5314
Area Lakes ♦ Northeast Texas
Email ♦ Arborethic@aol.com
www.arboricultural.com

July 24, 2025

Mike Collins
Director of Community Development
Bloomfield Homes
1050 E Hwy 114 #210
Southlake, TX 76092

Cell: (682) 218-0317
Office: 817-601-8963
mikecollins@bloomfieldhomes.net

Re: Tree Population Analysis for Hunters Ridge North Commercial Tract

Dear Mr. Collins,

Without being able to testify to the values of the tree survey for Phase 3, 4A and 5 provided we can come to the following conclusions about the Tree Comparison Exhibit for Hunters Ridge North Commercial Tract.

Review of the Crowley Tree Ordinance, past and present aerial photographs, the tree survey for Phase 3, 4A and 5, and comparing aerials for the commercial tract, the property reveals that the bulk of the land is old, poorly managed, agricultural endeavors. When agricultural endeavors were reduced or suspended, the volunteer population of trees exploded. As can be readily observed, this population is heavily dominated by Mesquite (*Prosopis glandulosa*) with a few larger species growing along the creek line. Most of the creek line trees look to have been relatively undisturbed and remain on the Commercial Tract.

This comparison follows standards set forth by the International Society of Arboriculture for doing a tree population sampling and quite possibly exceeds the accuracy of most sampling techniques. Sampling typically involves surveying a much smaller area (sometimes as little as a few thousand sq ft) and extrapolating figures to cover a much larger corresponding area (many cases can include hundreds of acres). Doing the opposite, as in this case, should allow for a far lower margin of error.

With the research and observations above, we believe the Tree Comparison Exhibit provided is accurate and matches our calculations.

Evaluation Certification Statement:

PREMISES: Hunters Ridge North Commercial Tract

I, Robert S. Randall, III, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this tree survey and analysis are true and correct.

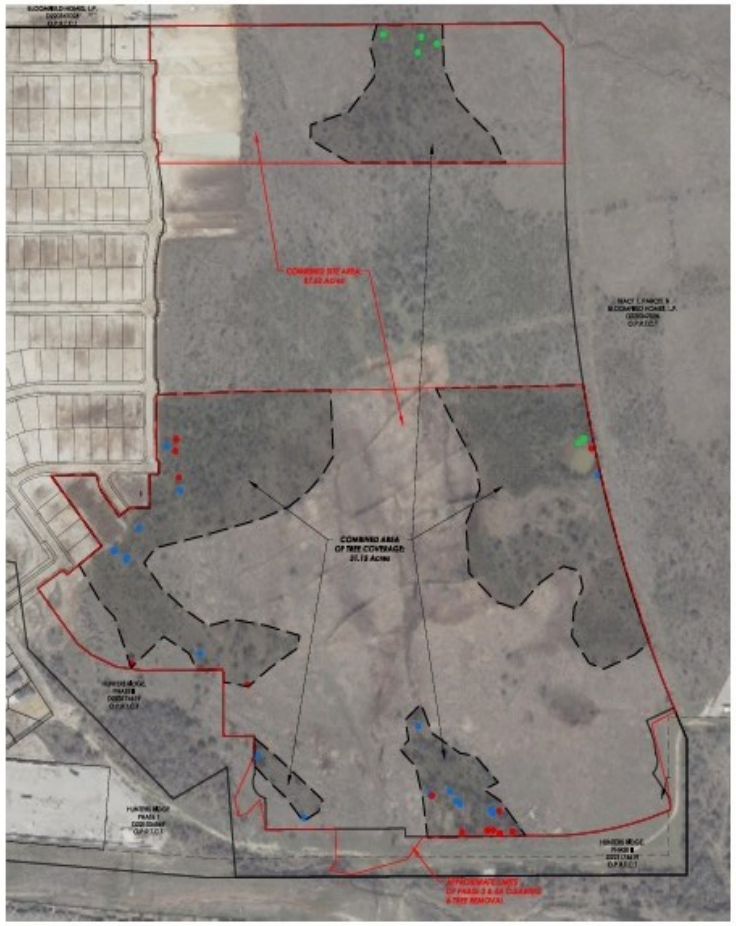
2. That the survey, analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plant(s) that is the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Guide for Plant Appraisal (9th edition, 2000) authored by the Council of Tree & Landscape Appraisers and by Matheny and Clark in Evaluation of Hazard Trees in Urban Areas; Illinois: International Society of Arboriculture, 1994.

Addendum: Additional evaluation, analysis, testimony in any legal proceedings, research, investigation, examination or other services beyond the scope of this document are all to be billed at $195.00 per hour, plus travel and expenses associated with such services.

Respectfully submitted,

Robert Randall
Certified Arborist (TX-1126A)

Stan Randall
Staff Arboriculturist



PHASE 3+4A+5 TREE PRESERVATION SITE

PHASES 3, 4A, & 5

TREE COVERAGE / SITE AREA = 31.15 Ac / 87.62 Ac = ~36% COVERAGE

COMMERCIAL TRACT

TREE COVERAGE / SITE AREA = 4.72 Ac / 19.68 Ac = ~24% COVERAGE

COMPARISON RATIO

4.72 Acres of Tree Coverage / 31.15 Acres of Tree Coverage = **15.2%**

Hunter's Ridge Phase 3+4A+5 Quantity	Item	Commercial Tract Quantity (Estimated)
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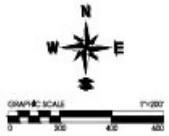
639	Total Caliper Inches	98

COMMERCIAL TRACT

PRE-EXISTING CONDITIONS (MARCH 2024)

CURRENT CONDITIONS (MARCH 2025)



PREPARED BY:

GMcivil Engineering & Surveying

TREE COMPARISON EXHIBIT
FOR
HUNTERS RIDGE NORTH COMMERCIAL TRACT
CITY OF CROWLEY, TEXAS
Date: July 2025

SHEET 1 OF 1

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City of Crowley, Texas
City Council Agenda Report

Presenter: Julie Hepler	**Meeting Date:** March 19, 2026
Department: Main Street	**Agenda Item:** VI.2.
Subject: Discuss and consider authorizing the City Manager, or her designee, to amend the existing Chapter 380 Agreement with Next Level Events, LLC for the purpose of rescheduling the BBQ Festival to a new proposed event date of November 7, 2026.	

Background:
In July 2025, the City entered into a Chapter 380 Agreement with Next Level Events, LLC to host a ticketed BBQ festival and sanctioned competition at Crowley Crossing on March 7, 2026. Due to significant weather conditions during the week leading up to the event and on the scheduled event day, Next Level Events, LLC requested that the festival be postponed and rescheduled to November 7, 2026.

While postponing an event of this scale is not a decision taken lightly, prioritizing public safety and ensuring a positive experience for attendees, vendors, and partners remains the most important.

This event is anticipated to attract regional visitors, support local businesses, and increase the visibility of the Crowley Crossing area. This partnership supports the EDC's goals to stimulate commercial activity, promote tourism, and increase foot traffic in the downtown district.

Recommendation:
Staff recommends approval of the amendment to the Chapter 380 Agreement and authorization for the City Manager, or her designee, to execute the necessary documents to reschedule the event for November 7, 2026.

Financial Information:
City agrees to cover eligible event-related costs not to exceed $17,500. The City will make payments as requested by Next Level to support event planning and operations, with the understanding that Next Level will reimburse the City for these expenses within 30 days following the conclusion of the event. Additionally, the City and/or Economic Development Corporation (EDC) will fund up to $6,000 in staffing costs to provide oversight of City facilities and resources during the event. Next Level will not be required to reimburse these staffing costs. Should additional personnel be required beyond this amount, Next Level will be responsible for securing and covering those costs

Attachments:
1. Amended and Restated 380_Next Level BBQ Festival

AMENDED AND RESTATED CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This Amended and Restated Chapter 380 Economic Development Agreement ("Agreement") is entered into this 19th day of March 2026 ("Effective Date") by and between the City of Crowley, Texas (the "City"), and Next Level Events, LLC ("Next Level"). For convenience, the City and Next Level may be referred to individually as a "Party" or collectively as "the Parties".

RECITALS

WHEREAS, Next Level desires to utilize the Crowley Crossing Plaza property, located at 201 E. Main Street, Crowley, Texas 76036 (the "Plaza"), as more particularly described and depicted on the attached Exhibit A, incorporated herein by reference, to host a competition level BBQ festival and contest which will attract contestants, participants, spectators and guests from around the State of Texas, and potentially from out of state (the "Event"); and

WHEREAS, use of the Plaza for such an Event is not permitted without the express consent and approval of the City as provided herein; and

WHEREAS, the City has adopted an Economic Development Program (the "Program") pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, Next Level desires to participate in the Program by entering into this Agreement whereby the City will provide certain incentives specified herein to Next Level for the location of the Event in the City; and

WHEREAS, the City Council finds and determines that this Agreement will effectuate the purposes set forth in the Program by promoting local economic development and stimulating business and commercial activity in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

The City Council finds and determines that this Agreement is authorized and governed by Section 380.001 of the Texas Local Government Code and by the Program.

ARTICLE II. TERM

This Agreement shall be effective as of the date of execution by all parties and continue until all obligations under the Agreement are fulfilled, unless otherwise terminated as provided for in this Agreement.

ARTICLE III. ECONOMIC DEVELOPMENT INCENTIVES

1. **Covenants of Next Level:**

a. Next Level shall advertise and promote the Event, which was originally scheduled to occur March 7, 2026 and has been rescheduled to **November 7, 2026,** subject to approval by the City Council to ensure there are no conflicts with existing City events or staffing resources.

b. Next Level is responsible for all costs related to the preparation, operation, management, and clean-up of the Event, except to the extent of the City's obligations specified below.

c. The Event shall be permitted on those portions of the Plaza property as specified in the Attached Exhibit A. Parking shall only be permitted in the parking lot behind City Hall and along Mission Street as shown on the attached Exhibit A, beginning no earlier than 3:00 p.m. the day before the Event.

d. The Event shall be a competition style BBQ cook-off, with registration fees and prize awards established by Next Level in order to attract contestants, participants, spectators and guests from the State of Texas and potentially from out of state.

e. Unless otherwise provided herein, or by written approval of the City Manager, the Event must comply with all adopted rules and procedures relating to the use of the Plaza or City parks in general.

f. Next Level shall operate the Event at all times in a manner that is consistent with the general purposes of encouraging economic development within the City. In this regard, the parties agree that the use of the Plaza for the Event is consistent with such purpose.

g. Next Level agrees to clean up all trash and debris from the Plaza after the Event, and to restore the Plaza to the condition that existed prior to the Event, including any damages caused to the Plaza from the Event.

2. **Covenants of City:**

As an economic development incentive and to assist Next Level with locating the Event in the City, the City agrees to cover eligible costs related to the Event, not to exceed a total of $17,500, to be reimbursed by Next Level to the City following the conclusion of the Event as specified below:

a. Restroom trailers/porta-potty's,

b. Temporary fencing for securing the Plaza; and

c. Audio/visual equipment for entertainment; and

d, Light towers and generators; and

e. Dumpster rentals; and

f. Event Marketing.

The City agrees to make payment for the above items upon request by Next Level as needed for the Event planning, setup, and operation. Next Level agrees to reimburse the City all such amounts paid in advance by the City on Next Level's behalf for the Event, within 30 days of the conclusion of the Event.

As part of its support for the Event, the City and/or the Economic Development Corporation (EDC) agree to cover staffing costs associated with providing City personnel to oversee City facilities and resources during the Event. These staffing costs shall not exceed $6,000. There is no expectation that Next Level will reimburse the City or EDC for these staffing-related expenses. If it is determined that additional staff are necessary beyond what is covered under the $6,000 allocation, Next Level shall be responsible for providing and funding the cost of the additional personnel.

ARTICLE IV. GENERAL PROVISIONS

1. **Access to Information.** Next Level agrees to provide the City, upon reasonable notice, access to information related to the Event, and other information necessary to fulfill this Agreement.

2. Default. If a party should default (the "Defaulting Party") with respect to any of its obligations hereunder and should fail, within thirty (30) days after delivery of written notice of such default from another party (the "Complaining Party") to cure such default, the Complaining Party may be awarded specific performance and/or damages for such default by action or proceeding at law or in equity.

3. Termination. This Agreement may be terminated as follows:

a. by mutual written agreement by the parties;

b. by the City upon the failure of Next Level to fulfill its obligations under this Agreement after receipt of written notice of default and a thirty (30) day cure period.

4. **Mutual Assistance.** Next Level and the City shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5. Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

6. Law Compliance. Next Level agrees to comply with all federal, state, and local laws and all Restaurant regulations that are applicable to the Restaurant.

7. Indemnity. THE CITY SHALL NOT BE LIABLE TO NEXT LEVEL, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, NEXT LEVEL AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, AGENTS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ANY NEGLIGENT ACT OR OMISSION OF NEXT LEVEL OR ITS AGENTS, EMPLOYEES, INVITEES, OR CONTRACTORS, ARISING FROM THE CONDUCT, MANAGEMENT OR OPERATIONS OF THE EVENT, FROM ANY BREACH BY NEXT LEVEL OF ANY CONDITION OF THIS AGREEMENT, OR ARISING IN ANY WAY OUT OF THE PERFORMANCE OF THIS AGREEMENT. This provision is solely for the benefit of the City, and their officers and employees, and is not intended to create or grant any rights, contractual or otherwise, in or to any other person. This section shall survive termination of this Agreement.

Nothing in this Agreement shall be construed as waiving any governmental immunity available to the City under state law.

8. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

9. Amendment. This Agreement may only be amended, altered, or revoked by a written instrument signed by Next Level and the City.

10. Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. Next Level may not assign all or any part of its rights and obligations hereunder without prior written approval of the City.

11. Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefore; or (ii) sent by a nationally recognized overnight courier service; or (iii) delivered by United States certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the respective party at its address set forth below, and shall be effective (a) upon receipt or refusal if delivered personally; (b) one business day after depositing, with such an overnight courier service or (c) two business days after deposit in the United States mails, if mailed. Any party hereto may change its address for receipt of notices by service of a notice of such change in accordance with this subsection.

Next Level: Next Level Events, LLC
Attention: _____
_____
_____

City: City of Crowley
Attention: City Manager
201 E. Main
Crowley, Texas 76036

12. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

13. Applicable Law. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Tarrant County, Texas.

14. Severability. In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

15. No Joint Venture. Nothing in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

16. Approval by City of Crowley, Texas. This Agreement was approved by the City Council at its meeting on March 19, 2026.

NEXT LEVEL EVENTS, LLC

By: _____
_____
Its: _____

CITY OF CROWLEY

By: _____
Lori Watson
City Manager

ATTEST:

_____
City Secretary

ACKNOWLEDGMENT

STATE OF _____ §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the _____ of Next Level Events, LLC, and that he/she is authorized by said entity to execute the foregoing instrument as the act of such entity, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires:

_____

EXHIBIT A

PLAZA DESCRIPTION AND PARKING AREAS

City of Crowley, Texas
City Council Agenda Report

Presenter: Pleasant Brooks	**Meeting Date:** March 19, 2026
Department: Fire	**Agenda Item:** VI.3.
Subject: Discuss and consider approval of the annual contract (October 1, 2025, through September 30, 2026) for fire and ambulance service with Tarrant County Emergency Service District No. 1 and authorizing the Mayor to execute said contract.	

Background:
The FY 2026 Municipal Contract between Tarrant County Emergency Services District No. 1 and the City of Crowley establishes an agreement for the City to provide fire suppression, rescue, and emergency medical services (EMS) within a designated service area of the District from October 1, 2025 through September 30, 2026.

Under the agreement, the City will provide emergency response services 24 hours a day, seven days a week, using the same response standards applied within its own jurisdiction and achieving a minimum proper response rate of 80% of calls in the service area. Dispatch will be handled through the Tarrant County Regional Communications Center, and the City must maintain required certifications, complete incident reporting, and follow applicable NFPA equipment standards. The City is responsible for the operation, maintenance, and liability associated with providing the services, while the District may inspect District-owned equipment assigned to the City.

The agreement allows either party to terminate the contract with 60 days' written notice, requires compliance with all applicable laws, and clarifies that the City acts as an independent contractor while retaining responsibility for its personnel, insurance, and operational liabilities.

Recommendation:
Staff respectfully recommends approval of this contract.

Financial Information:
The District will compensate the City through a funding structure that includes a $25,000 initial operational payment and quarterly payments based on estimated annual totals of approximately $253,277 for fire services and $354,277 for EMS services, with final payment adjustments based on the actual number and types of responses during the contract year. Additional payments are structured per incident type, including fire responses, EMS first response, ambulance transports, and other service calls.

Attachments:
1. Crowley Municipal Contract - FY 2026

CONTRACT FOR PROVIDING FIRE EXTINGUISHMENT AND EMERGENCY SERVICES WITH A MUNICIPALITY

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This CONTRACT FOR PROVIDING FIRE EXTINGUISHMENT AND OTHER EMERGENCY SERVICES hereinafter called “Contract,” effective as of the 1st day of October, 2025 (“Effective Date”) is by and between the TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1, hereinafter referred to as "the DISTRICT", a political subdivision of the State of Texas duly organized and operating pursuant to the provisions of Section 48-e, Article III of the Texas Constitution and Chapter 775, Texas Health and Safety Code, and the CITY OF Crowley, hereinafter called "the CITY", a Texas home rule municipality duly organized and operating under the laws of the State of Texas. The DISTRICT and the CITY may be collectively referred to herein as the “parties,” or individually as a “party.”

Witnesseth:

WHEREAS, the DISTRICT is a duly organized emergency services district and a political subdivision of the State of Texas created for the protection of life and property and to provide emergency services, with the full authority to carry out the objects of its creation, and to that end is authorized to enter into and perform any and all necessary contracts; and

WHEREAS, the Emergency Services District Act, found at Chapter 775 of the Texas Health and Safety Code (“the Act”) provides the DISTRICT with the authority to enter into contracts with others, whereby fire extinguishment and other emergency services may be made available to the DISTRICT, upon such terms as the governing body of the DISTRICT and the entity provider such services shall determine; and

WHEREAS, the DISTRICT desires to secure fire extinguishment and other emergency services from the CITY for a specified portion of the DISTRICT hereinafter referred to as the “Service Area,”; and

WHEREAS, the CITY currently provides fire extinguishment and other emergency services within its own jurisdiction and is willing and able to furnish services to the Service Area at a level acceptable to the DISTRICT for the consideration hereinafter provided; and

WHEREAS, the DISTRICT has determined that it is in the best interest of the residents and property owners of the DISTRICT for the DISTRICT to enter into this Contract with the CITY; and

WHEREAS, the DISTRICT and the CITY each represent and warrant that each is in full compliance with all local, federal, and state laws applicable to its operations.

NOW THEREFORE, for and in consideration of the premises and mutual covenants hereinafter contained, the parties hereto agree with the others as follows:

ARTICLE I
DEFINITIONS

Section 1.01 Findings of Fact – The DISTRICT and the CITY find that the facts and statements set forth in the preamble to this Contract are true and correct for all purposes.

Section 1.02 Definitions – The following terms shall have the respective meaning assigned to them in this Article I wherever they are used in this Contract.

ACT – Means Chapter 775, Texas Health and Safety Code, Section, as amended.

BREACH OF CONTRACT – Means an act or circumstance by either party to this Contract, which violates or results in non-compliance with this Contract or any provision herein.

CITY – Means the **CITY OF** Crowley, Texas, a home rule municipality. duly organized and existing under the laws of the State of Texas, and in full compliance at all times with same.

CONTRACT – Means this Contract and any properly executed amendments or supplements hereto.

CURRENT DISTRICT POLICIES – Means DISTRICT policies if any, in effect on the Effective Date of this Contract.

DISTRICT – Means **TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. 1**, a political subdivision of the State of Texas created and operating pursuant to Section 48-e of Article III of the Texas Constitution and the Act, and in full compliance at all times with same.

EMERGENCY MEDICAL SERVICES or EMS – means those activities required for and related to providing service as an “Emergency Medical Services Provider” as defined by Chapter 773, Texas Health and Safety Code.

EMERGENCY SERVICES – Means those EMS and/or Fire Services the CITY agrees to provide to the Service Area under the terms of this Contract. The specific Emergency Services the CITY agrees to provide under this Contract are: All types of firefighting, rescue, and emergency medical response including ambulance transport if applicable to the contracting agency.

FIRE EXTINGUISHMENT SERVICES OR FIRE SERVICES – Means those activities which are required for and related to the control and extinguishment of fires.

SERVICE AREA – Means the geographic boundaries of a specific portion of the DISTRICT within which the CITY agrees to provide Emergency Services, which is described in **Appendix A,** attached hereto and incorporated herein for all purposes.

Section 1.03 Construction of Terms – If appropriate, in this Contract, words of the singular number shall be considered to include plural, words of the plural shall be considered to include the singular, and words of the masculine, feminine, and neutral gender shall be considered to include other genders.

ARTICLE II
SERVICES TO BE PROVIDED

Section 2.01 General – During the term of this Contract, the CITY agrees to provide Emergency Services to the Service Area on a 24 hour per day seven days per week basis.

Section 2.02 Licenses and Certifications – The CITY agrees that it is legally licensed and certified to provide Emergency Services to the Service Area as called for by this Contract. The CITY further agrees to renew and maintain said licenses and certifications for the duration of this Contract.

Section 2.03 Dispatch Communications – The CITY agrees to utilize the Tarrant County Regional Communications Center ("TCRCC") for all dispatch and fire ground communications subject to this Contract.

Section 2.04 Response Requirements

A. **Proper Response.** For the purpose of this Section 2.04, a "Proper Response" means a CITY response to a call for assistance for Emergency Services within the Service Area that meets the same parameters for properly responding to a call for assistance for Emergency Services within the CITY's own jurisdiction.

B. **Minimum Response Requirement.** The CITY agrees that at least 80% of the calls for assistance for Emergency Services within the Service Area will receive a Proper Response.("Minimum Response Requirement").

C. **Failure to Meet Minimum Response Requirement.**

1. Good Faith Meeting. If the DISTRICT believes that the CITY has failed to meet the Minimum Response Requirement for two (2) or more consecutive months, the parties agree to meet, upon written request of the DISTRICT, in good faith to review and discuss the response data and circumstances relating to the DISTRICT's determination.

2. Temporary Delay of Payment. If, after the meeting between the parties, the DISTRICT believes that the issue is likely to be repeated, the DISTRICT must notify the CITY in writing of its intent to temporarily delay any payment that may be due to be paid to the CITY for the next sixty (60) days to allow the CITY time to correct the issue to the DISTRICT's satisfaction.

3. Issue Corrected. At the conclusion of sixty (60) days, if the DISTRICT determines that the issue has been corrected, the DISTRICT must immediately release any payment that was temporarily withheld from the CITY during the correction period.

4. Issue Not Corrected. If, at the conclusion of sixty (60) days, the DISTRICT determines that the issue has not been corrected, the parties may mutually agree, in writing signed by both parties, to extend the time period for correction of the issue and must address whether the delay of payment is extended as well.

5. Termination Rights Not Affected. Nothing in this section or any other section of the Contract prohibits either party from exercising the right to terminate this Contract, with or without cause, upon sixty (60) days' written notice to the other party.

Section 2.05 Reports and Other Information

A. Reports Required. As soon as practicable after the provision of Emergency Services in the Service Area, the CITY shall complete a basic incident report in the CITY's Record Management System ("RMS"). Reports shall be a complete and accurate description of the actions taken by the CITY's personnel and shall include an appropriate narrative section.

B. RMS Purchase Authorized. In the event that the CITY and the DISTRICT do not already use the same RMS provider, the CITY and the DISTRICT may agree that the DISTRICT will purchase a license for the DISTRICT's preferred RMS software for the CITY to use to document Emergency Services provided under this Contract. The parties not required to enter into

such agreement, and under no circumstances is the CITY required to obtain or utilize the DISTRICT's preferred RMS software.

C. Other Report Requirement. The CITY agrees to participate in the National Response Information System ("NERIS").

ARTICLE III
EQUIPMENT, MAINTENANCE, AND OPERATION

Section 3.01 Maintenance and Operation – The parties hereto agree that during the term of this Contract, the DISTRICT shall have no responsibility or liabilities whatsoever for operating, maintaining, repairing, and ensuring any equipment by which Emergency Services are provided by the CITY except as outlined in **Appendix B**, attached hereto, entitled "Maintenance and Repair of DISTRICT-Owned Equipment." Any other such responsibilities belong solely to the CITY.

Section 3.02 ISO Rating – In order to accomplish a county-wide Insurance Services Office ("ISO") rating improvement, the CITY agrees that all of its apparatus are equipped in accordance with the latest adopted version of National Fire Protection Association ("NFPA") 1901 and shall have in place a program to annually:

- Test its full complement of hoses in accordance with NFPA 1961; and
- Test its full complement of ground ladders in accordance with NFPA 1932; and
- Test the pumps of its Class A Engines in accordance with NFPA 1911.

Section 3.03 Inspection of Equipment

A. Right to Inspect. The DISTRICT has the right to inspect DISTRICT-owned equipment and records related to maintenance of DISTRICT-owned equipment, if any, in possession of the CITY upon reasonable request.

B. Re-Inspection. In the event that the DISTRICT notifies the CITY in writing that it has determined, based on an inspection made under this section, that DISTRICT-owned equipment is not in operating condition based on the NFPA standards described in Section 3.02, the CITY will authorize a re-inspection of such equipment by the DISTRICT to be conducted within fifteen (15) days.

C. Temporary Delay of Payment. In the event that the DISTRICT determines, based on a re-inspection made under this section, that the DISTRICT-owned equipment is still not in operating condition based on the NFPA standards described in Section 3.02, the DISTRICT must notify the CITY in writing of its intent to temporarily delay any payment that may be due to be

paid to the CITY for the next sixty (60) days to allow the CITY time to correct the issue to the DISTRICT's satisfaction.

D. Issue Corrected. At the conclusion of sixty (60) days, if the DISTRICT determines that the issue has been corrected, the DISTRICT must immediately release any payment that was temporarily withheld from the CITY during the correction period.

E. Issue Not Corrected. If, at the conclusion of sixty (60) days, the DISTRICT determines that the issue has not been corrected, the parties may mutually agree, in writing signed by both parties, to extend the time period for correction of the issue and must address whether the delay of payment is extended as well.

F. Termination Rights Not Affected. Nothing in this section or any other section of the Contract prohibits either party from exercising the right to terminate this Contract, with or without cause, upon sixty (60) days' written notice to the other party.

Section 3.04 Out of Service Apparatus and Equipment – The CITY shall notify TCRCC when, for any reason, DISTRICT-owned equipment is out of service for more than twenty-four (24) continuous hours. When the DISTRICT-owned equipment is put back in service the CITY will notify the TCRCC of same.

ARTICLE IV
INSURANCE AND INDEMNIFICATION

Section 4.01 Workers' Compensation Coverage – The CITY shall maintain statutory workers' compensation coverage for its employees, officers and volunteers regarding the CITY's performance under this contract. The CITY recognizes that the DISTRICT has no responsibility to furnish this coverage and CITY waives any right to pursue the DISTRICT for liability regarding payments for this coverage or for liability regarding payments for claims filed against this coverage.

Section 4.02 Assignment of Liability – The CITY shall be responsible for any civil liability or costs that may arise from the Emergency Services that the CITY provides under this Contract. The parties agree pursuant to Section 791.006 (a-1) of the Texas Government Code that assignment of liability provided by this Contract is intended to be different than liability otherwise assigned under Section 791.006 (a) of the Texas Government Code, which provides that "the governmental unit that would have been responsible for furnishing the services in the absence of the contract is responsible for any civil liability that arises from the furnishing of those services." The parties also agree that pursuant to Section 775.0366 (e) of the Texas Health and Safety Code that assignment of liability provided by this Contract is intended to be different than liability otherwise assigned under Section 775.0366 (d), which provides that the "district is

responsible for any civil liability that arises from furnishing those services if the district would have been responsible for furnishing the services in the absence of the contract." It is expressly understood and agreed, however, that in the execution of this Contract, neither the CITY nor the DISTRICT waives, nor shall be deemed to waive, any immunity or defenses that would otherwise be available to it against claims arising in the exercise of governmental powers and functions, including the liability limits and immunities for a governmental unit provided by the Texas Tort Claims Act, Chapter 101, Civil Practice and Remedies Code, or other law.

Section 4.03 Line of Duty – When an employee or volunteer of the responding CITY is performing duties under the terms of this Contract, that person is considered to be acting in the line of duty for the CITY for the purposes of 32 U.S.C.A., Section 3796; is considered to be in performance of duties for the CITY within the applicable provisions of Chapter 615 of the Texas Government Code, and of Chapter 142, Texas Local Government Code; and shall be entitled to any other benefits which accrue under law as a result of injury, death, or loss which occurs while in the line of duty for the CITY under this Contract. This section does not increase the DISTRICT's liability under this Contract.

ARTICLE V
PAYMENTS BY DISTRICT

Section 5.01 Fire Service Compensation – the DISTRICT agrees to pay the CITY an estimated total sum of $253,277 during the term of this Contract for Fire Services provided by the CITY in the Service Area. The DISTRICT will make equal quarterly payments to the CITY in the amount of $63,319 per quarter based on this estimated total sum, with the final quarterly payment being subject to adjustment based on the pricing and payment details set forth in **Appendix C**, attached hereto, entitled "Funding Mechanism, Response Expectations, and Response Reporting."

Section 5.02 EMS Compensation – If provided by the CITY under this Contract, the DISTRICT agrees to pay the CITY an estimated total sum of $354,277 during the term of this Contract for Emergency Medical Services provided by the CITY in the Service Area. The DISTRICT will make equal quarterly payments to the CITY in the amount of $88,569 based on this estimated total sum, with the final quarterly payment being subject to adjustment based on the pricing and payment details set forth in **Appendix C**.

Section 5.03 Additional Funding Details – In order to receive the payment due for each quarter, the CITY will provide to the DISTRICT a fiscal year-to-date summary report of all incidents responded to in the Service Area by the CITY. Additional details regarding funding, final quarterly payment calculation, the payment schedule, and response expectations are included in **Appendix C**. All funds to be provided hereunder shall be from current funds only.

Section 5.04 Initial Lump Sum Payment – In addition to the monetary amounts set forth in Sections 5.01 and 5.02, and prior to the payment of any of the above-described quarterly payments, the DISTRICT will pay the CITY a lump sum of twenty-five thousand and 00/100 **(**$25,000.00) by October 31st of the current fiscal year. This payment is intended to help offset the operational costs of the CITY.

Section 5.05 Use of District Funds – Pursuant to Section 775.073, Texas Health & Safety Code, and other applicable law, it is understood and agreed by the parties that any funds allocated by the DISTRICT to the CITY are for maintenance and operation expenses only in the provision of the Emergency Services set forth herein, and the CITY, unless otherwise agreed to by the parties in writing, shall not use any DISTRICT allocated funds for the purchase, lease, or acquisition of any real or personal property, and any real or personal property of the CITY shall remain the sole property of the CITY, unless DISTRICT allocated funds are used to purchase, lease, or otherwise acquire real or personal property. The parties further agree that the DISTRICT does not have any ownership interest in the real and personal property owned by the CITY, except for real or personal property purchased with DISTRICT allocated funds. The DISTRICT's payments made to the CITY for services rendered under this Contract do not create an ownership interest in the real and personal property of the CITY.

ARTICLE VI
ASSIGNMENT AND MODIFICATION

Section 6.01 Assignment – This Contract shall not be assignable by the CITY or the DISTRICT in whole or in part without obtaining the prior written consent of the other party. Further, this Contract may be modified only upon the prior written consent of the parties. In the event that either the CITY or the DISTRICT desires a change in the Service Area or the scope of Emergency Services to be rendered hereunder, this Contract may be amended, and the payments may be adjusted accordingly but only upon the prior written agreement of both parties. It is understood and agreed between the parties that the DISTRICT may not expand the Service Area of the CITY without the CITY'S prior written approval.

ARTICLE VII
MISCELLANEOUS

Section 7.01 Compliance with Law – The CITY and DISTRICT shall observe and comply with all local, state, and federal laws, rules, and regulations applicable to the performance of obligations under this Contract.

Section 7.02 Term – This Contract shall be for a period of twelve (12) months commencing on the 1st day of October of 2025 and ending at 12:00 midnight on September 30, 2026. It is understood by THE CITY and DISTRICT that the DISTRICT shall prepare a new contract so that it may be signed on or before September 30, 2026.

Section 7.03 Termination – Notwithstanding any other language or provision in this Contract, either party may elect to terminate this Contract with or without cause upon 60 days' written notice to the non-canceling party. In the event of termination, the DISTRICT will pay a prorated share of the monies due for the remainder of that quarter only if the CITY provides services as required in the Contract during the period of time leading up to the termination date.

Section 7.04 Liaison – The CITY Manager, Administrator of Record (Sec 773.05711), or designee shall be the liaison with the DISTRICT.

Section 7.05 Notices – All notices required or permitted to be sent hereunder shall be deemed received three (3) days after the date sent by electronic mail, addressed to the party at the electronic mail address set forth below, three (d) days after the date sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below, or on the day actually received if sent by courier or otherwise hand-delivered to the following addresses:

If to the **DISTRICT:**

TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO.1
ATTN: Executive Director
4900 River Oaks Blvd.
River Oaks, TX 76114
Email: russell.shelley@tarrantesd1.org
With a copy to: alicia.johnson@tarrantesd1.org

If to th**e CITY:**

CITY OF Crowley
ATTN: Fire Chief Pleasant Brooks
201 E. Main St.
Crowley, TX 76036
Email: pbrooks@ci.crowley.tx.us

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

Section 7.06 Binding Effect – This Contract shall insure to the benefit of and shall be binding upon the DISTRICT and the CITY, and their respective successors and assigns.

Section 7.07 Severability – In the event any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision thereof, unless the provision invalidated should invalidate a material obligation of either party.

Section 7.08 Execution and Counterpart – This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one in the same instrument.

Section 7.09 Captions – The captions or heading in this Contract are for convenience only and in no way define, limit or otherwise describe the scope or intent of any provision or section of the Contract.

Section 7.10 Independent Contractor; Implied Rights; Conferring Rights – Nothing in this Contract shall be construed as creating a partnership, association, or joint venture. No party shall be deemed to control the other party. It is further agreed that in the performance of all obligations undertaken by this Contract, the CITY is an independent contractor with the right to supervise, manage, control, and direct the performance of Emergency Services provided under this Contract. The parties do not intend to create any obligations express or implied other than those specifically set forth herein and this Contract will not create rights in parties not signatories hereto. The employees of the CITY are not employees or agents of the DISTRICT by virtue of this Contract. The employees of the DISTRICT are not employees or agents of the CITY by virtue of this Contract. By entering into this Contract, neither the DISTRICT nor the CITY waives, nor shall either party be deemed to waive, any rights, defenses, or immunities either party may have under any applicable federal, state, or local statute, law, rule or regulation. Additionally, this Contract does not confer any rights on third parties who are not signatories to this Contract. Therefore, no person may bring suit against the CITY or the DISTRICT regarding the performance of this Contract as a third-party beneficiary of this Contract.

Section 7.11 Non-Exclusive Agreement – In order to ensure to the greatest extent practical that there will be sufficient equipment and emergency resources available to the DISTRICT, the parties acknowledge that the CITY may enter into Mutual Aid Agreements or other agreements with other non-DISTRICT emergency services organizations, fire departments, or municipalities in the area for provision of Emergency Services. The DISTRICT may also make agreements for service with other agencies or directly provide DISTRICT resources for the provision of emergency services in the Service Area.

Section 7.12 Governing Law – This Contract will be governed by the laws of the State of Texas, and venue for any action concerning this Contract shall lie in Tarrant County, Texas.

Section 7.13 Enforcement – In enforcing the performance of the provisions of this Contract all parties shall have the right to the exercise of all procedures available under applicable law or equity. No waiver or breach of any term or condition of this Contract shall be construed to waive any subsequent waiver or breach of the same or any other term or condition of this Contract.

Section 7.14 Force Majeure – To the extent that either party to this Contract shall be wholly or partially prevented from the performance within the period specified of any

obligation or duty placed on such party by any reason of or through strikes, stoppage of labor, riot, flood, failure of utilities, public water supply, invasions, insurrections, the order of any court, judge, or civil authority, pandemic or epidemic, or of act of God, then, in such event, the time for the performance of such obligation or duty shall be suspended until such inability to perform is removed.

Section 7.15 Defined Terms – The defined terms in this Contract shall have the meanings as defined herein whether or not the term appears in all capitalized letters or in upper and lower-case letters.

Section 7.16 Communications – The parties acknowledge that the typical form of regular communications between the DISTRICT and the CITY regarding the services provided under this Contract is e-mail. Therefore, it is the responsibility of both parties to immediately inform the other of any changes to agency contact information.

DISTRICT SIGNATURE

Signed this _____day of _____, 2026.

TARRANT COUNTY EMERGENCY SERVICES DISTRICT #1
4900 River Oaks Blvd.
River Oaks, TX 76114

By: _____
Donnie Davis, President

ATTEST:

By: _____
Richard Casarez, Secretary/Treasurer

CITY SIGNATURE

Signed this _____day of _____, 2026.

CITY OF Crowley
201 E. Main St.
Crowley, TX 76036

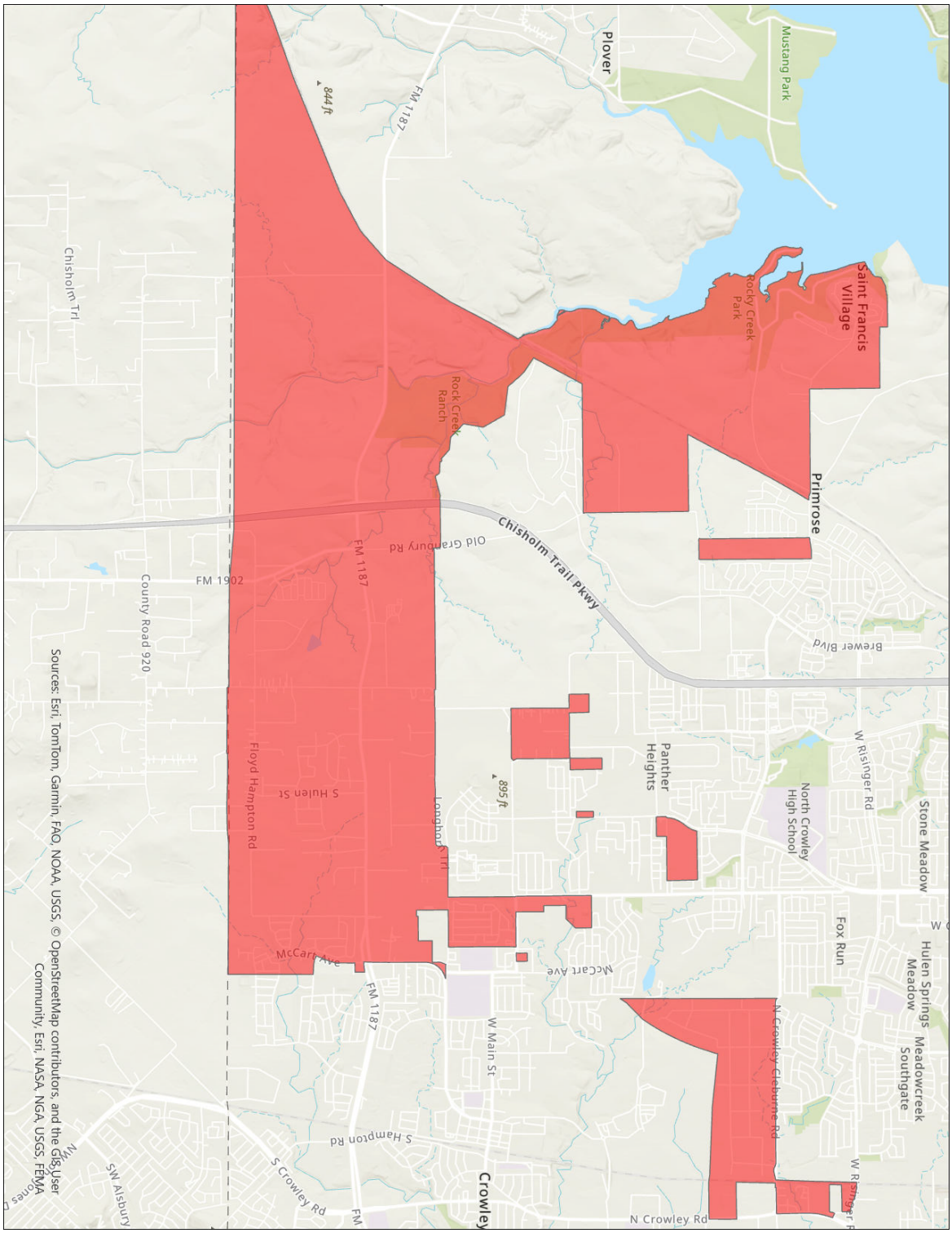
By: _____
[NAME, TITLE]

ATTEST:

By: _____
[NAME, CITY SECRETARY]

Appendix A

Service Area Map



Appendix B

Maintenance and Repair of DISTRICT-Owned Equipment

The DISTRICT may provide equipment such as water tenders and/or brush trucks to the entities providing services to the DISTRICT. The specific equipment provided by the DISTRICT to the CITY under this Contract is as follows: Brush truck and water tender (the "Equipment"). The Equipment is owned and insured by the DISTRICT, but the CITY is permitted to use the Equipment, not only for the purpose of providing Emergency Services under this Contract, but within its own community and in service to its mutual aid partners, if any, as well. Therefore, maintenance and repair of the Equipment will be shared between the DISTRICT and the CITY as follows:

DISTRICT Responsibilities for Maintenance & Repair:

- (1) Annual comprehensive preventative maintenance service
- All unexpected repairs that are over $500
- Replacement of tires every two years
- Annual pump testing
- Repair or replacement of DISTRICT-provided loose equipment items

CITY Responsibilities for Maintenance & Repair:

- All light bulbs, added operating fluids, windshield wipers, and any other minor maintenance items
- Unexpected repairs that are less than $500
- Annual hose and ladder testing if applicable

Appendix C
Funding Mechanism, Response Expectations, and Response Reporting

The following information is meant to clarify the FY 2026 funding mechanism and to provide additional detail regarding the expectations of the DISTRICT for the various entities providing services to the DISTRICT.

Purpose of Funding Mechanism

- The purpose and intent of the funding mechanism for FY 2026 is to ensure that each entity providing services to the DISTRICT is compensated fairly when analyzed on a per call or per incident basis.
- Funding for FY 2026 is structured, in basic terms, as follows: an initial lump sum payment of $25,000.00 paid by the DISTRICT in October, followed by four (4) quarterly payments that are equal in amount, with the final quarterly payment subject to adjustment based on the pricing and calculations provided herein.

Payment Schedule

The DISTRICT will make quarterly payments as follows:

Q1: Oct, Nov, Dec

- Amount of $63,319 Paid by Jan 25th

Q2: Jan, Feb, March

- Amount of $63,319 Paid by April 25th

Q3: April, May, June

- Amount of $63,319 Paid by July 25th

Q4: July, Aug, Sep

- Paid by October 25th according to the pricing and calculations set forth below.

Calculation of Final Quarterly Payment

The final quarterly payment will be calculated by increasing or decreasing the quarterly payment of $63,319 based on the actual number and type of responses that each entity provided in the entity's Service Area within the DISTRICT during the entire term of this Contract, according to the pricing contained herein.

Fire Response/EMS First Response Funding:

- $1,300.00/fire incident for fire responses. Fire responses include all types of fires, investigations, major accidents, Haz Mat related incidents, and technical rescues.
- In the event of a large-scale incident of any nature, which is defined as an incident lasting more than six (6) hours, all responding entities will receive a stipend of $1,000.00 to offset expenses for an incident of this nature.
- Emergency medical incidents of priority 1 or 2 nature (life threatening or potentially life threatening) as determined by emergency medical dispatch will be funded at a rate of $350.00 per incident for one Basic Life Support first response unit with at least two medically certified (ECA or greater) personnel. Advanced Life Support first responses will be funded at $500.00 per incident with the same minimum staffing requirements.
- Service call responses such as lift assists and welfare checks will be funded at $350.00 per incident.
- Cancellations while enroute, no incident found, deceased on scene, and similar type responses will be funded at $250.00 per incident.
- Community activities such as smoke detector installs, PR event attendance, and the like do not qualify for funding from the DISTRICT.

EMS Transport Funding:

- Ambulances responding for the transport of sick or injured parties will be paid at a rate of $750.00 per transport.
- Incidents requiring transport services from more than one ambulance will be paid at the same $750.00 rate for a transport.

- There will be no additional fee paid if more than one patient is transported in the ambulance at the same time.
- Transport refusals at the patient's discretion will be paid at a rate of $400.00.
- If an ambulance is cancelled while still responding to an incident, a fee of $250.00 will be paid to the responding agency.
- Monthly reports that summarize all responses by type (form will be provided) will be required prior to issuance of quarterly payments.

Payment Schedule

The DISTRICT will make quarterly payments as follows:

Q1: Oct, Nov, Dec

- Amount of $88,569 Paid by Jan 25th

Q2: Jan, Feb, March

- Amount of $88,569 Paid by April 25th

Q3: April, May, June

- Amount of $88,569 Paid by July 25th

Q4: July, Aug, Sep

- Paid by October 25th according to the pricing and calculations set forth below.

Calculation of Final Quarterly Payment

The final quarterly payment will be calculated by increasing or decreasing the quarterly payment of $88,569 based on the actual number and type of responses that each entity provided in the entity's Service Area within the DISTRICT during the entire term of this Contract, according to the pricing contained herein.

DISTRICT Expectations:

- An entity providing services in the DISTRICT will respond to calls for assistance in the entity's Service Area within the DISTRICT with a single, properly staffed and equipped fire apparatus or ambulance (as applicable) with the appropriate number of staff of certified personnel.
- There is no requirement or expectation for any entity to provide a multi-unit response.
- An entity providing services within the DISTRICT may, in its sole discretion, choose to send an additional single, properly staffed and equipped fire apparatus with the appropriate number of staff of certified personnel to ensure adequate resources arrive within the initial and most critical time period for operational effectiveness and the safety of responding personnel. The DISTRICT will reimburse the cost of the additional fire apparatus at the rate of $1,300.00. For clarity, this means that a fire response call is paid at the rate of $1,300.00, and an entity can be reimbursed an additional $1,300.00 under this provision for a total payment of $2,600.00 for the call. The DISTRICT will only support this provision for confirmed working structure fires.
- When a responding entity's Chief Officer or Company Officer, not arriving as or being part of an apparatus crew, performs the critical role of Incident Commander ("IC") for a confirmed structure fire, large scale grass fire, vehicle accident involving extrication, or other critical, large-scale, complex incident, the DISTRICT will reimburse the cost of the IC at the rate of $750.00.
- The DISTRICT will only provide additional compensation for providing a multi-unit response or engaging Officer-level personnel to serve as IC as provided in this Appendix C. The decision to provide these services in amounts beyond those specified herein, is solely at the discretion (and cost) of the entity.
- When providing services within the DISTRICT, the apparatus staffing standards applied shall mirror the apparatus staffing standards employed for incidents occurring within the responding entity's original jurisdiction. The DISTRICT's staffing standard requires a minimum of three (3) certified personnel on a fire

engine, one (1) firefighter on a water tender, and two (2) personnel on a brush truck.

- Completion of the provided form for response documentation will be the primary means of response tracking. In the event of any concerns involving responses and/or response types, the entities providing services will cooperate in providing the DISTRICT with access to incident reports and/or dispatch information.

[SEE NEXT PAGE FOR FIRE AND EMS FUNDING WORKSHEETS]

Fire Funding Worksheet

Month	Fires, MVA's, Rescues	Fee	ALS First Response	BLS First Response	Fee	Service Incidents	Fee	Cancelled Enroute	Fee	Total Incidents by Month	Total FY 2027 Funding by Month
October		$0			$0		$0		$0	0	$0
November		$0			$0		$0		$0	0	$0
December		$0			$0		$0		$0	0	$0
Q1 Totals	0	$0	0	0	$0	0	$0	0	$0	0	$0
January		$0			$0		$0		$0	0	$0
February		$0			$0		$0		$0	0	$0
March		$0			$0		$0		$0	0	$0
Q2 Totals	0	$0	0	0	$0	0	$0	0	$0	0	$0
April		$0			$0		$0		$0	0	$0
May		$0			$0		$0		$0	0	$0
June		$0			$0		$0		$0	0	$0
Q3 Totals	0	$0	0	0	$0	0	$0	0	$0	0	$0
July		$0			$0		$0		$0	0	$0
August		$0			$0		$0		$0	0	$0
September		$0			$0		$0		$0	0	$0
Q4 Totals	0	$0	0	0	$0	0	$0	0	$0	0	$0
Total by Type	0	$0	0	0	$0	0	$0	0	$0	0	$0

EMS Funding Worksheet

Month	Ambulance Transports	Fee	No Transport	Fee	Cancelled Enroute	Fee	Total Incidents by Month	Total FY 2027 Funding by Month
October		$0		$0		$0	0	$0
November		$0		$0		$0	0	$0
December		$0		$0		$0	0	$0
Q1 Totals	0	$0	0	$0	0	$0	0	$0
January		$0		$0		$0	0	$0
February		$0		$0		$0	0	$0
March		$0		$0		$0	0	$0
Q2 Totals	0	$0	0	$0	0	$0	0	$0
April		$0		$0		$0	0	$0
May		$0		$0		$0	0	$0
June		$0		$0		$0	0	$0
Q3 Totals	0	$0	0	$0	0	$0	0	$0
July		$0		$0		$0	0	$0
August		$0		$0		$0	0	$0
September		$0		$0		$0	0	$0
Q4 Totals	0	$0	0	$0	0	$0	0	$0
Total by Type	0	$0	0	$0	0	$0	0	$0

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** March 19, 2026
Department: Community Development	**Agenda Item:** VI.4.
Subject: Discuss and consider approval of an amended development agreement with Bloomfield Homes to include clearing and grading on an unplatted tract of land on Crowley Rd	

Background:
Earlier on the agenda, the City Council will consider whether to grant a variance from the subdivision regulations to Bloomfield Homes to allow clearing and grading of an uplatted tract of land. The Council previously granted a variance for a portion of this property to be cleared and graded for floodplain reclamation in September 2024 and approved a development agreement with Bloomfield for that project. If the Council approves the variance, staff recommend the Council also approve an amendment to the development agreement. A revised copy of the agreement is attached to this message for your consideration.

As noted on the variance request staff report, the agreement would require Bloomfield to revegetate a 120 ft strip on three sides of the property if it has not naturally revegetated by July.

Recommendation:
Staff recommend approval.

Financial Information:

Attachments:
1. DRAFT development agrmnt_Hunter's Ridge_for Bloomfield review
2. approx revegetation area
3. Erosion Control Plan

FIRST AMENDMENT TO THE CITY OF CROWLEY DEVELOPER'S AGREEMENT FOR EARLY GRADING WORK FOR THE HUNTERS RIDGE ADDITION COMMERCIAL TRACT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

THIS FIRST AMENDMENT TO THE CITY OF CROWLEY DEVELOPER'S AGREEMENT FOR EARLY GRADING WORK FOR THE HUNTERS RIDGE COMMERCIAL TRACT (the "First Amendment" or "Agreement") is entered into on the _____ day of _____, 2026, between the City of Crowley, Texas, hereinafter referred to as the "CITY", and Bloomfield Homes, L.P., a Texas Limited Partnership, By: Bloomfield Properties, Inc., a Texas corporation, whose address is 1900 W. Kirkwood Blvd., Suite 2300B, Southlake TX 76092, hereinafter referred to as the "DEVELOPER".

WHEREAS, on or about **September 19, 2024,** the CITY approved a development agreement and grading plan to permit earthwork in the form of minor grading of a tract of land to be known as Hunters Ridge Commercial Tract, as further described and depicted in the attached Exhibit "A" (the "Addition"), prior to final plat approval by the CITY for the Addition (the "Original Development Agreement"); and

WHEREAS, the CITY approved a Flood Study and Reclamation Grading Plan for the Addition on August 2, 2024, which enabled the completion of certain grading to serve the Addition as provided in the Original Development Agreement; and

WHEREAS, the DEVELOPER has cleared trees and vegetation, and graded land in the Addition beyond the scope of that which was approved in the Original Development Agreement and Plan, necessitating this First Amendment to set forth the DEVELOPER's obligations with regard to the cleared area; and

WHEREAS, the Original Development Agreement shall remain in full force and effect except as modified in this First Amendment; and

WHEREAS, this First Amendment shall operate as a covenant running with the land and shall be binding upon the DEVELOPER and its representatives, officers, agents, servants, employees, successors, and assigns.

NOW, THEREFORE, the CITY and the DEVELOPER, in consideration of the mutual covenants and agreements contained herein, do mutually agree as follows:

A. DEVELOPER'S OBLIGATIONS

1. Erosion Control Plan

Since the DEVELOPER has completed the clearing of trees and vegetation, and graded the Addition, and exceeded the scope of such work approved in the Original Development Agreement, the DEVELOPER agrees to adhere to the new Erosion Control Plan for the Addition, attached hereto as Exhibit "B" and incorporated herein by reference, in addition to the general development regulations of the CITY relating to erosion control, dust/dirt control, and runoff from the Addition, as approved by the City Engineer or his designee. Such erosion control measures shall be installed by the DEVELOPER within the timeframes established in the Erosion Control Plan and other applicable regulations of the CITY and this First Amendment.

2. TxDOT Approvals

The DEVELOPER shall submit to the CITY within 90 days of this First Amendment all required approvals from the Texas Department of Transportation (TxDOT) from any work done by the DEVELOPER related to the Addition within TxDOT right-of-way; and the DEVELOPER shall have a continuing obligation to provide any updated approvals or information to the CITY as may be received from TxDOT in the future.

3. Letter of Map Revision

The DEVELOPER shall submit to the CITY within 60 days of this First Amendment any letter of map revision (LOMR) or conditional letter of map revision (CLOMR) submitted to and/or received from the Federal Emergency Management Agency (FEMA) related to the Addition; and the DEVELOPER shall have a continuing obligation to provide any updated approvals or information to the CITY as may be received from FEMA in the future.

4. Revegetation

In the event that the DEVELOPER has not requested a building permit for commercial development on the Addition by July 1, 2026, the DEVELOPER shall re-establish vegetation by means of sod or hydro mulching of the areas originally disturbed by the DEVELOPER for tree clearing and/or grading of the Addition.

B. GENERAL CONDITIONS

1. LAW COMPLIANCE

The DEVELOPER agrees to comply with all federal, state, and local laws that are applicable to the development of the Addition.

2. VENUE

Venue for any action brought hereunder shall be in Tarrant County, Texas.

3. ASSIGNMENT

This Agreement or any part hereof or any interest herein shall not be assigned by the

DEVELOPER without the express written consent of the CITY, which consent shall not be unreasonably withheld.

4. NON-WAIVER

The DEVELOPER expressly acknowledges that by entering into this Agreement, the DEVELOPER, its successors, heirs, assigns, grantees, trustees, and/or representatives, shall never construe this Agreement as waiving any of the requirements of the Zoning Ordinance or General Development Ordinance or any other ordinance of the CITY.

5. HOLD HARMLESS AGREEMENT

THE DEVELOPER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT APPROVAL BY THE CITY ENGINEER OR OTHER CITY EMPLOYEE OF THE CONSTRUCTION PLANS OR ANY OTHER PLANS, DESIGNS OR SPECIFICATIONS SUBMITTED BY THE DEVELOPER PURSUANT TO THIS AGREEMENT SHALL NOT CONSTITUTE OR BE DEEMED TO BE A RELEASE OF THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER, HIS ENGINEER, EMPLOYEES, OFFICERS OR AGENTS FOR THE ACCURACY AND COMPETENCY OF THEIR DESIGN AND SPECIFICATIONS. SUCH APPROVAL SHALL NOT BE DEEMED TO BE AN ASSUMPTION OF SUCH RESPONSIBILITY AND LIABILITY BY THE CITY FOR ANY DEFECT IN THE DESIGN AND SPECIFICATIONS PREPARED BY THE DEVELOPER'S ENGINEER, HIS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, IT BEING THE INTENT OF THE PARTIES THAT APPROVAL BY THE CITY ENGINEER SIGNIFIES THE CITY'S APPROVAL ON ONLY THE GENERAL DESIGN CONCEPT OF THE IMPROVEMENTS TO BE CONSTRUCTED. IN THIS CONNECTION, THE DEVELOPER SHALL, FOR A PERIOD OF TWO (2) YEARS AFTER THE ACCEPTANCE BY THE CITY OF THE COMPLETED CONSTRUCTION OF INFRASTRUCTURE FOR THE ADDITION, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM ANY LOSS, DAMAGE, LIABILITY OR EXPENSE ON ACCOUNT OF DAMAGE TO PROPERTY AND INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS WHICH MAY ARISE OUT OF ANY DEFECT, DEFICIENCY OR NEGLIGENCE OF THE DEVELOPER'S ENGINEER'S DESIGNS AND SPECIFICATIONS INCORPORATED INTO ANY IMPROVEMENTS CONSTRUCTED IN ACCORDANCE THEREWITH, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, AND THE DEVELOPER SHALL DEFEND AT HIS OWN EXPENSE ANY SUITS OR OTHER PROCEEDINGS BROUGHT AGAINST THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES OR ANY OF THEM, ON ACCOUNT THEREOF, AND SHALL PAY ALL EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE FEES AND EXPENSES OF ATTORNEYS) AND SATISFY ALL JUDGMENTS WHICH MAY BE INCURRED BY OR RENDERED AGAINST THEM OR ANY OF THEM IN CONNECTION THEREWITH.

THE DEVELOPER, ITS SUCCESSORS, ASSIGNS, VENDORS, GRANTEES, AND/OR TRUSTEES DO HEREBY FULLY RELEASE AND AGREE TO, INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM ALL CLAIMS, SUITS, JUDGMENTS, AND DEMANDS OF ANY NATURE WHATSOEVER, FOR PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING DEATH, RESULTING FROM OR IN ANYWAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS AND FACILITIES IN THE ADDITION OR THE FAILURE TO SAFEGUARD THE CONSTRUCTION WORK, OR ANY OTHER ACT OR OMISSION OF THE DEVELOPER RELATED THERETO, WHICH ACCRUE PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS OR EMPLOYEES.

6. AMENDMENTS

This Agreement may be changed or modified only with the written consent of both the DEVELOPER and the City Council of the CITY.

7. ASSESSMENT

In the event the DEVELOPER fails to comply with any of the provisions of this Agreement, the CITY shall be authorized to cease issuance of any further certificates of occupancy or building permits in the Addition, and the CITY shall be further authorized to file this Agreement in the Mechanic's Lien/Deed Records of Tarrant County as a mechanic's lien against the property in the Addition; and in the alternative, the CITY shall be authorized to levy an assessment against the property in the Addition for public improvements in accordance with applicable state law.

8. CONTINUITY

This Agreement shall be a covenant running with the land and shall be binding upon the DEVELOPER, its successors, heirs, assigns, grantees, trustees and/or representatives.

9. SEVERABILITY

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

10. DEFAULT

If DEVELOPER should breach any provisions of this Agreement, or commences any proceeding, voluntary or involuntary, or that any proceeding has been commenced against the DEVELOPER involving bankruptcy, insolvency, reorganization, liquidation or dissolution of the DEVELOPER or that any receiver has been appointed for the benefit of creditor, a breach of this Agreement shall be deemed to have occurred. In such event, CITY shall give DEVELOPER notice of the breach and the action necessary to cure the breach and the date by which the breach must be cured. Notice shall be sent to the DEVELOPER at the address listed in the signature line below. If DEVELOPER shall not cure the breach within the time specified, the CITY may: (i) cease issuance of any further certificates of occupancy or building permits on property owned by DEVELOPER, and (ii) file this instrument in the Mechanic's Lien records of the County as a Mechanic's lien against DEVELOPER's property; further, CITY shall be authorized to levy an assessment against DEVELOPER's property for public improvements in accordance with applicable state law. In addition, CITY shall have all remedies available by law.

11. TERMINATION AND RELEASE

Upon the satisfactory completion by the DEVELOPER and final acceptance by the CITY of all requirements of this Agreement, this Agreement shall terminate and if this Agreement has been filed in the county records, the CITY will execute a release of covenant to the DEVELOPER, its assigns, successors, grantees, trustees and/or representatives and the CITY shall file said release in the county records; provided, however, the CITY's maintenance obligations with respect to the improvements described in this Agreement shall continue regardless of any termination or release of this Agreement.

In Witness whereof, each of the parties hereto has caused this agreement to be executed by its undersigned duly authorized representative as of the date herein above first mentioned.

[Signature page follows]

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative, effective as of the date herein above first mentioned.

Bloomfield Homes, L.P. a
Texas Limited Partnership By:
Bloomfield Properties, Inc.
1900 W. Kirkwood, Suite 2200B
Southlake, Texas 76092
(817) 601-8963

By: _____
Don Dykstra, President

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the _____ of Bloomfield Homes, L.P., and that he/she executed the same on behalf of Bloomfield Homes, L.P., for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____

(SEAL)

_____
Notary Public in and for the State of Texas

CITY OF CROWLEY
201 E Main St
Crowley TX 76036

By: _____
Billy Davis, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the Mayor of the City of Crowley, Texas, and that he executed the same on behalf of the City for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____

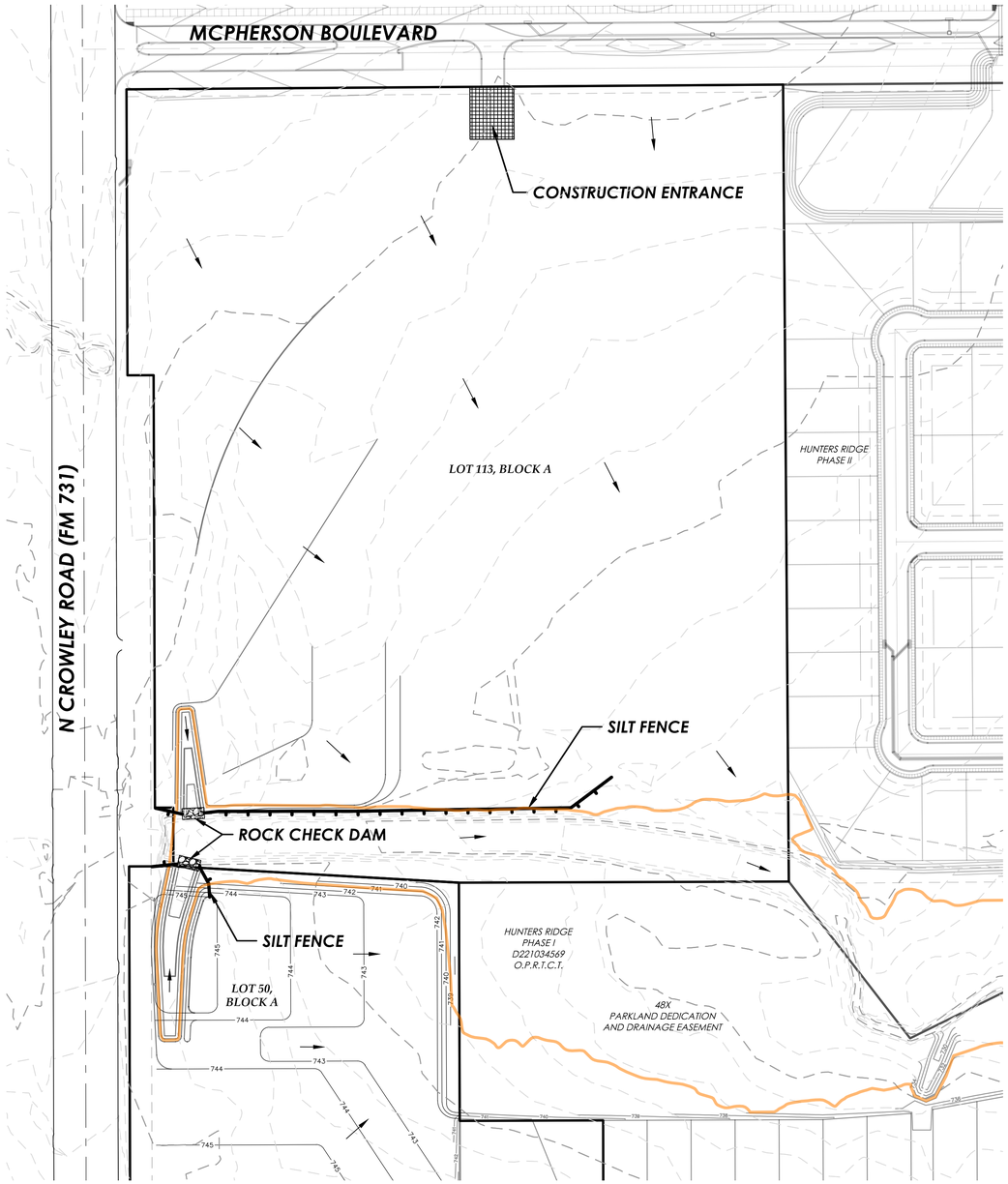
(SEAL)

_____
Notary Public in and for the State of Texas

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "B"
EROSION CONTROL PLAN

Approximate boundaries of area to be revegetated
875.46 ft
92375.26 ft²
1518.48 ft
1516.48 ft
1463.71 ft
1465.78 ft
43.52 ft
548 43.58 ft²
Sun Jan 4 2026
Imagery © 2026 Nearmap, HERE
200 ft
Nearmap



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GRAPHIC SCALE 1"=100'
0 100 200 300

GENERAL EROSION NOTES

1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FORT WORTH EROSION REGULATIONS.
2. RESPONSIBILITY FOR INSTALLATION, ROUTINE INSPECTION, AND MAINTENANCE OF EROSION CONTROL SHOULD BE DEFINED AND ASSIGNED TO APPROPRIATE PERSON(S) PRIOR TO COMMENCEMENT OF ANY SOIL DISTURBING ACTIVITY.
3. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AND FUNCTIONAL BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
4. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WHEN FINAL GRADE IS REACHED ON ANY PORTION OF SITE. TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DISTURBED AREAS LEFT DORMANT FOR AN EXCESSIVE PERIOD.
5. IN THE EVENT THAT MEASURES BEING USED ARE DEEMED TO BE INEFFECTIVE BY CITY INSPECTORS, ADDITIONAL MEASURES OR CHANGES IN THE ORIGINAL PLAN MAY BE REQUIRED BY THE CITY OF FORT WORTH.
6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE SITE FOREMAN DAILY. ANY STRUCTURE OR CONTROL DEVICE WHICH IS DAMAGED OR INOPERATIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY.
7. SANITARY FACILITIES SHALL BE PROVIDED ON THE SITE & REGULARLY SERVICED AS RECOMMENDED BY THE SUPPLIER. TRASH & DEBRIS SHALL BE STORED IN COVERED BINS OR ENCLOSURES.
8. CONSTRUCTION ENTRANCES/EXITS SHOULD BE LIMITED AND PROTECTION PROVIDED TO PREVENT TRACKING OF SOILS ONTO CITY STREETS.
9. REMOVE SILT OR SEDIMENTS FROM STREETS, CURBS, GUTTERS, FLUMES, HANDICAP ACCESS RAMPS, CURB INLETS, STORM DRAINS, AND ANY OTHER PUBLIC DRAINAGE FACILITIES DAILY OR AS ACCUMULATION OCCURS.
10. EROSION CONTROL SHOULD BE EVALUATED TO DETERMINE THE EFFECTIVENESS OF THOSE DEVICES BY THE PERSON ASSIGNED TO INSPECT EROSION CONTROL DEVICES, AND CHANGES MADE IF NECESSARY.
11. SOIL TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY IF FEASIBLE, OR WHEN VISIBLY ACCUMULATED SEDIMENT HAS BEEN DEPOSITED. DISCHARGED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE.
12. USING WASH WATER TO WASH SEDIMENT FROM STREETS IS PROHIBITED.

NOTES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INCLUDING THE TCEQ PERMIT & NOTIFICATION.

THE MATERIALS, WASTE STORAGE, AND CONCRETE WASHDOWN (IF NEEDED) LOCATIONS SHALL BE FIELD LOCATED BY THE CONTRACTOR.

SEE EROSION CONTROL DETAILS FOR ADDITIONAL INFORMATION & SPECIFICATIONS.

EROSION CONTROL LEGEND

- SILT FENCE
- INLET/PIPE PROTECTION
- CONSTRUCTION ENTRANCE
- FLOW ARROW
- ROCK CHECK DAM
- ULTIMATE CONDITIONS 100-YR FLOODPLAIN

NOTE:
TOTAL AREA OF DISTURBANCE:
5.63 ACRES

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOTE:
EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

NOTE:
THE EROSION CONTROL LAYOUT AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. THE DEVELOPER HAS CONTRACTED WITH AN EROSION CONTROL SPECIALIST FOR THE DESIGN AND IMPLEMENTATION OF THE FINAL EROSION CONTROL PLAN. GMCIVIL SHALL BE HELD HARMLESS FOR THE FINAL DESIGN, LOCATION AND INSTALLATION OF ALL EROSION CONTROL DEVICES ASSOCIATED WITH THIS PROJECT AND THE FINAL STORM WATER POLLUTION PREVENTION PLAN.

BENCH MARK ELEVATION : 747.90
CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

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BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

HUNTERS RIDGE
COMMERCIAL TRACT
CROWLEY, TEXAS

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

STATE OF TEXAS
BRENT A. CALDWELL
108515
PROFESSIONAL ENGINEER
5/10/24

JOB NO. :	10805
DATE :	5/9/24
DSGN/DRFT:	HJR/JTG
REVIEW :	BAC
SHEET	3 of 4

EROSION CONTROL PLAN

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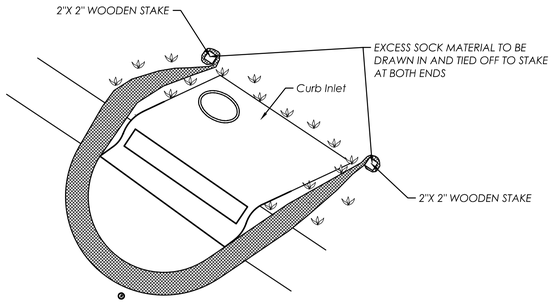
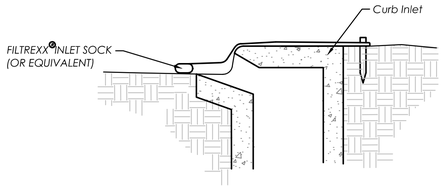
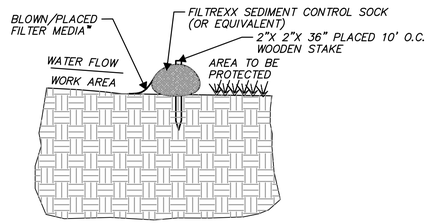
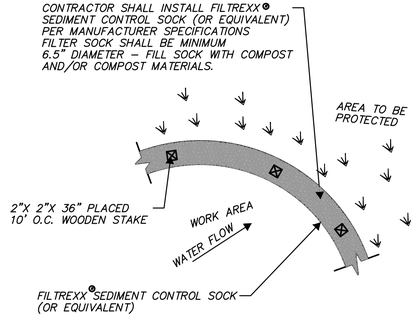




INLET EROSION FILTER
NTS

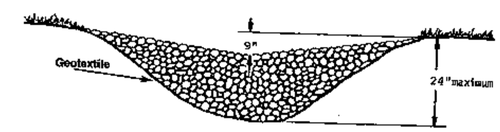


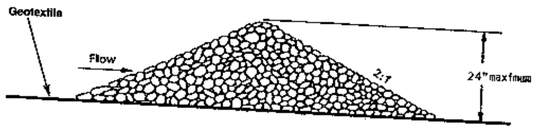


SEDIMENT CONTROL
FILTER SOCK
NTS

Figure 1

Height Of Check Dams





1. *USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.*
2. *THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.*
3. *THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASED TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, Ext.*
4. *WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.*
5. *WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.*
6. *ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.*

ROCK CHECK DAM DETAILS
NTS

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.

2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.

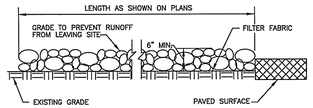
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

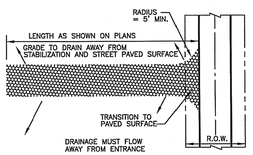
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

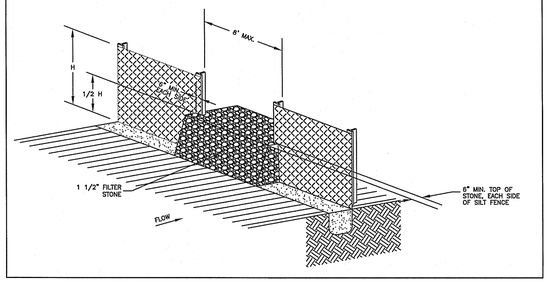
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FABRIC TO BE LAID IN THE GROUND AND BACK FILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITION SILTATION.



BENCH MARK ELEVATION : 747.90

CUT 'X' TOP OF INLET ON EAST SIDE OF NORTH CROWLEY RD, APPROXIMATELY 990 FEET SOUTH OF THE NORTHWEST CORNER OF H.F. STEVENS MIDDLE SCHOOL AND THE MOST EASTERLY SOUTHWEST CORNER OF HUNTERS RIDGE PH. 1

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HUNTERS RIDGE
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STATE OF TEXAS
BRENT A. CALDWELL
108515
LICENSED PROFESSIONAL ENGINEER
5/10/24

JOB NO. :	10805
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DSGN/DRFT:	HJR/JTG
REVIEW :	BAC
SHEET	4 of 4

EROSION CONTROL DETAILS

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City of Crowley, Texas
City Council Agenda Report

Presenter: Heather Gwin	**Meeting Date:** March 19, 2026
Department: Finance	**Agenda Item:** VI.5.
Subject: Discuss and consider 2025-26 CCPD Budget Amendment #3 to allocate partial salary costs for the newly established Project Manager Position.	

Background:
The City recently approved the creation of a Project Manager position to assist with the coordination, oversight, and implementation of various City Projects. The budget amendment is necessary to allocate a portion of the salary and associated benefits to the appropriate departmental accounts. This amendment will ensure that expenditures related to the position are accurately recorded and aligned with the City's operational needs.

Recommendation:
Staff recommends approval of the 2025-26 budget amendment #3.

Financial Information:
The cost of the partial salary for the Project Manager position is $12,187. After this purchase, the surplus of revenues over expenditures will be $416,363.

Attachments:
1. CCPD Budget Amendment 3 25-26
2. CCPD 25-26 Budget (4)

Crime Control and Prevention District
FY 2025-26 Budget

Budget Amendment #3

Revenues:				
	2025-26 Budget Revenue over Expenditures		$	**428,550**
Expenditures:	Full Time Salaries	9,375		
	Medicare	136		
	FICA	581		
	TMRS	1,195		
	Group Insurance	900		
	Total Expenditures		$	**12,187**
	Net Revenue over Expenditures		$	**416,363**

Crime Control & Prevention District
Budget 2025-26
Updated 03-19-2026

Revenue:			
Sales Tax Revenue		$ 1,690,454	
Interest Income		10,000	
Total Income			**$ 1,700,454**
Expenses:			
Bond Payments			
2024 Bond			
Principal		$ 85,000	
Interest		105,325	
			$ 190,325
Recurring Costs:			
Full Time Salaries	$ 350,724		
Overtime	8,000		
Longevity	3,038		
Cash Option	2,168		
Fica	24,745		
Medicare	5,787		
TMRS	50,264		
Insurance	36,159		
Total Personnel Costs		$ 480,885	
Service Contracts			
Motorola Solutions Software	32,457		
Fort Worth SUA	12,615		
Johnson County Broadband contract	37,028		
Axon Five Year maintenance/license contract	65,626		
VistaCom Voice Logger maintenance contract	43,968		
Spectrum Internet	19,805		
Mentalix (fingerprint machine)	5,960		
Personnel Background Investigations Services	4,000		
TPCA Best Practices	2,000		
Flock Safety	18,000		
LEFTA (SHIELD)	6,340		
Vector	2,334		
Acronis	300		
Total Service Contracts		250,433	
Materials and Supplies			
CCPC Admin Materials	2,500		
Recruiting/Selection Process Exams	6,650		
ID cards	1,000		
Uniforms, Equipment	500		
Total Materials & Supplies		10,650	
Mobile Phones	15,000		
Dues and Memberships	600		
Training and Travel	5,300		
Ammunition (for Training)	21,184		
City Event OverTime (includes COF)	35,190		
Office of Community Outreach Programs	24,980		
Total Other		102,254	
Subtotal Programs & Recurring Costs			**$ 844,221**
Equipment and One Time Costs:			
Patrol Vehicles (2)		189,915	
Flock Cameras (4)		14,600	
Cell Phone Cases/Screen Protectors		3,000	
Air Conditioner Replacement		6,500	
Ticket Writer Software		5,530	
GSBS Pre-Design Services		30,000	
Subtotal Equipment and One Time Purchases			**$ 249,545**
Total Expenses			**$ 1,284,091**
Revenues over (under) expenses			**$ 416,363**

	Detail of Programs:	**2025-26**
1	Citizens On Patrol Program	4,000
2	Youth Activity Center Programs	-
3	Crowley Area Teen Community Helpers/Adult Supervision	-
4	Citizens Police Academy	500
5	National Night Out	9,900
6	Crime Prevention Materials	1,500
7	Bicycle/Skateboard Safety Program	2,500
8	Bike/ATV Patrol	1,000
9	Alliance for Children	5,580
	Total Programs	**$ 24,980**

City of Crowley, Texas
City Council Agenda Report

Presenter: Heather Gwin	**Meeting Date:** March 19, 2026
Department: Finance	**Agenda Item:** VI.6.
Subject: Discuss and consider 2025-26 EDC Budget Amendment #1 to allocate partial salary costs for the newly established Project Manager Position, Media Coordinator Training and demolition of 105 N Tarrant St., 200 McCurdy St.and 208 W Main St.	

Background:
Consider and take appropriate action on a budget amendment to allocate funding for the partial salary of a newly established Project Manager position, Media Coordinator training, and demolition costs associated with structures located at 105 N. Tarrant Street, 200 McCurdy Street, and 208 W. Main Street. The amendment will ensure adequate funding is available within the appropriate departments and accounts to cover these expenses for the current fiscal year.

Recommendation:
Staff recommends approval of the 2025-26 Budget Adjustment #1.

Financial Information:
The cost of the budget amendments total $65,946. After this purchase, the surplus of revenues over expenditures will be $111,112.

Attachments:
1. EDC Budget Amendment #1 25-26
2. EDC 2025-26 Budget (1)
3. Jay Hinton - CPC TCU
4. Proposal 105 N Tarrant St. Crowley
5. Proposal 200 McCurdy St. Crowley
6. Proposal 208 W Main St. Crowley.

Economic Development Corporation
FY 2025-26 Budget

Budget Amendment #1

Revenues:				
	2025-26 Budget Revenue over Expenditures		**$**	**177,058**
Expenditures:	Full Time Salaries	1,250		
	Medicare	18		
	FICA	78		
	TMRS	159		
	Group Insurance	120		
	Training & Travel	3,750		
	105 N Tarrant St Demolition	20,375		
	200 McCurdy St Demolition	14,648		
	208 W Main St Demolition	25,548		
	Total Expenditures		**$**	**65,946**
	Net Revenue over Expenditures		**$**	**111,112**

Economic Development Corporation 2025-26 Budget

Updated 3/19/26

Revenues:			
Sales Tax Revenue		1,770,000	
Interest Income		90,000	
Market on Main		4,700	
Sponsorships for Events		7,500	
	Total Revenue		**1,872,200**
EDC Non Departmental Expenses:			
Subscriptions & Publications	25,000		
Electric Service	1,000		
Water Service	25,000		
Karis Water Service	35,000		
Professional Services	17,000		
Attorney Fees	8,000		
Service Contracts	42,500		
Printing & Reproduction	1,000		
Filing Fees	350		
Advertising/Legal Notices	1,000		
Plaza Maintenance	7,200		
Miscellaneous Expense	40000		
Total		203,050	
EDC Administration Expenses:			
Salary Expense	197,430		
Fica	12,241		
Med	2,863		
TMRS	25,172		
Health insurance	22,933		
Stability Pay	695		
Office Supplies	250		
Other Materials & Supplies	1,000		
Computer Subscriptions	1,806		
Mobile Telephone Service	1,080		
Advertising/Legal Notices	5,000		
Training & Travel	10,750		
Dues & Memberships	2,500		
Total		283,720	
EDC Special Events Expenses:			
Salary Expense	73,292		
Fica	4,544		
Med	1,063		
TMRS	9,345		
Health Insurance	11,406		
Stability Pay	1,405		
Computer Subscriptions	768		
Mobile Telephone Service	504		
Service Contracts	390		

Other Outside Services	20,087		
Advertising/Legal Notices	1,500		
Training & Travel	1,500		
Dues & Memberships	605		
Fall Festival	19,129		
Christmas Event	29,651		
Easter Event	5,415		
Concert Series	24500		
Miscellaneous Events	14,000		
Market on Main	2,000		
BBQ Competition & Festival	6,000		
Total		227,104	
Debt Service:			
Bond Payments			
Revenue Bond 2016 Principal	155,000		
Revenue Bond 2016 Interest	51,450		
2018 CO Bond Principal	180,000		
2018 CO Bond Interest	113,375		
2020 CO Bond Principal	125,000		
2020 CO Bond Interest	84,550		
2025 CO Bond Principal	95,000		
2025 CO Bond Interest	128,369		
Paying Agent Fees	600		
Total		933,344	
One Time Purchases:			
Equipment (stage fencing & event flyer board)	43,354		
Plaza Restrooms (sign)	9,945		
105 N Tarrant Demolition	20,375		
200 McCurdy St Demolition	14,648		
208 W Main St Demoliton	25,548		
Total		113,870	
	Total Expenses		**1,761,088**
Revenues over (under) expenses			**111,112**

CITY OF CROWLEY

BUDGET ENHANCEMENT REQUEST FORM

(ITEMS OVER $1,000 AND UNDER $5,000)

BUDGET YEAR 2025-26

DEPARTMENT:	***Non-Departmental***
DESCRIPTION:	***The Certified Public Communicator Program at TCU***
PRIORITY:	***Low***

SERVICE GOALS	**SELECT (Yes/No)**
Improved Productivity	Yes
Net Cost Reduction	No
Improved Customer Service	Yes
Increased Staffing to Support Increased Volume	No

SERVICE GOALS SUPPORT:

The Certified Public Communicator Program at TCU is a post-baccalaureate, graduate-level residential program for two summers (one week each in Summer 1 and Summer 2), plus a two-day winter session with strategic communication professors from TCU's Department of Strategic Communication, the Bob Schieffer College of Communication and other experts and professionals. The Certified Public Communicator Program builds successful and ethical leaders through experiential learning, strategic communication plan-building, theoretical instruction, case studies and other interactive instruction led by CPC faculty members, as well as proven and engaging leaders from the public sector.

Students graduate from the program with three-year communication plans and policies for their organizations, which are put into action during the year with time for testing and revisions before graduation. In addition, students work with their professional cohort of colleagues, attend keynote presentations with other communication professionals and engage in a year-long process of professional growth and goal-setting. Organizations that send their managers and communicators to the program receive tested communication plans including social media policies, research-based strategies and tactics, crisis communication plans and more.

ACCOUNT NUMBER	DESCRIPTION	QUANTITY	UNIT COST	COST
				3,750
				-
				-
				-
				-
				-
				-
				-
				-
				-
			TOTAL COST	**$ 3,750**

FINANCIAL IMPACT ON FUTURE BUDGETS:

ACCOUNT NUMBER	DESCRIPTION	QUANTITY	UNIT COST	COST
				-
				-
				-
				-
			TOTAL COST	$ 3,750

PO Box 633, Burleson, TX 76097 - Office 817.426.0082 · Fax 817.426.2307
www.garrettdemolition.com

Proposal For:
Old Daycare
105 N Tarrant St.
Crowley, Tx. 76036

February 3, 2026

Attn: Molly Martin
City of Crowley
(817) 297-2201
mmartin@ci.crowley.tx.us

Demolition of former daycare located 105 N Tarrant St. Crowley, TX 76036.

Garrett Demolition hereby proposes to furnish all materials, labor, and equipment to perform all work required for the demolition at said property, in accordance with all local, state, and federal regulations, for the following sum:

Description of Base Bid Items		Unit Price	Total Amount	Estimated Days to Complete
Demolition Base Bid of Daycare Building	Lump Sum	$15,423.00	$15,423.00	TBD working days or less, weather permitting
Alternate ADD: Trees	Lump Sum	$1,178.00	$1,178.00	TBD working days or less, weather permitting
Alternate ADD: Driveway	Lump Sum	$3,774.00	$3,774.00	TBD working days or less, weather permitting
GRAND TOTAL ALL ITEMS			**$20,375.00**	

Garrett Demolition has visited the project site and understands the scope of work required to complete this project, per the plans and specifications and this Proposal is made in accordance with said documents.

If awarded the contract, Garrett Demolition, Inc. agrees to execute a satisfactory Construction Contract and provide proof of insurance coverage with the Owner and/or Owner's Representative for the entire work within 5 days after the notice of award.

Furthermore, Garrett Demolition, Inc. agrees to complete building demolition including foundations within **TBD** working days or less, *excluding delays due to inclement weather and/or muddy ground conditions*, from the time demolition activities commence. Work weeks will consist of **FIVE (5)** working days, unless otherwise agreed upon in writing.

DEMOLITION BASE BID SCOPE:

- File 10-day notification to the Texas Department of State Health Services (TDSHS).
- Demolition and proper disposal of old daycare building including foundations, foundation walls and footings.
- Removal and proper disposal of chain link fence
- Clearing and grubbing of a depth no greater than 3' below grade *of structural footprints ONLY* for removal of abandoned underground piping, utilities, piers, footings, and grade beams.
- Voids created from building/foundation demolition will be backfilled using existing site soil and compacted.
- Rough grade upon completion.
- Leave site in a clean condition.
- Equipment operators will make their best effort to prevent damage to driveway, drive approach, and drainage system scheduled to remain during demolition activities; however, Garrett Demolition will not be responsible for any damage that may occur. If alternate add is accepted the driveway will be removed to the back of the approach.

ALTERNATE ADD SCOPE:

- Removal and proper disposal of Trees
- Removal and proper disposal of driveway to the back of the approach

Services Included:

Single mobilization & Project Setup, additional mobilizations/demobilizations will be billed at $2,500.00 each, per each piece of equipment
Materials, labor, insurance, overhead, profit
Trade equipment
Transportation and disposal
Demolition permit & fees
File TDSHS 10 Day Notification Form
Texas 811 Line Locates

Services Excluded:

Obtain demolition permits and pay fees as required by local municipalities. (City is obtaining Demolition permits.)
Removal and proper disposal of trees unless alternate add is accepted
Removal and proper disposal of driveway unless alternate add is accepted
Asbestos Abatement or any form of environmental remediation.
Shoring, bracing, or engineering.
Retainage (if withheld, to be released within 45 days of request for retainage, following final progress payment).
TDSHS Notification Fees (will be billed directly to the owner from TDSHS).
Installation of erosion control devices of any form.
Repair or maintenance of erosion control devices after demobilization.
Import of backfill or fine grading.
Removal of base materials.
Disconnection, relocation, capping or LO/TO of utilities.
Relocating existing Oncor distribution pole or coordinating with delivery company
Removal of utilities outside of building footprints.
Removal of freon or any other hazardous materials from mechanical or electrical equipment.
Power Washing of concrete after demolition is complete.
Traffic control plans or barricades.
Removal of unforeseen materials or items uncovered during demolition.

Utility Disconnects:
It is the owner's responsibility to ensure that active service accounts with all service providers are closed and rendered inactive. You may request that service lines and meters be removed through your service provider or call Atmos and Oncor directly once all accounts are inactive. You will still use the same verbiage below if you request the retirement of services through your service provider. If Oncor and Atmos are not your *distribution* companies, please call the distribution company for your area.

Atmos: To request meter and service lines be removed, call 1-888-286-6700 tell the customer service rep. that the structure is being demolished and that you need the meter removed and service lines retired/capped at the main. They will then give you a confirmation number for the work; keep record of this number. Also note, Atmos will only allow the property owner to make the request for retirement of service and allows up to 20 *business* days (weather permitting) for completion.

Oncor: To request meter and service lines be removed, call 1-888-313-6862 when prompted; select option 1 for residential or option 2 for commercial. Tell the customer service rep. the structure is being demolished and that you need service meter and lines removed. They may or may not give you a confirmation number, but Oncor can retrieve all requests by the property address.

Water Meter: Request must be made to local water department to have water meter removed.

All utility retirements must be completed before demolition will begin. Once we receive the signed proposal, the project coordinator can assist in following up on the requested retirements

Terms:
This proposal is valid for **Sixty (60)** days.

Payment shall be due in full at the time of completion. 1.5% monthly finance charge or maximum allowed by law on amounts past due 30 days. Client to pay costs and expenses, including reasonable attorneys' fees, incurred by Garrett Demolition should collection proceedings be necessary. If necessary, a Mechanic's lien may be filed as part of the collections process.

Garrett Demolition, Inc's status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.

Any alteration or deviation from this proposal involving additional work will be executed only upon receipt of a signed Change Order from the Owner or Owner's Representative. Extra charges over and above the proposal price may be assessed.

This proposal shall be incorporated into any Contractor-Subcontractor Agreement. No work shall begin on this project until a ***fully executed contract*** is received in our office. This includes project scheduling, pulling permits, verifying utilities, etc.

If for any reason the contract is forfeited or breached by the Owner or Owner's Representatives, they will still be contractually responsible for any cost incurred by Garrett Demolition, Inc. including but not limited to administrative cost for file preparation, preparing documents required to pull permits, cost of permits (if already approved & paid for), picking up issued permits, posting permits, pre-demo site visits, utility verifications, line locates, etc.

Any salvage anticipated to be retained by Owner or Construction Manager is to be noted at the time of bidding.
Upon acceptance of this proposal and/or entering into contract, Garrett Demolition retains all salvage rights to said structures, materials, and/or property indicated to be demolished within this proposal. Any salvaging of property after that time must be agreed upon by Brad Garrett before starting the project. Bids are based off anticipated salvage.

Respectfully submitted,

By: **Tad Hughes**
Title: **Estimator**
Company: **Garrett Demolition, Inc**
Address: **PO Box 633, Burleson, TX 76097**
Telephone No.: **Office: (817) 426-0082**
Cell: (972) 922-7027
Email address: estimating@garrettdemo.com please cc: melinda@garrettdemo.com

Demolition of former daycare located 105 N Tarrant St. Crowley, TX 76036.

Proposal Acceptance Statement / Authorization and Notice to Proceed
**THIS FORM MUST BE COMPLETED IN IT'S ENTIRITY. INCOMPLETE FORMS WILL NOT BE ACCEPTED AND MAY CAUSE DELAYS.

I, _____, an authorized representative of the facility and facility's ownership/management accept this proposal and authorize Garrett Demolition, Inc to perform services as stated in this proposal. I understand this proposal or specific portions thereof shall be incorporated into any contract agreement that will be executed prior to the start of any work.

Client Information (individual or entity with whom we are entering into contract with):

Individual, Business or Entity Name: _____

Representative Name & Title and / or Role: _____

Physical Address: _____

Mailing Address, if different: _____

Office Phone: _____ **Cell Phone:** _____

Representative Email Address: _____

Billing Contact Name: _____

Billing Contact Phone: _____

Billing Contact Email: _____

Billing Contact Physical Address: _____

Billing Contact Mailing Address, if different: _____

Billing PO #, if required: _____

Signature: _____ **Date:** _____

Owner Information (individual or entity listed as current property owner of record):

Property Owner Name: _____

Property Owner Phone: _____ **Alternate phone or cell phone:** _____

Property Owner Email: _____

Property Owner Physical Address (cannot be the same address where work is being performed): _____

_____

Property Owner Mailing Address: _____

Signature: _____ **Date:** _____

PO Box 633, Burleson, TX 76097 - Office 817.426.0082 · Fax 817.426.2307
www.garrettdemolition.com

Proposal For:
Demolition of residential structure
200 McCurdy St.
Crowley, Tx. 76036

February 3, 2026

Attn: Molly Martin
City of Crowley
(817) 297-2201
mmartin@ci.crowley.tx.us

Demolition of residential structure located at 200 Mc Curdy St. Crowley, Tx.76036.

Garrett Demolition hereby proposes to furnish all materials, labor, and equipment to perform all work required for the demolition at said property, in accordance with all local, state, and federal regulations, for the following sum:

Description of Base Bid Items		Unit Price	Total Amount	Estimated Days to Complete
Demolition Base Bid:	Lump Sum	$13,673.00	$13,673.00	TBD working days or less, weather permitting
Alternate ADD: Removal of Trees	Lump Sum	$975.00	$975.00	TBD working days or less, weather permitting
GRAND TOTAL ALL ITEMS			**$14,648.00**	

Garrett Demolition has visited the project site and understands the scope of work required to complete this project, per the plans and specifications and this Proposal is made in accordance with said documents.

If awarded the contract, Garrett Demolition, Inc. agrees to execute a satisfactory Construction Contract and provide proof of insurance coverage with the Owner and/or Owner's Representative for the entire work within 5 days after the notice of award.

Furthermore, Garrett Demolition, Inc. agrees to complete building demolition including foundations within **TBD** working days or less, *excluding delays due to inclement weather and/or muddy ground conditions*, from the time demolition activities commence. Work weeks will consist of **FIVE (5)** working days, unless otherwise agreed upon in writing.

DEMOLITION BASE BID SCOPE:

- File 10-day notification to the Texas Department of State Health Services (TDSHS).
- Demolition and proper disposal of residential structure including foundations, foundation walls and footings.
- Removal and proper disposal of driveway to the back of the approach
- Demolition and proper disposal of chain link fence
- Clearing and grubbing of a depth no greater than 3' below grade *of structural footprints ONLY* for removal of abandoned underground piping, utilities, piers, footings, and grade beams.
- Voids created from building/foundation demolition will be backfilled using existing site soil and compacted.
- Rough grade upon completion.
- Leave site in a clean condition.
- Equipment operators will make their best effort to prevent damage to driveway, drive approach, and drainage system scheduled to remain during demolition activities; however, Garrett Demolition will not be responsible for any damage that may occur.

Services Included:

Single mobilization & Project Setup, additional mobilizations/demobilizations will be billed at $2,500.00 each, per each piece of equipment
Materials, labor, insurance, overhead, profit
Trade equipment
Transportation and disposal
Demolition permit & fees
File TDSHS 10 Day Notification Form
Texas 811 Line Locates

Services Excluded:

Obtain demolition permits and pay fees as required by local municipalities.
Asbestos Abatement or any form of environmental remediation.
Shoring, bracing, or engineering.
Retainage (if withheld, to be released within 45 days of request for retainage, following final progress payment).
TDSHS Notification Fees (will be billed directly to the owner from TDSHS).
Installation of erosion control devices of any form.
Repair or maintenance of erosion control devices after demobilization.
Import of backfill or fine grading.
Removal of sidewalks
Removal of base materials.
Disconnection, relocation, capping or LO/TO of utilities.
Relocating existing Oncor distribution pole or coordinating with delivery company
Removal of utilities outside of building footprints.
Removal of freon or any other hazardous materials from mechanical or electrical equipment.
Power Washing of concrete after demolition is complete.
Traffic control plans or barricades.
Removal of unforeseen materials or items uncovered during demolition.

Utility Disconnects:
It is the owner's responsibility to ensure that active service accounts with all service providers are closed and rendered inactive. You may request that service lines and meters be removed through your service provider or call Atmos and Oncor directly once all accounts are inactive. You will still use the same verbiage below if you request the retirement of services through your service provider. If Oncor and Atmos are not your *distribution* companies, please call the distribution company for your area.

Atmos: To request meter and service lines be removed, call 1-888-286-6700 tell the customer service rep. that the structure is being demolished and that you need the meter removed and service lines retired/capped at the main. They will then give you a confirmation number for the work; keep record of this number. Also note, Atmos will only allow the property owner to make the request for retirement of service and allows up to 20 *business* days (weather permitting) for completion.

Oncor: To request meter and service lines be removed, call 1-888-313-6862 when prompted; select option 1 for residential or option 2 for commercial. Tell the customer service rep. the structure is being demolished and that you need service meter and lines removed. They may or may not give you a confirmation number, but Oncor can retrieve all requests by the property address.

Water Meter: Request must be made to local water department to have water meter removed.

All utility retirements must be completed before demolition will begin. Once we receive the signed proposal, the project coordinator can assist in following up on the requested retirements

Terms:
This proposal is valid for **Sixty (60)** days.

Payment shall be due in full at the time of completion. 1.5% monthly finance charge or maximum allowed by law on amounts past due 30 days. Client to pay costs and expenses, including reasonable attorneys' fees, incurred by Garrett Demolition should collection proceedings be necessary. If necessary, a Mechanic's lien may be filed as part of the collections process.

Garrett Demolition, Inc's status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.

Any alteration or deviation from this proposal involving additional work will be executed only upon receipt of a signed Change Order from the Owner or Owner's Representative. Extra charges over and above the proposal price may be assessed.

This proposal shall be incorporated into any Contractor-Subcontractor Agreement. No work shall begin on this project until a ***fully executed contract*** is received in our office. This includes project scheduling, pulling permits, verifying utilities, etc.

If for any reason the contract is forfeited or breached by the Owner or Owner's Representatives, they will still be contractually responsible for any cost incurred by Garrett Demolition, Inc. including but not limited to administrative cost for file preparation, preparing documents required to pull permits, cost of permits (if already approved & paid for), picking up issued permits, posting permits, pre-demo site visits, utility verifications, line locates, etc.

Any salvage anticipated to be retained by Owner or Construction Manager is to be noted at the time of bidding.
Upon acceptance of this proposal and/or entering into contract, Garrett Demolition retains all salvage rights to said structures, materials, and/or property indicated to be demolished within this proposal. Any salvaging of property after that time must be agreed upon by Brad Garrett before starting the project. Bids are based off anticipated salvage.

Respectfully submitted,

By: **Tad Hughes**
Title: **Estimator**
Company: **Garrett Demolition, Inc**
Address: **PO Box 633, Burleson, TX 76097**
Telephone No.: **Office: (817) 426-0082**
Cell: (972) 922-7027
Email address: estimating@garrettdemo.com please cc: melinda@garrettdemo.com

Demolition of residential structure located at 200 Mc Curdy St. Crowley, Tx.76036.

Proposal Acceptance Statement / Authorization and Notice to Proceed
**THIS FORM MUST BE COMPLETED IN IT'S ENTIRITY. INCOMPLETE FORMS WILL NOT BE ACCEPTED AND MAY CAUSE DELAYS.

I, _____, an authorized representative of the facility and facility's ownership/management accept this proposal and authorize Garrett Demolition, Inc to perform services as stated in this proposal. I understand this proposal or specific portions thereof shall be incorporated into any contract agreement that will be executed prior to the start of any work.

Client Information (individual or entity with whom we are entering into contract with):

Individual, Business or Entity Name: _____

Representative Name & Title and / or Role: _____

Physical Address: _____

Mailing Address, if different: _____

Office Phone: _____ **Cell Phone:** _____

Representative Email Address: _____

Billing Contact Name: _____

Billing Contact Phone: _____

Billing Contact Email: _____

Billing Contact Physical Address: _____

Billing Contact Mailing Address, if different: _____

Billing PO #, if required: _____

Signature: _____ **Date:** _____

Owner Information (individual or entity listed as current property owner of record):

Property Owner Name: _____

Property Owner Phone: _____ **Alternate phone or cell phone:** _____

Property Owner Email: _____

Property Owner Physical Address (cannot be the same address where work is being performed): _____

_____

Property Owner Mailing Address: _____

Signature: _____ **Date:** _____

PO Box 633, Burleson, TX 76097 - Office 817.426.0082 · Fax 817.426.2307
www.garrettdemolition.com

Proposal For:
City Building
208 W Main St.
Crowley, Tx. 76036

February 3, 2026

Attn: Molly Martin
City of Crowley
(817) 297-2201
mmartin@ci.crowley.tx.us

Demolition of city building located at 208 W Main St. Crowley, Tx 76036.

Garrett Demolition hereby proposes to furnish all materials, labor, and equipment to perform all work required for the demolition at said property, in accordance with all local, state, and federal regulations, for the following sum:

Description of Base Bid Items		Unit Price	Total Amount	Estimated Days to Complete
Demolition Base Bid: City Building	Lump Sum	$23,723.00	$23,723.00	TBD working days or less, weather permitting
Alternate ADD: Paving	Lump Sum	$1525.00	$1525.00	TBD working days or less, weather permitting
Alternate ADD: Tree Removal	Lump Sum	$300.00	$300.00	TBD working days or less, weather permitting
GRAND TOTAL ALL ITEMS			**$25,548.00**	

Garrett Demolition has visited the project site and understands the scope of work required to complete this project, per the plans and specifications and this Proposal is made in accordance with said documents.

If awarded the contract, Garrett Demolition, Inc. agrees to execute a satisfactory Construction Contract and provide proof of insurance coverage with the Owner and/or Owner's Representative for the entire work within 5 days after the notice of award.

Furthermore, Garrett Demolition, Inc. agrees to complete building demolition including foundations within **TBD** working days or less, *excluding delays due to inclement weather and/or muddy ground conditions*, from the time demolition activities commence. Work weeks will consist of **FIVE (5)** working days, unless otherwise agreed upon in writing.

DEMOLITION BASE BID SCOPE:

- File 10-day notification to the Texas Department of State Health Services (TDSHS).
- Demolition and proper disposal of city building including foundations, foundation walls and footings.
- Clearing and grubbing of a depth no greater than 3' below grade *of structural footprints ONLY* for removal of abandoned underground piping, utilities, piers, footings, and grade beams.
- Voids created from building/foundation demolition will be backfilled using existing site soil and compacted.
- Rough grade upon completion.
- Leave site in a clean condition.
- Equipment operators will make their best effort to prevent damage to driveway, drive approach, and drainage system scheduled to remain during demolition activities; however, Garrett Demolition will not be responsible for any damage that may occur. If alternate add is accepted the parking lots will be removed to the back of the approach or the back of curb near street.

ALTERNATE ADD SCOPE:

- Demolition and proper disposal of asphalt paving and concrete up to 6" in thickness.
- Removal and proper disposal of trees

Services Included:

Single mobilization & Project Setup, additional mobilizations/demobilizations will be billed at $2,500.00 each, per each piece of equipment
Materials, labor, insurance, overhead, profit
Trade equipment
Transportation and disposal
Demolition permit & fees
File TDSHS 10 Day Notification Form
Texas 811 Line Locates

Services Excluded:

Obtain demolition permits and pay fees as required by local municipalities. (City is obtaining Demolition Permit)
Demolition and proper disposal of asphalt paving and concrete up to 6" in thickness. Unless alternated add is accepted
Removal and proper disposal of trees. Unless alternate add is accepted.
Asbestos Abatement or any form of environmental remediation.
Shoring, bracing, or engineering.
Retainage (if withheld, to be released within 45 days of request for retainage, following final progress payment).
TDSHS Notification Fees (will be billed directly to the owner from TDSHS).
Installation of erosion control devices of any form.
Repair or maintenance of erosion control devices after demobilization.
Import of backfill or fine grading.
Removal of base materials
Disconnection, relocation, capping or LO/TO of utilities.
Removal of utilities outside of building footprints.
Removal of freon or any other hazardous materials from mechanical or electrical equipment.
Power Washing of concrete after demolition is complete.
Traffic control plans or barricades.
Removal of unforeseen materials or items uncovered during demolition.

Utility Disconnects:
It is the owner's responsibility to ensure that active service accounts with all service providers are closed and rendered inactive. You may request that service lines and meters be removed through your service provider or call Atmos and Oncor directly once all accounts are inactive. You will still use the same verbiage below if you request the retirement of services through your service provider. If Oncor and Atmos are not your *distribution* companies, please call the distribution company for your area.

Atmos: To request meter and service lines be removed, call 1-888-286-6700 tell the customer service rep. that the structure is being demolished and that you need the meter removed and service lines retired/capped at the main. They will then give you a confirmation number for the work; keep record of this number. Also note, Atmos will only allow the property owner to make the request for retirement of service and allows up to 20 *business* days (weather permitting) for completion.

Oncor: To request meter and service lines be removed, call 1-888-313-6862 when prompted; select option 1 for residential or option 2 for commercial. Tell the customer service rep. the structure is being demolished and that you need service meter and lines removed. They may or may not give you a confirmation number, but Oncor can retrieve all requests by the property address.

Water Meter: Request must be made to local water department to have water meter removed.

All utility retirements must be completed before demolition will begin. Once we receive the signed proposal, the project coordinator can assist in following up on the requested retirements

Terms:
This proposal is valid for **Sixty (60)** days.

Payment shall be due in full at the time of completion. 1.5% monthly finance charge or maximum allowed by law on amounts past due 30 days. Client to pay costs and expenses, including reasonable attorneys' fees, incurred by Garrett Demolition should collection proceedings be necessary. If necessary, a Mechanic's lien may be filed as part of the collections process.

Garrett Demolition, Inc's status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.

Any alteration or deviation from this proposal involving additional work will be executed only upon receipt of a signed Change Order from the Owner or Owner's Representative. Extra charges over and above the proposal price may be assessed.

This proposal shall be incorporated into any Contractor-Subcontractor Agreement. No work shall begin on this project until a ***fully executed contract*** is received in our office. This includes project scheduling, pulling permits, verifying utilities, etc.

If for any reason the contract is forfeited or breached by the Owner or Owner's Representatives, they will still be contractually responsible for any cost incurred by Garrett Demolition, Inc. including but not limited to administrative cost for file preparation, preparing documents required to pull permits, cost of permits (if already approved & paid for), picking up issued permits, posting permits, pre-demo site visits, utility verifications, line locates, etc.

Any salvage anticipated to be retained by Owner or Construction Manager is to be noted at the time of bidding.
Upon acceptance of this proposal and/or entering into contract, Garrett Demolition retains all salvage rights to said structures, materials, and/or property indicated to be demolished within this proposal. Any salvaging of property after that time must be agreed upon by Brad Garrett before starting the project. Bids are based off anticipated salvage.

Respectfully submitted,

By: **Tad Hughes**
Title: **Estimator**
Company: **Garrett Demolition, Inc**
Address: **PO Box 633, Burleson, TX 76097**
Telephone No.: **Office: (817) 426-0082**
Cell: (972) 922-7027
Email address: estimating@garrettdemo.com please cc: melinda@garrettdemo.com

Demolition of city building located at 208 W Main St. Crowley, Tx 76036.

Proposal Acceptance Statement / Authorization and Notice to Proceed
**THIS FORM MUST BE COMPLETED IN IT'S ENTIRITY. INCOMPLETE FORMS WILL NOT BE ACCEPTED AND MAY CAUSE DELAYS.

I, _____, an authorized representative of the facility and facility's ownership/management accept this proposal and authorize Garrett Demolition, Inc to perform services as stated in this proposal. I understand this proposal or specific portions thereof shall be incorporated into any contract agreement that will be executed prior to the start of any work.

Client Information (individual or entity with whom we are entering into contract with):

Individual, Business or Entity Name: _____

Representative Name & Title and / or Role: _____

Physical Address: _____

Mailing Address, if different: _____

Office Phone: _____ **Cell Phone:** _____

Representative Email Address: _____

Billing Contact Name: _____

Billing Contact Phone: _____

Billing Contact Email: _____

Billing Contact Physical Address: _____

Billing Contact Mailing Address, if different: _____

Billing PO #, if required: _____

Signature: _____ **Date:** _____

Owner Information (individual or entity listed as current property owner of record):

Property Owner Name: _____

Property Owner Phone: _____ **Alternate phone or cell phone:** _____

Property Owner Email: _____

Property Owner Physical Address (cannot be the same address where work is being performed): _____

_____

Property Owner Mailing Address: _____

Signature: _____ **Date:** _____

City of Crowley, Texas
City Council Agenda Report

Presenter: Heather Gwin	**Meeting Date:** March 19, 2026
Department: Finance	**Agenda Item:** VI.7.
Subject: Discuss and consider adoption of Resolution R03-2026-482 to amend the Texpool Authorized Representatives.	

Background:
Resolution to add Senior Staff Accountant Ana Murillo to the authorized signatures of the Texpool account.

Recommendation:
Staff recommends adopting the Resolution to amend the authorized representatives for Texpool to include Ana Murillo.

Financial Information:
None

Attachments:
1. RES R03-2026-482 Texpool Authorized Rep

RESOLUTION NO. R03-2026-482

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AMENDING THE AUTHORIZED REPRESENTATIVES FOR THE CITY, FOR PURPOSES OF TRANSMITTING FUNDS FOR INVESTMENT IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOLS (TEXPOOL/TEXPOOL PRIME), WITHDRAWLING FUNDS FROM TEXPOOL, ISSUING LETTERS OF INSTRUCTION, AND TAKING ALL OTHER ACTIONS DEEMED NECESSARY OR APPROPRIATE FOR THE INVESTMENT OF LOCAL FUNDS

WHEREAS, the City of Crowley, Texas, Location Number 78193, is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Crowley to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/TexPool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

THAT the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the City of Crowley and are each hereby authorized to transmit funds for investment in TexPool/TexPool *Prime*, to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

THAT an Authorized Representative of the City of Crowley may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the City of Crowley's TexPool/TexPool *Prime* account or (2) is no longer employed by the City of Crowley; and

THAT an Authorized Representative of the City of Crowley may, by Amending Resolution signed by an Authorized Representative of the City of Crowley, add or remove an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the City of Crowley Participant.

THAT the list of Authorized Representatives of the City of Crowley, each of which will be issued a personal identification number to transact business with TexPool/TexPool *Prime*, is as follows:

1. Name: Lori Watson
   Title: City Manager
   Phone: (817) 297-2201
   Fax: (817) 297-4911
   Email: lwatson@ci.crowley.tx.us

   Signature: _____

2. Name: Cristina Winner
   Title: Assistant City Manager
   Phone: (817) 297-2201
   Fax: (817) 297-4911
   Email: cwinner@ci.crowley.tx.us

   Signature: _____

3. Name: Ana Murillo
   Title: Senior Staff Accountant
   Phone: (817) 297-2201
   Fax: (817) 297-4911
   Email: amurillo@ci.crowley.tx.us

   Signature: _____

4. Name: Carol Cannady
   Title: City Secretary
   Phone: (817) 297-2201
   Fax: (817) 297-4911
   Email: cannady@ci.crowley.tx.us

   Signature: _____

5. Name: Matt Elgin
   Title: Assistant City Manager
   Phone: (817) 297-2201
   Fax: (817) 297-4911
   Email: melgin@ci.crowley.tx.us

   Signature: _____

THAT the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participant Agreement is:

Name: Ana Murillo
Phone: (817) 297-2201
Email: amurillo@ci.crowley.tx.us

THAT this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and until TexPool/TexPool *Prime* receives a copy of any such amendment or revocation.

PASSED and **APPROVED** at a regular meeting of the City Council of Crowley, Texas, on this 19th day of March 2026.

SIGNED:

_____
Billy P. Davis, Mayor

ATTEST

_____
Carol C. Cannady, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter: Heather Gwin	**Meeting Date:** March 19, 2026
Department: Finance	**Agenda Item:** VI.8.
Subject: Discuss and consider adoption of Ordinance 03-2026-591 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 1"; establishing an effective date.	

Background:
The City recently approved the creation of a Project Manager position to assist with the coordination, oversight, and implementation of various City Projects. The budget amendment is necessary to allocate a portion of the salary and associated benefits to the appropriate departmental accounts. This amendment will ensure that expenditures related to the position are accurately recorded and aligned with the City's operational needs.

Recommendation:
Staff recommends approval of Ordinance 03-2026- amending the FY2025-26 City of Crowley Operating Budget.

Financial Information:
See Exhibit A attached.

Attachments:
1. Ordinance budget amendment
2. FY 2025-26 Budget Amendment #1

ORDINANCE No. 03-2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, AMENDING THE FY2025-2026 CITY OF CROWLEY OPERATING BUDGET AND APPROPRIATING RESOURCES TO BE KNOWN AS "FY2025-26 BUDGET AMENDMENT NO. 2"; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the budget for the City of Crowley, Texas for the Fiscal Year 2025-26 has heretofore been approved as provided by law; and

WHEREAS, unusual and unforeseen conditions have arisen which could not by reasonable diligent thought have been included nor considered prior to or at the time of the adoption and revision of said budget as aforesaid; and

WHEREAS, public necessity has arisen requiring the amendment to said budget.

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

SECTION 1

The revised budget figures known as Exhibit A "2025-26 Budget Amendment No. 1 to the "General Fund," "Water Fund" and "Stormwater Fund" for fiscal year 2025-26, be, and the same are hereby, in all things, approved and appropriated by department, and any necessary transfers between accounts and departments are hereby authorized, approved and appropriated.

SECTION 2

This ordinance shall be effective from, and after, the date of its passage by the City Council of the City of Crowley, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, ON THIS THE 19th DAY OF MARCH, 2026.

CITY OF CROWLEY

_____
Billy P. Davis, Mayor

ATTEST:

_____
Carol Cannady, City Secretary

APPROVED AS TO FORM:

_____
Rob Allibon, City Attorney

Exhibit A

City of Crowley
FY2025-26 Budget

Budget Amendment #1

General Fund:				
	Revenues:			
	10-00-41010	Current Property Taxes	6,771	
				6,771
	Expenditures:			
	10-10-5101	Full Time Salaries	5,000	
	10-10-5140	Medicare	73	
	10-10-5141	FICA	310	
	10-10-5142	TMRS	638	
	10-10-5144	Group Insurance	480	
	10-10-5302	Mobile Service	270	
				6,771
Water Fund:				
	Revenues:			
	50-00-46010	Interest Income	40,625	
				40,625
	Expenditures:			
	50-55-5101	Full Time Salaries	31,250	
	50-55-5140	Medicare	453	
	50-55-5141	FICA	1,938	
	50-55-5142	TMRS	3,984	
	50-55-5144	Group Insurance	3,000	
				40,625
Stormwater Fund:				
	Revenues:			
	52-00-30000	Fund Balance	20,313	
				20,313
	Expenditures:			
	52-02-5101	Full Time Salaries	15,625	
	52-02-5140	Medicare	227	
	52-02-5141	FICA	969	
	52-02-5142	TMRS	1,992	
	52-02-5144	Group Insurance	1,500	
				20,313

City of Crowley, Texas
City Council Agenda Report

Presenter: Lori Watson	**Meeting Date:** March 19, 2026
Department: City Manager	**Agenda Item:** VI.9.
Subject: Discuss and consider proposed event format options and associated costs for the 2026 Celebration of Freedom.	

Background:
City Council directed staff to evaluate and present potential operational approaches for the 2026 Celebration of Freedom event. Staff will present these options and the estimated costs associated with each approach so that City Council may discuss the alternatives and provide direction to staff on the preferred format for the 2026 Celebration of Freedom.

Option A: Fully Secured Perimeter Event— Operational policies would include advance ticketing, clear bag requirements, cooler inspections, and no unaccompanied minors allowed into the event. No shuttle service would be provided, and there would be no general parking at the park. A parking and traffic management plan would be implemented to address traffic in surrounding neighborhoods.

Option B: Fireworks Only — Under this model, the fireworks would still be launched from the park, but residents would be encouraged to view the show from various locations throughout the city rather than gathering at a central event site. Because there would be no designated viewing area, a traffic management plan would be implemented in surrounding neighborhoods to discourage excessive street parking and maintain safe traffic flow. This option represents the simplest operational format, eliminating the need for vendors, entertainment, event programming, shuttle services, or designated gathering areas while still allowing the City to host a community-wide fireworks display.

Recommendation:
Staff respectfully requests City Council direction regarding the preferred option.

Financial Information:
Option A – Fully Secured Perimeter Event: Approximate Cost: $142,775
Option B – Fireworks Only (Park Closed): Approximate Cost: $94,106
*City staffing costs are also not included in the figures for either option. For reference, staffing costs for the 2025 event totaled approximately $22,000.

Attachments:
1. 2026 COF Event Options

2026 Celebration of Freedom

Event Options and Estimated Cost Summary

Option A – Fully Secured Perimeter Event

This option creates a fully controlled event footprint with 6–8 ft. fencing installed around the entire perimeter, establishing designated and monitored entry points. Guests would enter through screening areas where security personnel conduct bag checks and wand screenings alongside walk-through metal detectors.

Attendance would be managed through advance online registration. Each attendee would receive a QR code ticket that is scanned at the security checkpoint on the day of the event. After screening, guests would receive a tamper-resistant wristband that cannot be removed without being cut, helping prevent duplication or transfer. Wristbands also provide staff with quick visual confirmation that individuals inside the perimeter have completed security screening. Attendance would be capped to approximately 3,500 guests to maintain a manageable crowd within the secured area.

The event would feature a live band and A/V production, creating a traditional community celebration leading up to the fireworks display. Food service would be limited to approximately ten invited vendors to help manage crowd flow and simplify operations. Additional infrastructure, including lighting towers and golf carts, would support safe event operations.

Operational policies would include clear bag requirements, cooler inspections, and no unaccompanied minors allowed into the event. No shuttle service would be provided, and there would be no general parking at the park. A parking and traffic management plan would be implemented to address traffic in surrounding neighborhoods.

This approach provides the highest level of access control and structured programming, but it also requires the greatest level of operational planning and infrastructure.

Estimated Cost Summary

- 5,800 linear feet of Perimeter fencing (6ft-8ft): **$37,906**
- Metal detectors (20 units): **$18,275**
- Security staffing: **$9,000**
- Handheld screening wands: **$1,000**
- Fireworks display: **$50,000**
- Light towers (16 units): **$3,227**
- Golf carts for staff operations: **$3,000**
- Custom tamper-resistant wristbands: **$867**
- Live band entertainment: **$11,000**
- Audio/visual production: **$8,500**

Total Estimated Cost: **$142,775**
*Does not include city staffing cost- 2025 Staffing Cost was $22,000

Option B – Fireworks Only (Park Closed to the Public)

This option provides a fireworks display only, with Bicentennial Park closed to the public during the event. The park would be fully secured with fencing around the entire perimeter, and no public access would be permitted inside the park during the fireworks launch. City staff, Police Department personnel, and third-party security would monitor the perimeter to ensure the park remains closed to visitors.

Under this model, the fireworks would still be launched from the park, but residents would be encouraged to view the show from various locations throughout the city rather than gathering at a central event site. Because there would be no designated viewing area, a traffic management plan would be implemented in surrounding neighborhoods to discourage excessive street parking and maintain safe traffic flow.

To enhance the viewing experience, the fireworks could be synchronized to music broadcast through an FM radio transmitter, allowing residents to listen from their vehicles or homes while watching the show. This would require purchasing a transmitter and obtaining a temporary broadcast license from the Federal Communications Commission (FCC). The licensing process may take up to six months but once approved the license will remain valid for three years and could be used for future fireworks events. While it is unlikely the City could obtain the license in time for this year's event, pursuing it now would benefit future celebrations.

This option represents the simplest operational format, eliminating the need for vendors, entertainment, event programming, shuttle services, or designated gathering areas while still allowing the City to host a community-wide fireworks display.

Estimated Cost Summary

- 5,800 linear feet of Perimeter fencing (6ft-8ft): **$37,906**
- Security Staffing: **$4,000**
- Fireworks display: **$50,000**
- FM transmitter: **$200**
- FCC broadcast license: **$2,000**

Total Estimated Cost: $94,106
*Does not include city staffing cost- 2025 Staffing Cost was $22,000