



**NOTICE OF MEETING OF THE
CITY COUNCIL
TUESDAY, MARCH 24, 2026 – 6:30 PM
COUNCIL CHAMBERS ROOM 1098
405 E. LOOP STREET, BUILDING 100
BUDA, TX 78610**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular City Council Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon. In accordance with §551.127, members of the Governing Body may participate remotely by means of videoconference call. Should that occur, a quorum of the governing body will be physically present at the location noted above on this agenda.

A. CALL TO ORDER

Please turn off your cell phone when you approach the podium.

B. INVOCATION

Father Jesse Martinez, Santa Cruz Catholic Church, Buda Ministerial Alliance

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ITEMS OF COMMUNITY INTEREST

E.1 [List of upcoming local events and activities](#)

F. RECOGNITION & PROCLAMATION

F.1 [Recognition from the Texas Municipal League Intergovernmental Risk Pool \(TMLIRP\) on the City of Buda Public Works Department and Police Department attaining TMLIRP's R.O.A.D Ready recognition \(TMLIRP Safety and Loss Control Manager Darral Oliver\)](#)

F.2 [Proclamation honoring Buda EDC CEO Jennifer Storm for receiving the Economic Developer of the Year award from the International Economic Development Council](#)

G. PUBLIC COMMENT / PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment must complete a form and turn it into the City Clerk before the period provided for Public Comment is called for consideration by the presiding officer. Members of the public who wish to participate during the Public Testimony period provided for any item on the agenda must complete a form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.

H. CONSENT AGENDA [PUBLIC TESTIMONY]

All matters listed under this item 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 by any Council Member on any item, that item will be removed from the consent agenda and will be considered separately.

H.1 [Approval of the February 24, 2026 Special and March 3, 2026 Regular City Council Meeting Minutes \(City Clerk Alicia Ramirez\)](#)

- H.2 Authorization for the City Manager to execute a cost share agreement with Meritage Homes of Texas, LLC, M/I Homes of Austin, LLC, and Buda Municipal Utility District No. 1 for the additional costs related to upsizing The Colony at Cole Springs Lift Station totaling \$59,498.79 and directing staff to prepare a budget adjustment for City Council consideration (Public Works Director Blair Murski, P.E.)
- H.3 Authorization for the City Manager to issue a purchase order to Grapevine Dodge in an amount not to exceed \$266,026.00, for the purchase of two vehicles: one (1) Dodge Ram 2500 Truck and one (1) Dodge Ram 5500 Bucket Truck utilizing BuyBoard Contract #724-23 and #723-23, respectively (Assistant Public Works Director Scott Smith, Parks and Recreation Director Anthony Host, and Purchasing Agent Edward Dempsey)
- H.4 Approval of a fee waiver for the rental of City Park for the Buda Lion's Club Weiner Dog Races on April 25-26, 2026 (Park Director Tony Host)
- H.5 Approval of the First Amendment to the Chapter 380 Economic Development and Performance Agreement between the City of Buda, the City of Buda 4B Corporation, and US Foods, Inc. (Buda EDC Jennifer Storm)
- H.6 Acceptance of the City's Investment Report for the quarter ending December 31, 2025 (Finance Director Bianca Redmon)
- H.7 Submittal of the Fiscal Year 2026 First Quarter Financial Update (Finance Director Bianca Redmon)
- H.8 Adoption of a Resolution appointing City Manager Micah Grau as the City of Buda representative to fill the unexpired term on the Boards of Directors of the Alliance Regional Water Authority (ARWA) and to fill the new term that commences May 2026 (City Manager Micah Grau)
- H.9 Approval authorizing the City Manager to execute a Right-of-Way License Agreement between the City of Buda and Bailey Community Development, Inc. for the placement of landscaping, lighting, signage, furnishing, and other improvements within the City Right-of-Way in the Persimmon Subdivision (Development Services Director / City Engineer Angela Kennedy, P.E., CFM)

I. PRESENTATION

- I.1 Presentation on the 2025 Railcar Revival festival and discussion on plans for the 2026 Railcar Revival Music festival (Parks Director Tony Host and Chad and Bethany Kocian of Puente Alto)

J. REGULAR AGENDA AND PUBLIC HEARINGS

- J.1 Presentation and possible action to approve the Fiscal Year 2025 Annual Comprehensive Financial Report and Single Audit (Assistant Finance Director Angela Verduzco and Rebecca Darling of Weaver and Tidwell, L.L.P.) [PUBLIC TESTIMONY]
- J.2 Deliberation and possible action to award Bid #26-074 to MA Smith Contracting Co, Inc for the Sunfield Effluent Force Main for \$10,297,627.75, authorize the City Manager to execute said contract, and to authorize the City Manager to execute potential change orders to the contract, not to exceed the amount permitted under state law, including authority to approve individual change orders increasing or decreasing the contract price by \$50,000 or less, provided that the cumulative total of all change orders shall not increase or decrease the original contract amount by more than twenty-five percent (25%)

(Public Works Director Blair Murski, P.E.) [PUBLIC TESTIMONY]

- J.3 Deliberation and possible action to award Bid #26-094 to MTL Construction, LLC for the City Park East Parking Lot (P19) Project for \$585,776.89, to authorize the City Manager to execute said contract, and to authorize the City Manager to execute potential change orders to the contract, not to exceed the amount permitted under state law, including authority to approve individual change orders increasing or decreasing the contract price by \$50,000 or less, provided that the cumulative total of all change orders shall not increase or decrease the original contract amount by more than twenty-five percent (25%) (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]
- J.4 Deliberation and possible action regarding Futsal at City Park facilities (Tony Host Parks Director) [PUBLIC TESTIMONY]
- J.5 Deliberation and possible action to adopt a Resolution repealing Resolution 2022-R-04, thereby dissolving the Buda Bond Oversight Committee and creating and appointing members to the Buda Bond Committee (Assistant City Manager Wendy L. Smith) [PUBLIC TESTIMONY]
- J.6 Deliberation and possible action to consider Ordinances on first and final reading and to adopt said Ordinances amending Chapter 1, Section 1.02.003 Procedures and sections related to Officers; rules; meetings; quorum; record; conflict of interest, for the provision regarding the election of officers, setting the number of terms for said positions for each Board/Commission and to designate ex-officio members for the Historic Preservation Commission & Planning & Zoning Commission (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

1. Arts Commission: § 1.02.303. Officers; rules; meetings; quorum; record; conflict of interest.
2. Commission on Aging (COA): §1.02.403. Officers; rules; meetings; quorum; record; conflict of interest.
3. Construction Board of Appeals (CBA): §1.02.123. Officers; rules; meetings; quorum; record; conflict of interest.
4. Historic Preservation Commission (HPC): §1.02.075. Officers; rules; meetings; quorum; record; conflict of interest.
5. Library Commission (LC): §1.02.163. Officers; rules; meetings; quorum; record; conflict of interest.
6. Main Street Advisory Board (MSAB): §1.02.203. Officers; rules; meetings; quorum; record; conflict of interest.
7. Parks & Recreation Commission (PRC): §1.02.183. Officers; rules; meetings; quorum; record; conflict of interest.
8. Planning & Zoning Commission (PZC): §1.02.103. Officers; rules; meetings; quorum; record; conflict of interest.
9. Sustainability Commission (SC): §1.02.143. Officers; rules; meetings; quorum; record; conflict of interest.
10. Zoning Board of Adjustment (ZBA): §1.02.033. Officers; rules; meetings; quorum;

record; conflict of interest.

K. EXECUTIVE SESSION

K.1 Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter 551, Section 551.071(Consultation with Attorney) regarding: a) Barr v. Buda litigation regarding City Park, b) Section 551.072 (Deliberation regarding Real Estate) and 551.087 (Economic Development) regarding: Project Hard Hat, Project GG, Project Train Depot, Project Stapler, Project Sam, and Promotional agreement with Art Seen Alliance, and c) Section 551.072 and Section 551.087 regarding feasibility and legal considerations for Sportsplex Bid Bond

L. RECONVENE INTO REGULAR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

L.1 Deliberation and possible action to adopt a Resolution, on two readings, to approve financial incentives and a performance agreement in a form subject to approval of general counsel for Project GG not to exceed a total amount of Three Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$312,500.00) in exchange for economic development obligations to the EDC and related budget amendment (Buda EDC Jennifer Storm) [PUBLIC TESTIMONY]

L.2 Deliberation and possible action to adopt a Resolution, on two readings, to approve a financial incentives and a performance agreement in a form subject to approval of general counsel for Project Hard Hat not to exceed a total amount of Four Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$412,500.00) in exchange for economic development obligations to the EDC and related budget amendment (Buda EDC Jennifer Storm) [PUBLIC TESTIMONY]

L.3 Deliberation and possible action to authorize a promotional agreement with Art Seen Alliance in an amount not to exceed One Hundred Thirty-Nine Thousand Five Hundred and No/100 Dollars (\$139,500.00) and related budget amendment for installation at Buda City Park (Buda EDC Jennifer Storm) [PUBLIC TESTIMONY]

L.4 Deliberation and possible action to approve the Buda Economic Development Corporation Project Stapler and an amendment to the Fiscal Year 2026 Budget totaling \$2,800,000.00 (BEDC CEO Jennifer Storm) [PUBLIC TESTIMONY]

M. CITY MANAGER'S REPORT

2014 & 2021 Bond Program, Capital Improvement Projects, Destination Services Projects, Developments, Drainage Projects, Engineering Department, Finance Department, General/Special Election, Grant Related Projects, Human Resources, Law Enforcement, Legislative Update, Library Projects, Main Street Program, Parks & Recreation Department, Planning Department, Redistricting Program, Road Projects, Status-Future Agenda Request, Special Projects, Transportation, Wastewater Projects, and Water Projects (City Manager Micah Grau)

N. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

- Alliance Regional Water Authority (Urbanovsky)
- Buda City Council/Hays CISD Coordination Committee (Bowles, Davidson, & Urbanovsky)
- Buda Economic Development Corporation (Smith & Ture)
- Capital Area Council of Governments General Assembly (Urbanovsky)

- Capital Area Council of Governments Clean Air Coalition (Ture)
- Combined Emergency Communication Center (Goodman)
- Hays Caldwell Economic Development Partnership
- Hays Mental Health Coordinating Commission (Goodman)
- TIRZ #1 Dupre Local Government Corporation (Davidson & Urbanovsky)
- TIRZ #2 The Colony at Cole Springs/The Reserve (City Council)
- TIRZ #3 Persimmon (City Council)
- City of Buda Audit Committee (Bowles, Davidson, & Goodman)
- City of Buda Board & Commission Nomination Committee (Davidson, Horne-Williams, & Smith)
- City of Buda City Park Planning/Programming Ad-Hoc Committee (Smith & Ture)
- City of Buda Transportation/Mobility Committee (Goodman, Horne-Williams, & Urbanovsky)
- City of Buda Water/Wastewater/Drainage Committee (Davidson, Bowles, & Urbanovsky)

O. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

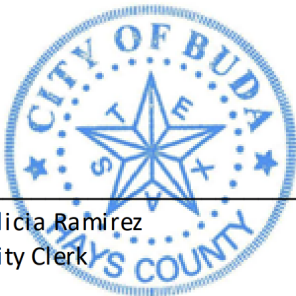
O.1 Update on Pending Items requested by City Council

P. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Buda will provide reasonable accommodations for persons attending and participating in City Council and Board & Commission meetings. The facility is wheelchair accessible, with accessible parking at the front of the building. Requests for sign interpreters, auxiliary aids, or special services must be received seventy-two (72) hours before the meeting by calling the ADA Coordinator at (512) 523-1043, by FAX (512) 523-8896, or by completing the online form at www.budatx.gov/ADA for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on March 18, 2026.

/s/ _____
 Alicia Ramirez
 City Clerk



Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

A Public Comment period will be provided to allow for members of the public to participate and speak to the Governing Body on any topic that is not on the meeting agenda. At this time, comments will be taken from the audience on non-agenda related topics. A Public Testimony period will be provided at each meeting of the Governing Body to allow members of the public to participate and speak to the Governing Body on any topic that is on the meeting agenda, prior to any vote on the matter up for consideration. During these periods, the presiding officer shall routinely provide three (3) minutes to each person who desires to speak but may provide no less than one (1) minute and no more than five (5) minutes to each person addressing the Governing Body. The amount of time provided to each person, if altered by the presiding officer, shall be announced by the presiding officer prior to recognizing persons to speak and shall be objectively applied to all persons speaking during Public Comment or each Public Testimony period.

The Governing Body may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant

to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session. All items listed above are eligible for deliberation and possible action unless expressly limited.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Leticia Ortiz
Agenda Item ID / Number: 2026-296- / E.1

ITEM TITLE: List of upcoming local events and activities

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
OTHER
6. STRATEGIC PLAN OBJECTIVES
Items of Community Interest
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[ICI_3.24.26 Updated.pdf](#)



1

CITY HALL & LIBRARY **OFFICE CLOSURES**

EMERGENCY SERVICES WILL CONTINUE OPERATING

FRIDAY, APRIL 3, 2026
IN OBSERVANCE OF GOOD FRIDAY



2

BUDA PUBLIC MEETINGS APRIL 2026

ARTS COMMISSION
Wed., April 1 @ 6 p.m.

SUSTAINABILITY COMMISSION
Thur., April 2 @ 6 p.m.

CITY COUNCIL
Tues., April 7 @ 6 p.m.

**MAIN STREET
ADVISORY BOARD**
Wed., April 8 @ 6 p.m.

**BUDA ECONOMIC
DEVELOPMENT CORPORATION**
Mon., April 13 @ 6 p.m.

**PLANNING AND ZONING
COMMISSION**
Tues., April 14 @ 6 p.m.

**PARKS AND RECREATION
COMMISSION**
Wed., April 15 @ 6:30 p.m.

**HISTORIC PRESERVATION
COMMISSION**
Thur., April 16 @ 6 p.m.

COMMISSION ON AGING
Mon., April 20 @ 6 p.m.

**2021 BUDA BOND
OVERSIGHT COMMITTEE**
Mon., April 20 @ 6:30 p.m.

CITY COUNCIL
Tues., April 21 @ 6 p.m.

**PLANNING AND ZONING
COMMISSION**
Tues., April 28 @ 6 p.m.



* ALL MEETINGS IN CITY COUNCIL CHAMBERS UNLESS OTHERWISE NOTED

3

FREE PROGRAMS AT BUDA PUBLIC LIBRARY

MAR/APR 2026

FEATURED

Plant Swap
April 18
at 10:30 am

Job Search 101
Two times offered!
April 8 at 6:30 pm
or
April 16 at 10:30 am

Health & Wellness

Cooking Class*

April 1 at 6:30 pm

Adulting Made Easy*

April 7 & 21 at 6:30 pm

End of Life Conversations

April 14 at 10:00 am

Anxiety and Depression

Peer Support

April 9 & 23 at 6:30 pm

April 13 & 27 at 1:30 pm

Cancer Support Group

April 6 & 20 at 6:30 pm

Art Classes

Art and Mental Wellness*

April 14 at 6:30 pm

Art with Inspired Minds*

April 15 at 6:30 pm

Makers' Lab

Sewing Machine Club*

March 30 at 6:30 pm

3D Print and Design*

April 6 at 6:30 pm

Found Poetry*

April 13 at 6:30 pm

Polymer Clay*

April 20 at 6:30 pm

Self-Care

Saturday

Qigong and Meditation

April 11 at 10:30 am

Sound Bath

April 25 at 2:00 pm

Other Programs

Dungeons and Dragons*

April 7 & 21 at 5 pm

Japanese Mahjong Club*

Thursdays at 5:30 pm

LEARN MORE AT BUDALIBRARY.ORG
PROGRAMS WITH AN * REQUIRE REGISTRATION

...and more,
including weekly storytimes and
programs for children and teens!

4

YOUR SEAT IS WAITING

APPLY FOR
BOARDS AND COMMISSIONS

SCAN HERE TO LEARN MORE!

WWW.BUDATX.GOV/BOARDSANDCOMMISSIONS

5

STAGE 1 **STAGE 2** **STAGE 3** **STAGE 4**

DROUGHT STAGE RESTRICTIONS

WATER ONLY BETWEEN 7 A.M.-11 A.M. + 7 P.M.-11 P.M.

WATER ONCE A WEEK
EVEN ADDRESSES: THURS.
ODD ADDRESSES: WED.
COMMERCIAL/MULTI-FAMILY: TUES.

6

CITY OF BUDA
**NATIONAL
COMMUNITY
SURVEY**

LOOK OUT FOR A SURVEY
COMING TO YOUR MAILBOX!

**DIDN'T RECEIVE A
MAILED SURVEY?**
SCAN HERE TO SIGN UP
AND BE NOTIFIED WHEN THE
ONLINE SURVEY LAUNCHES

7

**SUN RADIO
SOUTHBOUND
CONCERT SERIES**

KINGCAID

**FRIDAY
MARCH 27
7 PM - 9 PM
@ MERIDIAN BUDA**

BudaTx breathe easy here. BUDA TX Economic Development Corporation discover Buda TX

8



9



10



APRIL 19 🌸 10 AM - 2 PM 🌸 BUDA WELCOME CENTER

11



12

SIP N STROLL
DOWNTOWN DISCO
 HISTORIC DOWNTOWN BUDA
 friday, may 8 | 5:30 pm - 9:00 pm

tickets on sale now!

13

ADULTS ONLY
CORNHOLE LEAGUE
 MONDAYS
 MAY 11 - JUNE 22 // 6 PM
 @BUDA CITY PARK

REGISTER NOW
 BUDATX.GOV/RECPROGRAMS

REGISTRATION ENDS MAY 1

scan me to register now!

14

ADULTS ONLY

SAND VOLLEYBALL LEAGUE

REGISTER NOW!

MAY 13 - JUNE 17 | 6 PM

@ BUDA CITY PARK

BUDATX.GOV/RECPROGRAMS

scan me to register now!



15



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Matthew Wright
Agenda Item ID / Number: 2026-275- / F.1

ITEM TITLE: Recognition from the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) on the City of Buda Public Works Department and Police Department attaining TMLIRP's R.O.A.D Ready recognition (TMLIRP Safety and Loss Control Manager Darral Oliver)

1. EXECUTIVE SUMMARY

The City of Buda is being recognized for making a commitment to becoming R.O.A.D. Ready by the Texas Municipal League Intergovernmental Risk Pool. This recognition is a testament to efforts by the Public Works and Police Departments to save lives, prevent injuries, and protect property by raising awareness of dangers on and near roadways through internal roadway safety training and utilizing TMLIRP resources. R.O.A.D. Ready teaches employees to "Recognize" the Hazards; "Observe" People, Processes, and Equipment; "Assess" the Risk Level; and "Determine" the Safest Course of Action.

2. BACKGROUND/HISTORY

The City of Buda is being recognized for making a commitment to becoming R.O.A.D. Ready by the Texas Municipal League Intergovernmental Risk Pool. This recognition is a testament to efforts by the Public Works and Police Departments to save lives, prevent injuries, and protect property by raising awareness of dangers on and near roadways through internal roadway safety training and utilizing TMLIRP resources. R.O.A.D. Ready teaches employees to "Recognize" the Hazards; "Observe" People, Processes, and Equipment; "Assess" the Risk Level; and "Determine" the Safest Course of Action.

3. ANALYSIS

Not applicable.

4. FINANCIAL IMPACT

Not applicable.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

N/A

7. PROS AND CONS

Pros: demonstrates the training and high-level standard established for our municipal operations.

Cons: none.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Not applicable.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Micah Grau
Agenda Item ID / Number: 2026-293- / F.2

ITEM TITLE: Proclamation honoring Buda EDC CEO Jennifer Storm for receiving the Economic Developer of the Year award from the International Economic Development Council

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
EXCEPTIONAL CITY SERVICES
6. STRATEGIC PLAN OBJECTIVES
Not applicable.
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[Proc JStorm.pdf](#)

Proclamation

Honoring Jennifer Storm as the 2025 Economic Developer of the Year

WHEREAS, strong communities are built through visionary leadership, strategic investment, and a steadfast commitment to fostering opportunity for businesses, families, and future generations; and

WHEREAS, Jennifer Storm, Chief Executive Officer of the Buda Economic Development Corporation, has demonstrated exceptional leadership in advancing economic prosperity, cultivating business relationships, and championing the continued growth and success of the City of Buda; and

WHEREAS, through her dedication, collaboration with regional partners, and forward-thinking vision, Jennifer Storm has played a vital role in positioning Buda as one of the fastest-growing and most vibrant communities in Central Texas, attracting new opportunities while strengthening the foundation for long-term economic vitality; and

WHEREAS, in recognition of her outstanding contributions to the profession of economic development, Jennifer Storm has been named the 2025 Economic Developer of the Year by the International Economic Development Council, the leading global organization for economic development professionals, making this one of the highest honors in the field; and

WHEREAS, this distinguished international recognition reflects Jennifer Storm's dedication, professionalism, and unwavering commitment to the economic strength and bright future of the Buda community.

NOW, THEREFORE, be it resolved that I, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the City Council, proudly congratulates Jennifer Storm on being named the 2025 Economic Developer of the Year by the International Economic Development Council, and extends its deepest appreciation for her leadership, vision, and continued service to the businesses and residents of Buda.

The City of Buda celebrates this remarkable achievement and joins the community in recognizing Jennifer Storm for her tireless work to ensure Buda remains a place where businesses thrive, opportunities grow, and the future is bright..

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 24th day of March 2026.

Attest:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-93- / H.1

ITEM TITLE: Approval of the February 24, 2026 Special and March 3, 2026 Regular City Council Meeting Minutes (City Clerk Alicia Ramirez)

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
OTHER
6. STRATEGIC PLAN OBJECTIVES
NA
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[2026-0224 DRAFT SP Minutes.pdf](#)
[2026-0303 DRAFT Minutes.pdf](#)

CALL TO ORDER

Mayor Urbanovsky called the special meeting to order at 6:06 p.m.

ROLL CALL

City Clerk Alicia Ramirez certified a quorum with the following Councilmembers present:

Mayor Lee Urbanovsky
Mayor Pro Tem (SMD B) Evan Ture
Councilmember, SMD A Greg Bowles
Councilmember, SMD C Kimberly Goodman
Councilmember At-Large, Position 1 Matt Smith
Councilmember At-Large, Position 2 Monica Davidson
Councilmember At-Large, Position 3 LaVonia Horne-Williams

PUBLIC COMMENT / PUBLIC TESTIMONY

None

RECESS

At 6:07 p.m., Mayor Urbanovsky called for a recess.

RECONVENE

At 6:15 p.m., Council reconvened, and the following business was transacted:

EXECUTIVE SESSION

At 6:15 p.m., Council convened in executive session pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney) to deliberate upon and seek legal advice from the City Attorney regarding state ethics statutes, ethical provisions in the Home Rule Charter, and Code of Ethics Ordinance referenced in Buda City Charter Section 2.03.010

RECONVENE

At 8:02 p.m., Council reconvened, and the following business was transacted and no action was taken on matters discussed in executive session.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

There being no further business, the meeting was adjourned at 8:07 p.m.

THE CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Clerk

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or audio or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record audio or videotape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

CALL TO ORDER

Mayor Urbanovsky called the meeting to order at 6:02 p.m.

ROLL CALL

City Clerk Alicia Ramirez certified a quorum with the following Councilmembers present:

Mayor Lee Urbanovsky
Mayor Pro Tem (SMD B) Evan Ture
Councilmember, SMD A Greg Bowles
Councilmember, SMD C Kimberly Goodman
Councilmember At-Large, Position 1 Matt Smith
Councilmember At-Large, Position 2 Monica Davidson
Councilmember At-Large, Position 3 LaVonia Horne-Williams

ITEMS OF COMMUNITY INTEREST

Community Relations & Destination Services Director Lysa Gonzalez presented upcoming events and announcements.

PROCLAMATION

Recognizing Groundwater Awareness Week Proclamation, March 8 - 14, 2026, to be accepted by General Manager, Barton Springs Edwards Aquifer Conservation District, Charlie Flatten, Board Vice-President

PUBLIC COMMENT / PUBLIC TESTIMONY

None

CONSENT AGENDA [PUBLIC TESTIMONY]

APPROVAL OF THE FEBRUARY 17, 2026 SPECIAL CITY COUNCIL MINUTES, AND FEBRUARY 17, 2026 REGULAR CITY COUNCIL MINUTES (CITY CLERK ALICIA RAMIREZ)

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A THREE-YEAR AGREEMENT WITH SHI INTERNATIONAL CORPORATION FOR MICROSOFT OFFICE 365 FOR \$130,842.36 UTILIZING DIR CONTRACT #DIR-CPO-5237 (IT MANAGER CAMERON DETERMEYER)

ADOPTION OF RESOLUTION #2026-R-10 AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT AMENDMENT TO THE EXISTING PLUM CREEK WATERSHED PARTNERSHIP INTERLOCAL AGREEMENT (DIRECTOR FOR DEVELOPMENT SERVICES/CITY ENGINEER ANGELA KENNEDY, P.E., CFM)

ADOPTION OF RESOLUTION #2026-R-11 AUTHORIZING THE ADOPTION OF UNIFORM BYLAWS FOR ALL BOARDS AND COMMISSIONS AND DIRECTIVE TO AMEND THE REQUIRED ORDINANCES (CITY CLERK ALICIA RAMIREZ)

APPROVAL AUTHORIZING A FEE REDUCTION REQUEST MADE BY THE MARCH FOR JESUS EVENT AT THE CITY PARK AMPHITHEATER ON MARCH 28, 2026 (EVENT REPRESENTATIVES)

Motion, to approve the Consent Agenda, as presented, was made by Councilmember Smith and seconded by Councilmember Davidson. Motion carried unanimously.

PRESENTATION

UPDATE ON THE CITY PARK PHASE II CONSTRUCTION PROJECT

Parks Director Tony Host presented an update on City Park Phase 2 construction projects with a \$1.4 million budget. The presentation covered proposed improvements including stage backdrops (with options for custom designs featuring downtown Buda), split rail fencing for safety and crowd control, an ADA walkway using box culverts across the drainage area, east parking lot construction, lighting systems with dimmer controls for events, and camera installation for security.

Mr. Host explained that the split rail fence would serve multiple purposes: separating the playground from parking areas (a required safety measure identified in playground audits), controlling event exits and entrances, and serving as a deterrent for inappropriate behavior. The fence would run 1,552 feet and cost approximately \$94,000.

For lighting, Mr. Host proposed hardwired floodlights in the main amphitheater area with dimmer switches that could be turned off during performances, and solar lights in the back parking areas. The lighting would provide safety for event attendees while being sensitive to performance needs.

Councilmember Smith expressed appreciation for the work and emphasized the importance of balancing safety lighting with performance atmosphere. He also raised concerns about camera placement, wanting to balance security needs with creating a welcoming environment where people can relax without feeling overly monitored.

City Manager Micah Grau noted that a policy discussion would be needed regarding camera data retention, access, and monitoring protocols, suggesting the City Park ad hoc committee as the appropriate forum for developing these policies.

Councilmember Ture praised the comprehensive planning, particularly the split rail fencing for playground safety and the consideration of various amenities. He suggested exploring arched bridge options for the ADA walkway rather than box culverts, given its prominence as an entryway feature to the park.

Mayor Urbanovsky inquired about funding sources, with Mr. Grau confirming the projects are included in the adopted CIP budget and would be funded through the bond issuance considered later in the meeting.

PRESENTATION AND APPROVAL OF THE AMENDMENTS TO THE 2026 COMMUNITY SURVEY

City Manager Micah Grau presented the proposed 2026 community survey developed through POLCO as part of the national community survey program. The survey incorporated feedback from the February 17 Council discussion, with questions highlighted in yellow (previously identified for removal) and orange (additional items for removal based on subsequent council feedback).

Mr. Grau explained that standard questions cannot be modified but can be deleted entirely, while custom questions are limited to half a page regardless of how many standard questions are removed. The custom questions included in the survey are numbers 13, 14, 15, and demographic question D15.

Councilmember Davidson expressed support for removing all highlighted items but emphasized the importance of setting proper expectations in the cover letter about the city's finite resources and strategic planning priorities.

Council discussed various questions, with general agreement to remove items that don't apply to Buda (such as snow removal, buses, beaches/lakes/riverways) while keeping others that provide valuable community sentiment data, even if not directly under city control (such as K-12 education, healthcare services, and economic indicators).

After extensive discussion of each highlighted item, Mayor Urbanovsky noted broad consensus on which items to keep or remove.

Motion, to approve amendments and direct staff to amend the survey, as discussed, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. AYE: Urbanovsky, Smith, Horne-Williams, Bowles, Ture, and Goodman. NAY: Davidson. Motion carried 6-1.

REGULAR AGENDA

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A MASTER SERVICES AGREEMENT WITH GARVER LLC UTILIZING PRE-QUALIFIED CONSULTANTS LIST (RESOLUTION #2024-R-48) FOR GENERAL ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$1,200,000.00

Development Services Director Angela Kennedy, P.E., CFM explained this item would add Garver LLC to the city's list of engineering firms for designated development review services, similar to existing agreements with Freese Nichols and Halff & Associates. The agreement would be for a 5-year term with a not-to-exceed amount of \$1.2 million, funded through developer escrow accounts rather than city budget.

Councilmember LaVonia Horne-Williams asked several detailed questions about contract terms, rate schedules, and consistency with developer fee structures. Ms. Kennedy clarified that this is a pass-through arrangement where developers fund the review costs, and Legal Counsel confirmed that being on the prequalified list when selected is sufficient even if the list expires during the contract term.

Motion, to authorize the City Manager to execute the Master Service Agreement with Garver LLC, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Smith. Motion carried unanimously.

AUTHORIZATION OF A \$10,000.00 SPONSORSHIP FOR THE 2026 OLD SETTLERS MUSIC FESTIVAL TO BE HELD ON APRIL 17-19, 2026 AT CAMP BEN MCCULLOCH

Community Relations & Destination Services Director Lysa Gonzalez presented a sponsorship proposal for the Old Settlers Music Festival, to be held April 17-19, 2026 at Camp Ben McCulloch. Staff recommended a \$10,000 advertising partnership using hotel occupancy tax funds rather than the originally requested \$8,000 HOT grant, as the event location in Driftwood didn't qualify for the grant program.

Executive Director Betsy Boone provided background on the 39-year-old nonprofit festival, explaining their mission to preserve American roots music, support youth talent, and partner with local communities. She described existing relationships with Buda through events at Meridian and Zoe Market, volunteer appreciation events, and the youth talent competition held during Buda's birthday festival.

The sponsorship package includes branding visibility, social media promotion to over 25,000 Facebook followers, dedicated hotel booking pages, on-site presence opportunities, naming rights to a stage or festival zone, VIP passes, and post-event metrics reporting. The festival expects to generate at least 80 hotel room nights in Buda for artists, staff, and volunteers.

Councilmember Horne-Williams inquired about opportunities for local Buda vendors to participate, with Boone expressing enthusiasm for connecting with the Economic Development Corporation to explore vendor opportunities.

Councilmembers praised the natural fit between the festival and Buda's music-friendly community, noting the existing partnership through Buda's birthday events and the potential for cross-promotion between the April 11 Buda's birthday and April 17-19 festival dates.

Motion, to authorize the Old Settlers Music Festival sponsorship for \$10,000.00, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Goodman. Motion carried unanimously.

APPROVAL OF THE 60% SCHEMATIC DESIGN INCLUDING THE SITE PLAN CONCEPT AND INTERIOR LAYOUT FOR THE BUDA TRAIN DEPOT PROJECT

BEDC Assistant Director Brian Dyer provided a brief overview and introduce the Lawrence Group Representatives. Principal Luma Jafar presented background information. A copy of the presentation is part of the supplemental minute record.

The presentation included detailed renderings showing the depot situated on a platform with surrounding green space, covered areas, and integration with the welcome center. Jafar explained how the design incorporated feedback from the January workshop, including traffic flow considerations, increased green space (an additional 2,500 square feet), ADA accessibility with hidden ramps behind landscaping, vehicle drop-off zones, and public art spaces.

The design addresses playground safety requirements by removing the existing gazebo due to structural integrity concerns and architectural incompatibility with the historic depot. The depot will house four retail incubator spaces, with the larger south-side unit including a break room and ADA restroom that can open to both the covered platform and Main Street.

Councilmember Smith commended the team for listening to community feedback and incorporating suggestions throughout the design process. He particularly appreciated the flexibility of the retail doors that can face the street or open to the event lawn.

Councilmember Ture emphasized the historical significance of the train depot to Buda's founding, noting that the city exists because it received the railroad while neighboring Mountain City did not. He praised the integration with green space and the combination of retail incubator and historical storytelling functions.

Councilmember Davidson recognized EDC representative Brian's leadership in managing the complex input from multiple stakeholders and praised the team for "understanding the assignment" in balancing various community interests.

Mayor Urbanovsky noted his surprise at learning about the building's elevation changes and interior features like the spiral staircase during his review of the detailed construction documents.

Motion, to approve the 60% schematic design, as presented, was made by Councilmember Davidson and seconded by Councilmember Horne-Williams. Motion carried unanimously.

PUBLIC HEARING AND ADOPTION OF ORDINANCE #2026-03 ON THE FIRST AND FINAL READING ESTABLISHING A PROJECT CONSENT AUTHORIZATION (PCA) FOR THE BUDA TRAIN DEPOT LOCATED IN THE BUDA DOWNTOWN GREENBELT, ASSOCIATED WITH THE ADDRESS OF 121 N MAIN STREET, WAIVING OR MODIFYING CERTAIN SITE DEVELOPMENT REGULATIONS APPLICABLE TO CITY-LED PROJECTS PER SECTION 1.01.08(B) OF THE UNIFIED DEVELOPMENT CODE

Development Services Assistant Director Will Parrish explained that the Project Consent Authorization allows the city to waive or modify certain development regulations for city-led projects. The requested modifications include waiving non-residential design standards (consistent with historic guidelines), modifying landscaping and parking requirements, exempting lighting plan submittal requirements, allowing building setback flexibility, and waiving subdivision regulations to maintain the greenbelt as one tract.

Mr. Parrish noted that one provision would remove the property from all future Historic Preservation Commission review, which staff wanted Council to understand.

Mayor Urbanovsky opened the public hearing at 8:02 p.m. No public testimony was received. The public hearing was closed at 8:02 p.m.

Motion, to consider the Ordinance on the first and final reading, was made by Mayor Urbanovsky and seconded by Councilmember Smith. Motion carried unanimously.

Motion, to adopt the Ordinance, as presented, was made by Councilmember Smith and seconded by Councilmember Davidson. Motion carried unanimously.

SELECTION OF THE 2026 BUDA LOCAL LEGEND

Community Relations & Destination Services Director Lysa Gonzalez presented eight nominations for the 2026 Buda Local Legend recognition: Elias and Clarissa Button (early Antioch colony settlers who donated land for community school and church), Dodie Ellis (transformed the historic Buda Mill and Grain into a vibrant shopping district), Khadifa Hassanovic (decade-long community volunteer), TC and Geraldine McCormick (doctor who delivered 1,800 babies and served as mayor 1976-1982, with wife Jerry serving as PTA president and postmaster), Kim Navarro (former Onion Creek Senior Center director), JB Owens (87-year-old longtime Cedar Street and Main Street resident), Susan Ramirez (Austin Angels founder with national headquarters in Buda), and Bob Shelton (legendary Hays CISD coach with 47-year career and 23-year non-losing streak).

Councilmember Davidson noted the difficulty of the decision as a lifelong resident who knows most of the nominees, expressing particular sadness that some had passed before recognition. She nominated TC and Geraldine McCormick, citing their significant contributions to the community through medical service, education, and civic leadership.

Councilmember Goodman seconded the nomination. Mayor Urbanovsky shared that Dr. McCormick's house on Highway 967 with multiple exterior doors served as the town hospital, adding historical context to his medical service.

Motion, to select TC and Geraldine McCormick, was made by Councilmember Davidson and seconded by Councilmember Goodman. Motion carried unanimously.

Councilmember Horne-Williams noted that Elias and Clarissa Button were her second choice, recognizing their foundational contributions to the community. Councilmember Smith agreed that many nominees would likely be future local legends, acknowledging the quality of all submissions.

ADOPTION OF ORDINANCE #2026-04 ON FIRST AND FINAL READING AUTHORIZING THE ISSUANCE OF CITY OF BUDA, TEXAS COMBINATION TAX AND LIMITED REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER RELATED DOCUMENTS; AWARDED THE SALE OF THE CERTIFICATES AND AUTHORIZING OTHER MATTERS RELATING TO THE CERTIFICATES

Finance Director Bianca Redmon presented the proposed \$23.5 million Certificate of Obligation bond issuance to fund capital improvement projects. She reported that Standard & Poor's affirmed the city's AA credit rating following a site visit, the first since 2017. The rating agency praised the city's strong and growing local economy, financial management practices, and reserve levels (72.6% of operating reserves) while noting elevated debt levels common to rapidly growing cities. Ms. Redmon recognized Jennifer Ritter of Specialized Public Finance, and Richard Donoghue, Bond Attorney of MPH Legal. A copy of the presentation is part of the supplemental minutes record.

Ms. Redmon explained the rating factors, including real gross county product (59% of US average) and per capita personal income (95% of US average), and outlined paths for potential rating improvements through balanced growth and debt management.

The bond proceeds would fund multiple projects: Sportsplex improvements (\$11.2 million), City Park Phase 2 (\$1.4 million), City Park playground replacement (\$850,000), Old Black Colony water storage facility (\$2.4 million), FM 2770 waterline (\$1.5 million), gravity interceptor expansion (\$3.6 million), railroad crossing replacement line (\$450,000), FM 2770 wastewater line (\$4.1 million), wastewater treatment plant digester rehab (\$800,000), and REUSE water system expansion (\$1.7 million, fully reimbursable by Onion Creek Country Club).

Financial Advisor Cole Gilmore reported excellent market response with seven competitive bids received. Robert W. Baird & Co. won with a true interest cost of 4.86256%. The 25-year certificates include interest-only payments in the first year and are callable after nine years.

Councilmember Ture asked about discrepancies between the reimbursement resolution amount (\$13.3 million) and the current project costs, with Ms. Redmon explaining that some projects like the playground replacement weren't yet in progress when the reimbursement resolution was approved.

Mayor Urbanovsky commended Ms. Redmon's presentation to the rating agency, noting her thorough preparation and professional delivery that helped maintain the city's credit rating.

Motion, to consider the ordinance on first and final reading, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

Motion, to adopt the Ordinance, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Horne-Williams. Motion carried unanimously.

AUTHORIZATION FOR THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR FY 2027 COMMUNITY PROJECT FUNDING (CPF) THROUGH THE 35TH CONGRESSIONAL DISTRICT REPRESENTED BY REP. GREG CASAR

Assistant City Manager Wendy L. Smith explained that Representative Greg Casar's office opened applications for Community Project Funding (federal earmarks) with a Friday deadline. Staff evaluated three potential projects: East Main Street improvements, Eastside Park development, and micro-transit service.

Ms. Smith recommended applying for Eastside Park Phase 1 (\$2.3 million) including entrance roundabouts, pump track, hillside terrace, disc golf, and parking. This project better fits the funding criteria focusing on low-resourced communities and matches typical award amounts in the region (\$2-3 million maximum). East Main Street improvements, while important, would still leave a significant funding gap even with the maximum expected award.

Ms. Smith also presented information on micro-transit requested by Councilmember Horne-Williams, using New Braunfels as an example. However, she noted concerns about ongoing operational funding after the initial federal investment.

Councilmember Davidson clarified that applying for Eastside Park funding doesn't mean abandoning East Main Street improvements, as the city continues pursuing other funding sources including a recent CAMPO application for the full \$12 million project.

Motion, to authorize the City Manager or designee to submit the application, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Davidson. Motion carried unanimously.

RECESS

At 8:45 p.m., Mayor Urbanovsky called for a recess.

RECONVENE

At 9:00 p.m., Council reconvened, and the following business was transacted:

EXECUTIVE SESSION

At 9:00 p.m., Council convened in executive session pursuant to the Texas Government Code Chapter 551: 551, Section 551.071(Consultation with Attorney) regarding:

- 1) Council Security Protocol and**
- 2) 551.087 (Economic Development) regarding Project Summer Teeth and Project Wave**

RECONVENE

At 9:53 p.m., Council reconvened, and the following business was transacted and action was taken on matters discussed in executive session.

ADOPTION OF RESOLUTION #2026-R-12, UPON TWO READINGS, APPROVING A FINANCIAL INCENTIVE AND PERFORMANCE AGREEMENT AND RELATED BUDGET AMENDMENT IN THE AMOUNT NOT TO EXCEED \$23,000.00 FOR PROJECT SUMMER TEETH IN EXCHANGE FOR ECONOMIC DEVELOPMENT OBLIGATIONS

Motion, to adopt the Resolution, as discussed in executive session, was made by Mayor Urbanovsky and seconded by Councilmember Horne-Williams. Motion carried unanimously.

ADOPTION OF RESOLUTION #2026-R-13, UPON TWO READINGS, APPROVING A FINANCIAL INCENTIVE AND PERFORMANCE AGREEMENT AND RELATED BUDGET AMENDMENT IN THE AMOUNT NOT TO EXCEED \$22,500.00 FOR PROJECT WAVE IN EXCHANGE FOR ECONOMIC DEVELOPMENT OBLIGATIONS

Motion, to adopt the Resolution, as discussed in executive session, was made by Mayor Urbanovsky and seconded by Councilmember Davidson. Motion carried unanimously.

CITY MANAGER'S REPORT

- 2014 & 2021 Bond Program
- Capital Improvement projects
- Destination Services Projects
- Developments
- Drainage Projects
- Engineering Department
- Finance Department
- Grant-related Projects
- Law Enforcement
- Legislative Update
- Library Projects
- Parks & Recreation Department
- Planning Department
- Road Projects
- Special Projects
- Status on Requested Future Items
- Strategic Plan
- Wastewater Projects
- Water Projects

City Manager Micah Grau provided an update on the following:

- March 7 Buda Library Spring Fling
- Approval from Parks and Wildlife for the Garison Park project with bids due April 23
- City's participation in the April chamber luncheon discussing sportsplex updates, and
- March 26 City is hosting the TML Region 10 meeting

He also recognized EDC Director Jennifer Storm's absence due to receiving the Distinguished Economic Developer of the Year award from the International Economic Development Council.

CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

- Alliance Regional Water Authority (Urbanovsky)
- Buda City Council/Hays CISD Coordination Committee (Bowles, Davidson, & Urbanovsky)
- Buda Economic Development Corporation (Smith & Ture)
- Capital Area Council of Governments General Assembly (Urbanovsky)
- Capital Area Council of Governments Clean Air Coalition (Ture)
- Combined Emergency Communication Center (Goodman)
- Hays Caldwell Economic Development Partnership
- Hays Mental Health Coordinating Commission (Goodman)
- TIRZ #1 Dupre Local Government Corporation (Davidson & Urbanovsky)
- TIRZ #2 The Colony at Cole Springs/The Reserve (City Council)
- TIRZ #3 Persimmon (City Council)
- Buda City Council/Hays CISD Coordination Committee (Bowles, Davidson, & Urbanovsky)

City of Buda Audit Committee (Bowles, Davidson, & Goodman)
City of Buda Board & Commission Nomination Committee (Davidson, Horne-Williams, & Smith)
City of Buda City Park Planning/Programming Ad-Hoc Committee (Smith & Ture)
City of Buda Transportation/Mobility Committee (Goodman, Horne-Williams, & Urbanovsky)
City of Buda Water/Wastewater/Drainage Committee (Davidson, Bowles, & Urbanovsky)

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Davidson requested revisiting current dark sky ordinances to establish firmer compliance standards and prevent further movement away from compliance.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

There being no further business, the meeting was adjourned at 9:58 p.m.

THE CITY OF BUDA, TEXAS

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, TRMC DATE
City Clerk

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk’s Office, or audio or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record audio or videotape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

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Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Blair Murski
Agenda Item ID / Number: 2026-167- / H.2

ITEM TITLE: Authorization for the City Manager to execute a cost share agreement with Meritage Homes of Texas, LLC, M/I Homes of Austin, LLC, and Buda Municipal Utility District No. 1 for the additional costs related to upsizing The Colony at Cole Springs Lift Station totaling \$59,498.79 and directing staff to prepare a budget adjustment for City Council consideration (Public Works Director Blair Murski, P.E.)

1. EXECUTIVE SUMMARY

The Colony at Cole Springs is a residential development that will feature up to 531 single-family lots. As part of the approved development agreement, the developer upsized the project's wastewater lift station from a 500 gallons per minute capacity to an ultimate capacity of 1,900 gallons per minute. This cost-share agreement authorizes a total reimbursement of \$59,498.79 to the developer for the additional design and equipment costs associated with the lift station's ultimate design.

2. BACKGROUND/HISTORY

The Colony at Cole Springs development is a property located south of Old Black Colony Road and west and north of Cole Springs Road totaling 168.883 acres, of which approximately 112.6 acres will be developed as detached single-family residential housing. Per City Ordinance 2023-023 Amendment No.1 of the Colony at Cole Springs DA0001 (DA), the lots are zoned both F4 and R3 and there shall not be more than 531 total lots. This development is to be constructed into 3 phases. The wastewater lift station is being constructed in Phase 1 and is currently at substantial completion.

3. ANALYSIS

To adequately serve the development, the Colony at Cole Springs lift station needs to have a capacity of 500 gallons per minute. This lift station is positioned where it can serve a regional area in addition to the development. If constructed to the ultimate capacity, this lift station can serve future developments/additional sewer sheds along the FM 1626 Corridor in West Buda along with future development along Old Black Colony Road. Per the DA, the developer agreed to upsize the lift station to the ultimate capacity, capable of handling 1900 gallons per minute, to benefit the regional sewer shed and expand the regional system in accordance with the City's future infrastructure plans. The agreed upsizing within the DA only pertained to the physical dimensions of the lift station (pipes, wet well, etc.). The City is responsible for the cost of designing and furnishing the extra equipment required for the ultimate capacity. Adding the necessary work to reach the ultimate capacity to the development team's design and bid proposal and reimbursing the developer was presented to the Water/Wastewater/ Drainage Steering Committee in October 2024 during an update on the 1626 Corridor Study for wastewater service. The committee had no objections. This agreement is being brought forth now since the lift station has reached substantial completion. The agreement was approved to form by the City Attorney on 2/16/2026.

4. FINANCIAL IMPACT

This cost share agreement accounts for the \$15,000.00 design effort and \$44,498.79 bid alternate required for outfitting the lift station to the ultimate capacity. This totals \$59,498.79 owed to the development team.

5. STRATEGIC PLAN/GOALS
EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES
Leverage City resources through partnerships, grants and other outside funding sources

7. PROS AND CONS
Not Applicable.

8. ALTERNATIVES
No alternatives are currently proposed for this agreement.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION
Staff recommends City Council authorize the City Manager to execute the cost share agreement with Meritage Homes of Texas, LLC, M/I Homes of Austin, LLC, and Buda Municipal Utility District No. 1 to reimburse the Developer \$59,498.79 for the additional costs related to upsizing the Colony at Cole Springs Lift Station.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Scott Smith
Agenda Item ID / Number: 2026-228- / H.3

ITEM TITLE: Authorization for the City Manager to issue a purchase order to Grapevine Dodge in an amount not to exceed \$266,026.00, for the purchase of two vehicles: one (1) Dodge Ram 2500 Truck and one (1) Dodge Ram 5500 Bucket Truck utilizing BuyBoard Contract #724-23 and #723-23, respectively (Assistant Public Works Director Scott Smith, Parks and Recreation Director Anthony Host, and Purchasing Agent Edward Dempsey)

1. EXECUTIVE SUMMARY

In the FY26 Budget, there is funding for the purchase of a 2026 Dodge Ram 2500 Truck for the Public Works department and a 2026 Dodge Ram 5500 Bucket Truck for the Parks and Recreation Department. This item covers the purchase of one (1) 2026 Dodge Ram 2500 Truck totaling \$72,792.00 for use by the Public Works department and one (1) 2026 Dodge Ram 5500 Bucket Truck totaling \$193,234.00 for the Parks and Recreation Department. Staff is seeking authorization to issue a purchase order for these vehicles.

2. BACKGROUND/HISTORY

These vehicles are available through the Buyboard Purchasing Cooperative under contract #724-23, \$72,792.00 (Dodge Ram 2500) and contract# 723-23, \$193,234.00 (Dodge Ram 5500) for the total cost of \$266,026.00. City staff confirmed that these Buyboard contracts are active and valid. Additionally, Staff contacted Buyboard representatives who verified that the quotes and pricing were in accordance with the terms of specified in contract #723-23 and #724-23.

3. ANALYSIS

The available unit meets the City's specifications and can be purchased within the available budgeted funds:

The vehicles are:

one (1) 2026 Dodge Ram 2500 Truck with service bed and,
one (1) 2026 Dodge Ram 5500 Chassis with Bucket.

The Dodge Ram 2500 will replace an existing aging unit and support daily Public Works operations, while the Dodge Ram 5500 bucket truck will be an additional unit to the Department and be shared between Public Works and Parks for elevated maintenance activities such as tree trimming, facility lighting, signage, and storm response. This will improve safety, reliability, and operational efficiency.

4. FINANCIAL IMPACT

Grapevine Dodge, Chrysler and Jeep are to provide the units under Buyboard Cooperative Contract No. #723-23 and #724-23 in the amount of \$266,026.00. City staff have contacted Buyboard representatives, who confirmed the validity and accuracy of the quote, verified compliance with the awarded contract, and ensured the appropriate percentage discount was applied.

The cost, \$72,792.00, of the Dodge Ram 2500 with service bed exceeds the budgeted amount of \$70,000.00 in FY 26 CL Code 100-4413.56009 (Capital Outlay-Vehicles). The cost, \$193,234.00, of the Dodge Ram 5500 Bucket Truck exceeds the budgeted amount of \$174,000.00 in FY 26 GL

Code 100-4611.56014 (Capital Outlay-Vehicles).

Public works budgeted \$70,000.00 towards the purchase of the truck with service bed. Increase in pricing since original estimates increased more than anticipated. Public Works has offset this by savings of other capital outlay purchases coming under budgeted amounts.

Parks and Recreation budgeted \$174,000 towards the purchase of this bucket truck. Budget savings in excess of \$20,000.00 have been identified from lower purchase price of a skidsteer. This will allow Parks and Recreation to stay within their budget for Capital Equipment.

5. STRATEGIC PLAN/GOALS
EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES
Deliver City services consistent with our City of Buda mission and core values.

7. PROS AND CONS
Pros: Having a city owned bucket truck will improve safety, reliability, and operational efficiency while working at elevated activities. It will eliminate the need for rental of lifts and be available readily in the event of an emergency. The 2500 pickup will be replacing another similar pickup in function that has reached its life cycle. Replacing aging equipment at the correct time reduces fleet costs, downtime and reliability of services to stakeholders.

Cons: Higher cost than originally budgeted, but savings from other purchases are being used to offset the price difference.

8. ALTERNATIVES
Rentals add up in price, and availability is not a guarantee when emergency response may be needed.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION
Staff is seeking council authorization for the City Manager to issue a purchase order to Grapevine Dodge, Chrysler and Jeep totaling \$266,026.00 for the purchase of a new 2026 Dodge Ram 2500 Truck for Public Works and a new 2026 Dodge Ram 5500 Bucket Truck for Parks and Recreation.

Attachments:

- [CITY OF BUDA BUCKET 5500 R1 021726.docx](#)
- [CITY OF BUDA 2500 SB UPDATED R3 021726.docx](#)

PRODUCT PRICING SUMMARY BASED ON CONTRACT
BUYBOARD #724-23 CHASSIS
Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: CITY OF BUDA

Rep: Dennis Thomas

Contact: MIKE LANE

Phone: 817-410-7541

Phone/Email: _____

Email: dthomas@grapevinedcj.com

Product Description: 2500 R3 ORDER AS 26

Date: 02/17/2026

A. Bid Series 2500

A. Base Price:

39,361

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DJ7L92	26 CREW CAB 4X4 LONG BED	6,320	25A	TRADESMAN 6.7L DIESEL	12,217
PW7	WHITE	NC	V9X9	CLOTH SEATS VINYL FLOOR	398
A7C	CHROME APPEARANCE GROUP	1,062	MRU	RUNNING BOARDS	592
XCH	EXTRA KEYS	267			
Total of B. Published Options:					20,856

C. Unpublished Options

\$= 0.0%

Options	Bid Price	Options	Bid Price
SERVICE BODY	11,800		
Total of C. Unpublished Options:			11,800

D. Pre-delivery Inspection:

E. Texas State Inspection:

\$

F. Manufacturer Destination/Delivery:

\$

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

\$

H. Lot Insurance (for in stock and/or equipped vehicles):

\$

I. Contract Price Adjustment:

\$

J. Additional Delivery Charge: _____ miles

\$375

K. Subtotal:

\$72,392

L. Quantity Ordered _____ x K =

\$

M. Trade in: _____

N. BUYBOARD Administrative Fee (\$400 per purchase order)

\$400.00

O. TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE

\$72,792



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Anthony Host
Agenda Item ID / Number: 2025-295- / H.4

ITEM TITLE: Approval of a fee waiver for the rental of City Park for the Buda Lion's Club Weiner Dog Races on April 25-26, 2026 (Park Director Tony Host)

1. EXECUTIVE SUMMARY

The Lions Club will host the Annual Wiener Dog Races at City Park in Buda, Texas, a long-standing community tradition that attracts participants and spectators from across the region. As part of their continued partnership with the City, the Lions Club is requesting a fee waiver for this year's event.

2. BACKGROUND/HISTORY

The Buda Wiener Dog Races, held annually in Buda, Texas, have become a cherished tradition since their inception in 1998. The event was inspired by Buda resident Diane Krejci, who, after witnessing dachshund races in Savannah, Georgia, proposed the idea to the Buda Lions Club. Initially met with skepticism, the first race featured approximately 35 dogs. Over the years, the races have grown exponentially in popularity. A significant turning point occurred in 2001 when "CBS Sunday Morning" correspondent Bill Geist covered the event, leading to a surge in participation and attendance. By 2023, the event attracted over 20,000 attendees annually, with hundreds of dachshunds competing. The festivities span a weekend and include not only the iconic races but also a pet parade, costume contests, barbecue cook-offs, and various family-friendly activities. Each year features a unique theme, adding to the event's charm. The Buda Lions Club organizes the races, with proceeds supporting local charities and community initiatives. The Buda Wiener Dog Races have played a pivotal role in shaping the town's identity, earning Buda the title "Wiener Dog Capital of Texas." The event not only celebrates the spirited dachshund breed but also fosters community spirit and attracts visitors nationwide.

3. ANALYSIS

The Wiener Dog Races in Buda, Texas have become a hallmark event for the City, drawing thousands of visitors annually. As a long-standing tradition hosted by the Buda Lions Club, the races serve as both a community engagement tool and a local economic driver.

4. FINANCIAL IMPACT

If the waiver is approved, the city will forgo \$13,460 in event-related fees. These fees include the city park fee, green lawn fee, and the green belt fee. They have paid the deposits for city park \$3,000.

5. STRATEGIC PLAN/GOALS

SAFE, FUN EXPERIENCES FOR ALL - OUTDOOR CAPITOL OF TEXAS

6. STRATEGIC PLAN OBJECTIVES

Event / Festival Enhancement

7. PROS AND CONS

Pros:

Economic Boost for Local Businesses

The event attracts thousands of visitors, increasing spending at restaurants, hotels, shops, and gas stations.

Generates additional sales tax revenue that can help offset the waived fees.

Tourism & Branding for Buda

Promotes Buda as the “Wiener Dog Capital of Texas”, strengthening its reputation as a tourist destination.

Encourages future visits and spending beyond the event weekend.

The event has been a beloved local tradition for nearly three decades.

Enhances community engagement and civic pride.

Charitable & Social Benefits

Proceeds benefit Lions Club initiatives, including scholarships, vision care, and local outreach.

Encourages volunteerism and nonprofit participation.

Potential for Long-Term Growth

Waiving fees could help the Lions Club reinvest savings into event improvements, attracting larger crowds and more sponsorships.

Increases opportunities for future economic expansion of the event.

CONS:

Loss of Direct Revenue for the City

A waiver means the City forfeits funds that could be used for park maintenance, staff costs, or other municipal needs.

Use of City Resources Without Full Compensation

The event requires City Park space, staff for logistics, security, and maintenance.

Costs may increase over time as the event grows, creating higher financial demands on the City.

Potential Precedent for Other Events

Granting a waiver may lead to other organizations requesting similar fee reductions, increasing budget strain on city resources.

Uncertain ROI on Fee Waiver

While the event boosts tourism and business revenue, the direct financial return to the City is not precisely measured.

A more detailed economic impact study is needed to justify future waivers.

Opportunity Cost

The waived fee could have been allocated toward park improvements, infrastructure, or other city programs.

8. ALTERNATIVES

Partial Fee Reduction

Instead of waiving the full amount, the city could offer a discounted rate, ensuring some revenue recovery while still assisting the Lions Club.

In-Kind Support (Non-Monetary Contributions)

The city could provide services instead of direct fee reductions, helping offset event costs without impacting the budget as much.

Performance-Based Incentive

The City could link financial support to economic impact metrics, ensuring a return on investment.

Multi-Year Agreement for Stability

Instead of an annual waiver request, the City could establish a multi-year partnership with structured fee reductions.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

The Parks and Recreation Commission will consider this request and make a recommendation at their meeting on March 18, 2026.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Shannon Cameron, Office Manager
Agenda Item ID / Number: 2026-258- / H.5

ITEM TITLE: Approval of the First Amendment to the Chapter 380 Economic Development and Performance Agreement between the City of Buda, the City of Buda 4B Corporation, and US Foods, Inc. (Buda EDC Jennifer Storm)

1. EXECUTIVE SUMMARY

Council is asked to review and consider approval of the First Amendment to the Chapter 380 Economic Development & Performance Agreement between the City of Buda, the City of Buda 4B Corporation (Buda EDC), and US Foods, Inc. This First Amendment clarifies provisions related to capital investment qualification, timing and verification requirements for incentive eligibility, and baseline job counts. The amendment refines the measurement standards without increasing the incentive obligation, ensuring clearer administration and compliance tracking for all parties.

2. BACKGROUND/HISTORY

On December 23, 2024, the City of Buda, the Buda EDC and US Foods, Inc. entered into a Chapter 380 Economic Development & Performance Agreement. Article 10.1 of the original agreement allows for amendments in writing by mutual consent of the parties. The proposed First Amendment provides the following clarifications:

- Capital Investment Requirement (Section 3.2): Requires a minimum \$120,000,000 capital investment and clarifies that installed cost or capitalized value of machinery and equipment qualifies, including purchased, financed, or leased equipment, provided it is installed and placed in service. Verification must be submitted through a sworn report with supporting documentation prior to incentive payment eligibility.
- Job Creation Requirement (Section 3.6): Clarifies that the Company must create and maintain 165 new net Full-Time Equivalent (FTE) jobs above a baseline of 385 active FTE jobs as of December 23, 2024, no later than December 31, 2031, and maintain required employment documentation (I-9 records). All other provisions of the agreement remain unchanged. This amendment enhances administrative clarity, strengthens compliance verification standards, and ensures that performance benchmarks are clearly defined moving forward.

This amendment was approved by the Buda EDC Board at their regular meeting on March 9, 2026.

3. ANALYSIS

Not applicable.

4. FINANCIAL IMPACT

Not applicable.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Retain and grow local businesses in Buda.

7. PROS AND CONS

Pros: clarifies the incentive agreement with US Foods.

Cons: none.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

This amendment was approved by the Buda EDC Board at their regular meeting on March 9, 2026.

Attachments:

[Buda EDC- First Amendment to US Foods Agreement \(V2 02.12.26\).doc](#)

**FIRST AMENDMENT TO THE
CHAPTER 380 ECONOMIC DEVELOPMENT & PERFORMANCE AGREEMENT
BETWEEN
THE CITY OF BUDA, THE CITY OF BUDA 4B CORPORATION
AND
US FOODS, INC,**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

WHEREAS, the City of Buda, Texas (“City”), the City of Buda 4B Corporation, (doing business as “BEDC”), and US Foods, Inc, (“Company”) (collectively “Parties”) entered into a Chapter 380 Economic Development & Performance Agreement entitled “Chapter 380 Economic Development & Performance Agreement between the City of Buda, the City of Buda 4B Corporation, and US Foods, Inc.” (“the Agreement”) effective on or about December 23, 2024 and attached hereto and incorporated herein for all purposes as **Exhibit “A”**; and

WHEREAS, Article 10.1 of the Agreement provides that the parties may amend the Agreement in writing; and

WHEREAS, the Parties desire to amend the Agreement (this “First Amendment”) to clarify certain provisions relating to the timing and treatment of capital investment and incentive eligibility and clarify the baseline jobs information; and

NOW, THEREFORE, in consideration of the mutual covenants contained within the Agreement and this First Amendment and other good and valuable consideration, the receipt of which is hereby acknowledged, including the mutual covenants herein contained, the City, BEDC, and the Company agree to amend the Agreement as follows:

- A.** The Recitals as set forth above are declared true and correct and are hereby incorporated as part of this First Amendment.
- B.** Section 3.2 of the Agreement is amended and shall read in its entirety as follows:

“3.2. **Capital Investment.** Company covenants, warrants, and agrees that it shall make at least a One Hundred Twenty Million and No/100 Dollars (\$120,000,000.00) capital investment in the Project during the Term of this Agreement. For purposes of this Agreement, capital investment may include the installed cost or capitalized value of machinery, equipment, and related improvements placed in service at the Project, regardless of whether such equipment is purchased outright, financed, or acquired pursuant to a capital or operating lease, provided that such equipment is installed, operational, and used in connection with the Project. Company shall submit a sworn

report by a Company officer, together with supporting documentation reasonably acceptable to the BEDC, demonstrating the installed cost or capitalized value of such equipment and confirming that the equipment has been placed in service, to verify that the capital investment requirement has been satisfied before any qualified incentive payment is owed.”

C. Section 3.6 of the Agreement is amended and shall read in its entirety as follows:

“3.6. **Job Requirements.** After the Effective Date and before December 31, 2031, Company shall create and maintain one hundred sixty-five (165) new net Full-Time Equivalent Jobs above a baseline of 385 active, Full-Time Equivalent Jobs as of December 23, 2024. Company shall require and maintain an I-9 for each employee.”

D. All other provisions of the Agreement shall remain in full force and effect.

E. The effective date of this First Amendment shall be the date it is last signed by all parties.

AGREED TO BY ALL PARTIES:

US Foods, Inc.

By: _____

Name: **[ENTER NAME]**

Title: **[ENTER TITLE]**

Authorized Representative

Date: _____

ACKNOWLEDGMENT

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned notary public, on this day personally appeared **[ENTER NAME]**, in his or her official capacity as **[ENTER TITLE]**, authorized representative for US Foods, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed in the capacity therein stated.

Given under my bond and seal of office this ____ day of _____ 2026.

Notary Public, State of _____
NOTARY ID: _____

THE CITY OF BUDA, TEXAS

By: _____

Name: Micah Grau, City Manager

Date: _____

ATTEST:

Alicia Ramirez, City Clerk

CITY OF BUDA 4B CORPORATION

By: _____

Name: Jim Niemie, President

Date: _____

ATTEST:

Jennifer Storm, CEO



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Natassa Robbins
Agenda Item ID / Number: 2026-267- / H.6

ITEM TITLE: Acceptance of the City's Investment Report for the quarter ending December 31, 2025 (Finance Director Bianca Redmon)

1. EXECUTIVE SUMMARY

The public funds investment act (PFIA) in the Texas Government Code 2256 and the City's investment policy requires an investment report to be prepared and submitted to City Council not less than quarterly. The City's investment report, as presented, incorporates requirements of the PFIA, including details of security holdings, changes in value, and earned income. It also includes a market recap for the month of December.

2. BACKGROUND/HISTORY

The quarterly investment report through the period ending December 31, 2025, is attached for review. The last quarterly investment report through the period ending September 30, 2025, was provided to the City Council at the December 16, 2025, City Council meeting. The primary objectives of the investment portfolio in order of priority are safety, liquidity, and yield. The City's investment portfolio complied with the PFIA and the City's Investment Policy throughout the period. All investment transactions made during the period were made in compliance with the PFIA and the City's Investment Policy.

3. ANALYSIS

Investment Portfolio Summary

Metric	Q1 (12/31/25)	Q4 (09/30/25)	Change
Book Value	\$101,400,017	\$110,255,574	-\$8,855,557 (-8.0%)
Weighted Avg. Yield to Maturity	3.46%	4.19%	-0.73%
Weighted Avg. Maturity (Years)	0.32	0.32	0
Total Investment Income	\$936,011	\$1,183,475	-\$247,464 (-20.9%)
12-month Treasury Bill (T-Bill)	3.48%	3.62%	-0.14%
Two-Year T-Note	3.47%	3.60%	-0.13%

The City's investment portfolio for the quarter ending December 30, 2025, totaled \$101.4 million, a decrease of approximately 8% or \$8.9 million from September 30, 2025, primarily due to progress payments related to CIP Projects such as OBC Water Storage Tank and Sportsplex Improvements.

Total net income for the quarter was \$936,011, a decrease of 20.9% from the previous quarter's \$1,183,475. This decrease is attributed to lower yields across the market and a reduced overall portfolio size. This is also consistent with a declining interest rate environment and the Federal Reserve's rate three consecutive quarter-point rate reductions in the latter part of 2025.

The City uses the 12-month Treasury Bill (T-Bill) and the Two-Year Treasury Note (T-Note) rates as benchmarks to evaluate portfolio performance while maintaining a conservative investment strategy. The portfolio's weighted average yield to maturity (3.46%) is close to both the 12-month T-Bill (3.48%) and the Two-Year T-Note (3.47%), indicating that the City's investment portfolio continues to perform in line with these standard U.S. government securities.

The weighted average maturity remained at 0.32 years, reflecting a continued strategic focus on shorter-term, more liquid investments to accommodate upcoming cash flow requirements to fund capital projects.

Portfolio Allocation Changes

Investment Type	Q1 Allocation (%)	Q4 Allocation (%)	Change (%)
LGIP (Local Government Investment Pools)	37.16%	68.78%	-31.60%
Treasury SLGS	40.40%	0.00%	+40.40%
U.S. Agencies	9.75%	9.18%	+0.57%
Money Market Funds	8.84%	12.33%	-3.49%
U.S. Treasuries	3.83%	3.57%	+0.26%
Commercial Paper	0.00%	1.84%	-1.84%
Bank Deposits	0.03%	0.01%	+0.02%

The City's allocation of Local Government Investment Pools (LGIPs) decreased by 31.60% as funds were strategically reallocated to State and Local Government Series (SLGS) securities to better align with arbitrage yield restriction requirements. SLGS securities are specifically designed by the U.S. Treasury to provide a compliant investment option for bond proceeds, allowing the City to match or remain below the permitted arbitrage yield. This reallocation helps mitigate arbitrage rebate liability, ensures compliance with federal tax regulations, and optimizes earnings on restricted funds within allowable limits.

Economic & Market Impact

The September and December quarterly reports provide the following key economic context:

- Inflation (Core PCE) remained above the Federal Reserve's 2% target, moving to 2.9% by December.
- The labor market has softened by many economic metrics in the second half of 2025, with unemployment at 4.4% and lower monthly job gains.
- The futures market priced in a December 2025 0.25% rate cut with 90% probability, with Fed Funds expected to end 2026 at about 2.95% and 2027 at 3.05%.

- U.S. Treasury yields were generally lower during November, contributing to lower reinvestment yields. Q3 GDP projected at 3.9%, while Q4 GDP expected lower due to the longest government shutdown on record.

City staff will continue to meet with the City's investment advisor to monitor conditions and adjust strategies to balance safety, liquidity, and yield.

4. FINANCIAL IMPACT

Projected interest earnings from security investments over the next six months (through 06/30/2026) are estimated at \$428k. Total maturities during the quarter amounted to \$2,090,000 and were kept liquid to meet cash requirements for ongoing bond projects.

Changes in Federal Reserve policy, inflation trends, and economic conditions could impact future earnings and investment valuations. The Finance Department will continue to monitor these factors and make necessary adjustments to optimize returns while prioritizing safety and liquidity.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Leverage City resources through partnerships, grants and other outside funding sources.

7. PROS AND CONS

Pros:

- Demonstrates compliance with the Texas Public Funds Investment Act and the City's Investment Policy.
- Provides the City Council and public with a clear and detailed overview of the City's financial position and investment strategy.
- Allows the Council to assess the effectiveness of the City's investment strategy by comparing returns against benchmarks such as U.S. Treasury yields.
- Supports informed financial decisions regarding fund allocations, liquidity needs, and investment adjustments.
- Provides insight into economic trends, such as interest rate changes, inflation, and market conditions, which impact future investment strategies.
- Strengthens oversight and governance of public funds.
- Provides context on Federal Reserve policies, inflation trends, and interest rate movements, helping the City align investment strategies with market conditions.

Cons:

- Economic factors such as Federal Reserve rate changes, inflation, and recession risks can impact portfolio performance beyond the City's control.
- The report may highlight challenges that cannot be immediately addressed through local policy changes.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

It is recommended that the City Council accept the investment report as required under the Public Funds Investment Act.

Attachments:

[City of Buda Investment Report Q1](#)

CITY OF BUDA

Quarterly Investment Report

AS OF DECEMBER 31, 2025



MEEDER

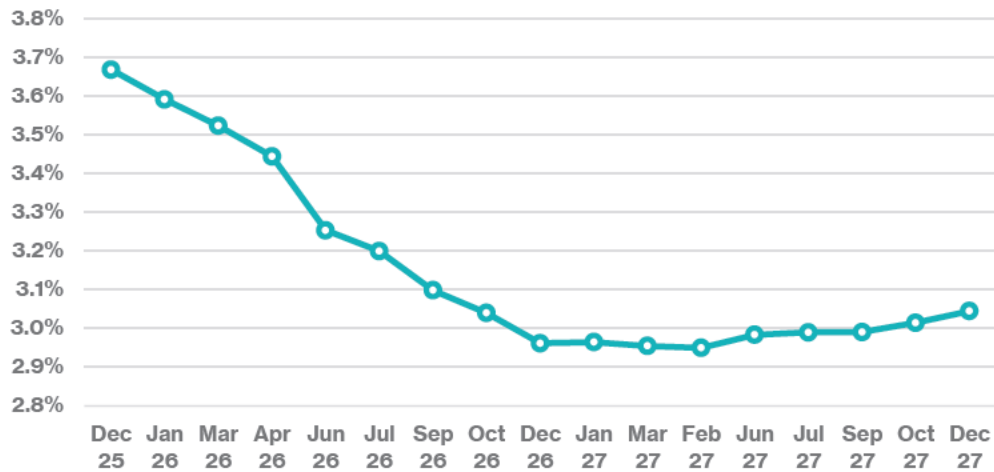
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- The futures market is pricing in a December 2025 .25% cut with about a 90% probability
- Q3 GDP is projected by the Atlanta Federal Reserve to have grown 3.9%
- Q4 GDP is expected to be lower due to the longest government shutdown on record
- The labor market has softened by many economic metrics in the second half of 2025
- U.S. Treasury rates were generally lower for the month of November

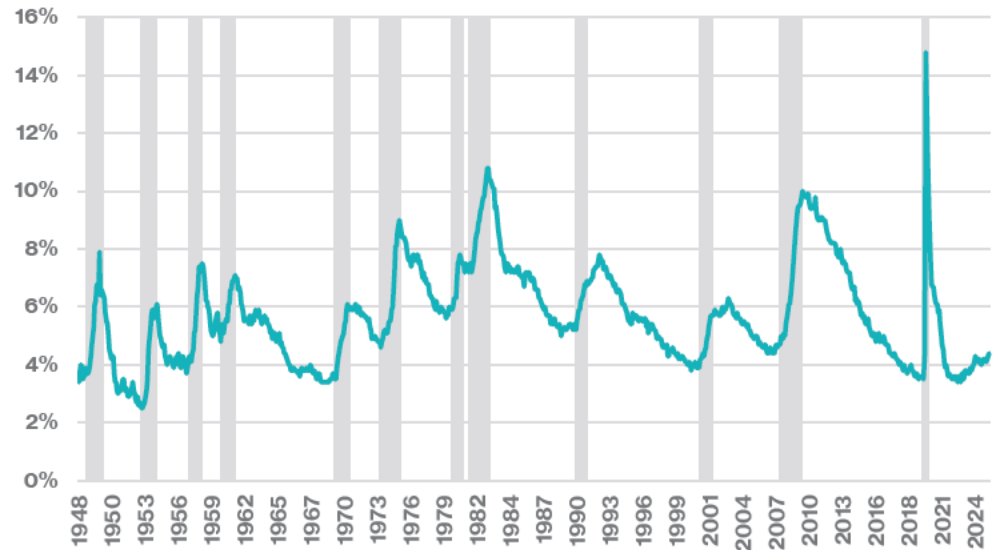
- The Fed Funds futures market is expecting the Fed Funds rate to end 2026 at about 2.95% and 2027 at approximately 3.05%. The Fed is expecting fewer cuts than the market is pricing in.
- The Fed is observing both of their mandates (employment and inflation) closely to determine the path of Fed Funds. They say the risk is more tilted to slower job growth.

Fed Funds Futures Yields



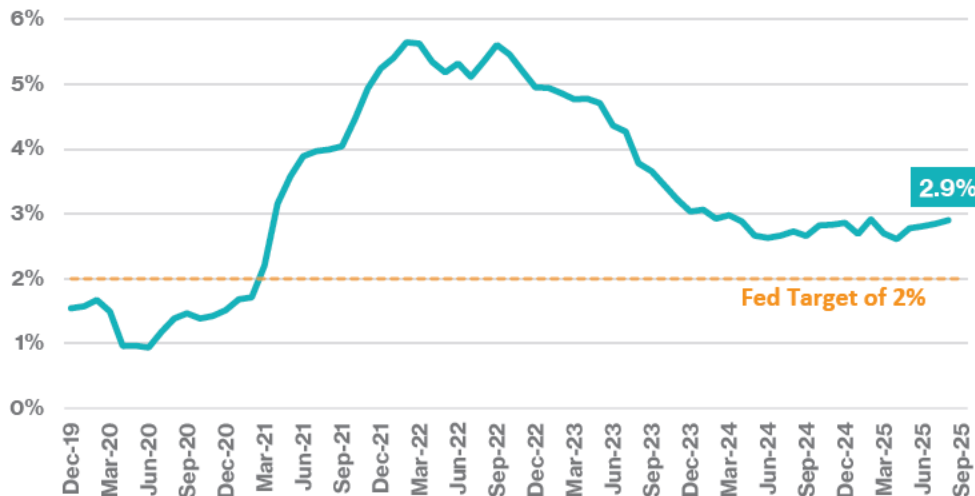
- The current unemployment rate of 4.4% has moved up from earlier this year but remains low by historical standards.
- Lower immigration during 2025 has clouded the conclusions from lower nonfarm payrolls.
- Economists estimate not as many jobs are needed as compared to the previous few years to keep the unemployment rate low.

U.S. Unemployment Rate



SOURCE: BLOOMBERG

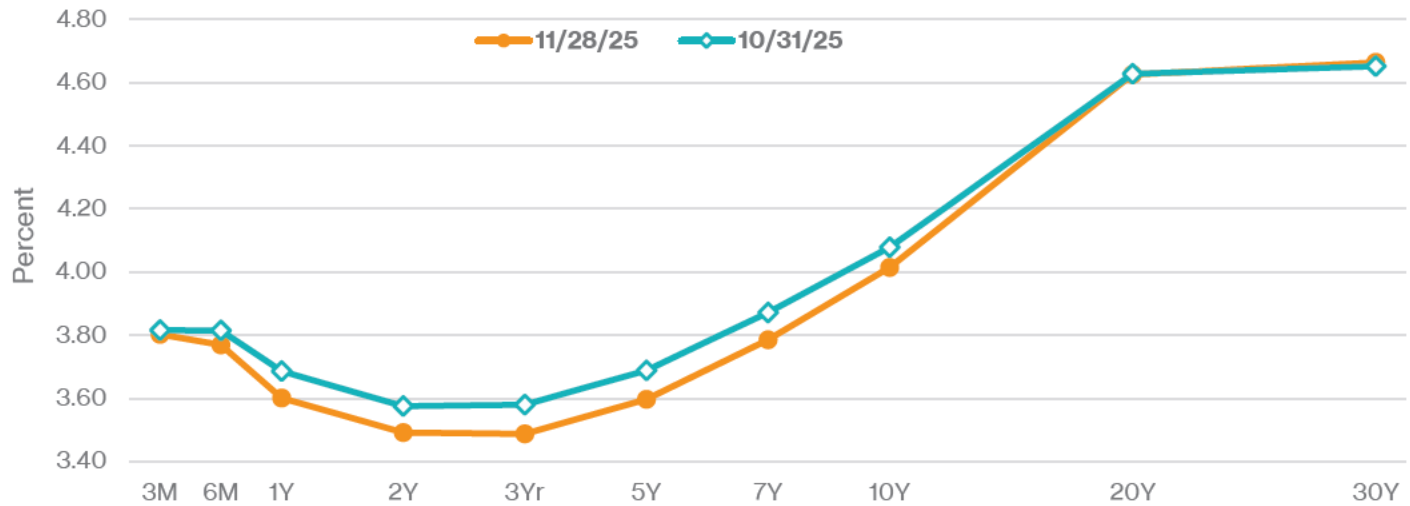
Core PCE YoY



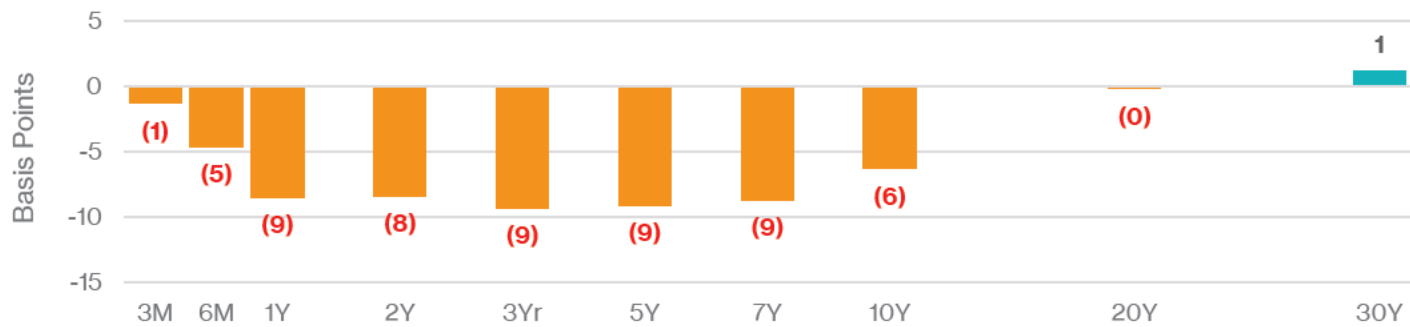
- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components, which generally make the series less volatile.
- Core PCE YoY is currently at 2.9% and has been above the Fed's 2% target for 55 consecutive months.

SOURCE: BLOOMBERG

U.S. Treasury Yield Curve Change



Basis Point Change





Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending December 31, 2025. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

Bianca Redmon, Director of Finance

Angela Verduzco, Assistant Finance Director

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Portfolio Statistics

3.46

Weighted Average Yield to Maturity

0.32

Weighted Average Maturity (Years)

0.36

Portfolio Effective Duration (Years)

0.32

Weighted Average Life (Years)

AAA

Average Credit Rating

Portfolio Position

Par Value \$ 101,465,923

Principal Cost \$ 101,369,247

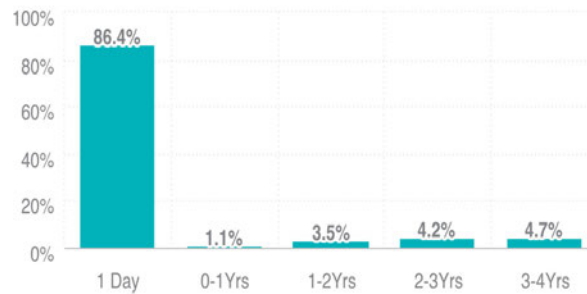
Book Value \$ 101,400,017

Market Value \$ 101,536,498

Unrealized Gain/Loss \$ 136,481

Accrued Interest \$ 131,804

Maturity Distribution



Sector Allocation



Treasury SLGS	40.40%
LGIP	37.16%
U.S. Agencies	9.75%
Money Market Funds	8.84%
U.S. Treasuries	3.83%
Bank Deposits	0.03%

Quarterly Portfolio Summary

This quarterly report is prepared in compliance with the Investment Policy and the Strategy of this entity and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Portfolio as of September 30, 2025

BEGINNING BOOK VALUE	\$110,255,574.16
BEGINNING MARKET VALUE	\$110,370,964.41
UNREALIZED GAIN/(LOSS)	\$115,390.25
WEIGHTED AVERAGE MATURITY (YEARS)	0.32
WEIGHTED AVERAGE YIELD	4.19

Portfolio as of December 31, 2025

ENDING BOOK VALUE	\$101,400,017.33
ENDING MARKET VALUE	\$101,536,498.38
INVESTMENT INCOME FOR THE PERIOD	\$941,626.84
UNREALIZED GAIN/(LOSS)	\$136,481.06
CHANGE IN UNREALIZED GAIN/(LOSS)	\$21,090.80
WEIGHTED AVERAGE MATURITY (YEARS)	0.32
WEIGHTED AVERAGE YIELD	3.46

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	09/30/2025	12/31/2025	CHANGE	INTEREST EARNED
CO SERIES 2017	3,752,694.68	3,790,390.35	37,695.67	37,695.67
CO SERIES 2021	11,024,729.43	11,094,064.42	69,334.99	69,367.13
CO SERIES 2022	7,017,146.20	7,066,312.93	49,166.73	49,180.35
CO SERIES 2024	12,873,764.07	13,007,601.83	133,837.76	133,837.76
GO SERIES 2022 PROP A	19,430,405.33	19,561,868.58	131,463.25	131,515.83
GO SERIES 2022 PROP B	7,726,605.57	7,691,333.56	-35,272.01	56,202.44
GO SERIES 2024A	8,724,065.08	8,815,060.74	90,995.66	90,995.66
GO SERIES 2024B	930,469.55	940,174.73	9,705.18	9,705.18
OPERATING FUNDS	35,779,320.73	26,425,577.06	-9,353,743.67	330,776.41
RESTRICTED FUNDS	3,111,763.77	3,144,114.18	32,350.41	32,350.41
TOTAL	110,370,964.41	101,536,498.38	-8,834,466.03	941,626.84

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	28,586.00	28,586.00	28,586.00	0.03%	1	0.00
LGIP	37,730,484.41	37,730,484.41	37,730,484.41	37.16%	1	3.92
Treasury SLGS	41,018,257.44	41,018,257.44	41,018,257.44	40.40%	1	2.80
Money Market Funds	8,973,595.48	8,973,595.48	8,973,595.48	8.84%	1	3.68
U.S. Treasuries	3,900,000.00	3,887,148.45	3,833,365.19	3.83%	852	4.13
U.S. Agencies	9,815,000.00	9,898,426.60	9,815,728.80	9.75%	852	4.05
TOTAL	101,465,923.33	101,536,498.38	101,400,017.33	100.00%	117	3.46
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	101,465,923.33	101,536,498.38	101,400,017.33		117	3.46
TOTAL EARNINGS						
	CURRENT QUARTER					
	941,626.84					



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Natassa Robbins
Agenda Item ID / Number: 2026-268- / H.7

ITEM TITLE: Submittal of the Fiscal Year 2026 First Quarter Financial Update (Finance Director Bianca Redmon)

1. EXECUTIVE SUMMARY

The City Charter requires the City Manager to keep the City Council fully advised as to the financial condition of the City. The Finance staff provides City Council a quarterly update of the City's finances in order to meet this requirement.

2. BACKGROUND/HISTORY

At the end of each quarter, the Finance Department reviews the City's finances for the preceding three months and provides a summary of the finances for the City's major funds. The fiscal year 2025 fourth quarter financial update was provided to City Council in January. This financial update represents the first quarter of the 2026 fiscal year.

3. ANALYSIS

Staff has reviewed the City's finances through the first quarter of the 2026 fiscal year, which includes October through December. The update through the first quarter represents 25% of the fiscal year. Revenues have remained stable at the start of the new fiscal year, with early collections aligning closely to expectations, while expenditures reflect typical first-quarter pacing with some variances due to timing and one-time items.

For the City's major funds, which include the General Fund, Water Fund, Wastewater Fund, Governmental Interest & Sinking Fund, Hotel Occupancy Tax Fund, and the Sanitation Fund, the total budgeted revenue was \$47.3 million. Through the end of the first quarter, the City collected \$8.6 million for these funds, 18.3% of the budgeted revenues. This is primarily due to steady sales tax and utility collections offsetting minimal property tax inflows. For expenditures, the budget for the major funds totaled \$51.0 million, and expenditures through the first quarter totaled \$9.3 million, or 18.2% of the total budget for major funds.

Other Key Financial Highlights

1. General Fund Expenditures
 - Target: 25.0% of budgeted expenditures for Q1.

- Actual: 25.1% of budgeted expenditures for Q1.
- Overall expenditures are slightly above target for the start of FY2026, driven by timing of non-departmental and facilities costs.
- Non-Departmental – higher legal fees activity.
- Development Services – lower designated services cost activity.
- Animal Control – lower expenditures due to not yet receiving invoices from animal shelter.

2. Sales Tax Revenue Performance

- Sales tax collections decreased by 0.1% compared to the prior year through December.
- Actual collections through December accounted for 25.8% of the total budgeted amount.
- This exceeded the target collections by \$74k (approximately 0.5%).

3. Property Tax Revenue Update

Budget expectations:

- Total collected as December: \$9k, or 0.08% of the total budgeted revenue.
- Represents \$228k under the current targeted expectations based on prior years' activity, reflecting minimal early collections.
- The low collections in the first quarter align with typical patterns, as the majority of collections occur post-January 31st deadline.

Compared to prior year:

- This represents a \$123k decrease over the \$132k collected in the same period last year.
- The decrease is due to timing adjustments and a potential shift in collection patterns.

4. Hotel Occupancy Tax (HOT) Revenue

- City of Buda's hotel tax collections are trending down due to a decline in travel activity.
- Occupancy percentages in November 2025 were 14.1% less than November of 2024.
- The Average Daily Rate in November 2025 was \$94.27 compared to \$98.57 in November 2024.
- Hotel revenues (on an accrual basis) decreased from the previous quarters, totaling \$202,395 or about 31.8% less from prior year, same quarter.
- Statewide hotel tax collections are also experiencing a similar downward trend.
- The ongoing decline in hotel tax revenue has impacted tourism-related initiatives. The City's adopted budget for FY 2026 reflects a reduction in services. Further monitoring is needed to assess long-term impacts.

4. FINANCIAL IMPACT

Staff's review of the City's finances is prepared for City Council at the end of each quarter. Revenues and expenditures in all the major funds are on target with staff's expectations regarding the receipt of revenues and expenditures of funds through the fiscal year.

Staff reviews the revenue and expenditure amounts in the City's budget on a monthly basis to ensure the City is receiving its' budgeted revenues, and also ensures the expenditures are being properly recorded and are in line with the budget adopted by City Council. Any discrepancies are addressed. The attachment includes information on revenues and expenditures through the first quarter for the City's major funds, total property tax receipts, total sales tax receipts, and total hotel occupancy revenue.

In conclusion, revenue sources remain stable, driven by strong sales tax performance. However, the decline in hotel tax revenue should be monitored for potential budget impacts.

Fund Balance Requirements	Policy Requirement	Policy Target	Actual Through Quarter End	Meets Requirements
General Fund Unrestricted Fund Balance	3.5 months of recurring operating expenditures	5,417,099	11,289,777	Yes
Hotel/Motel Tax Fund Balance	3.5 months of recurring operating expenditures	323,442	1,394,688	Yes
Water / Wastewater Unreserved Working Capital	3 months of recurring operating expenditures	3,800,315	10,186,046	Yes
Debt Service Fund Balance	5% of total annual debt services requirements	409,641	871,771	Yes

5. STRATEGIC PLAN/GOALS
EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES
Maintain a fiscally responsible City property tax rate and competitive fee structure.

7. PROS AND CONS
Not applicable.

8. ALTERNATIVES
Not applicable.

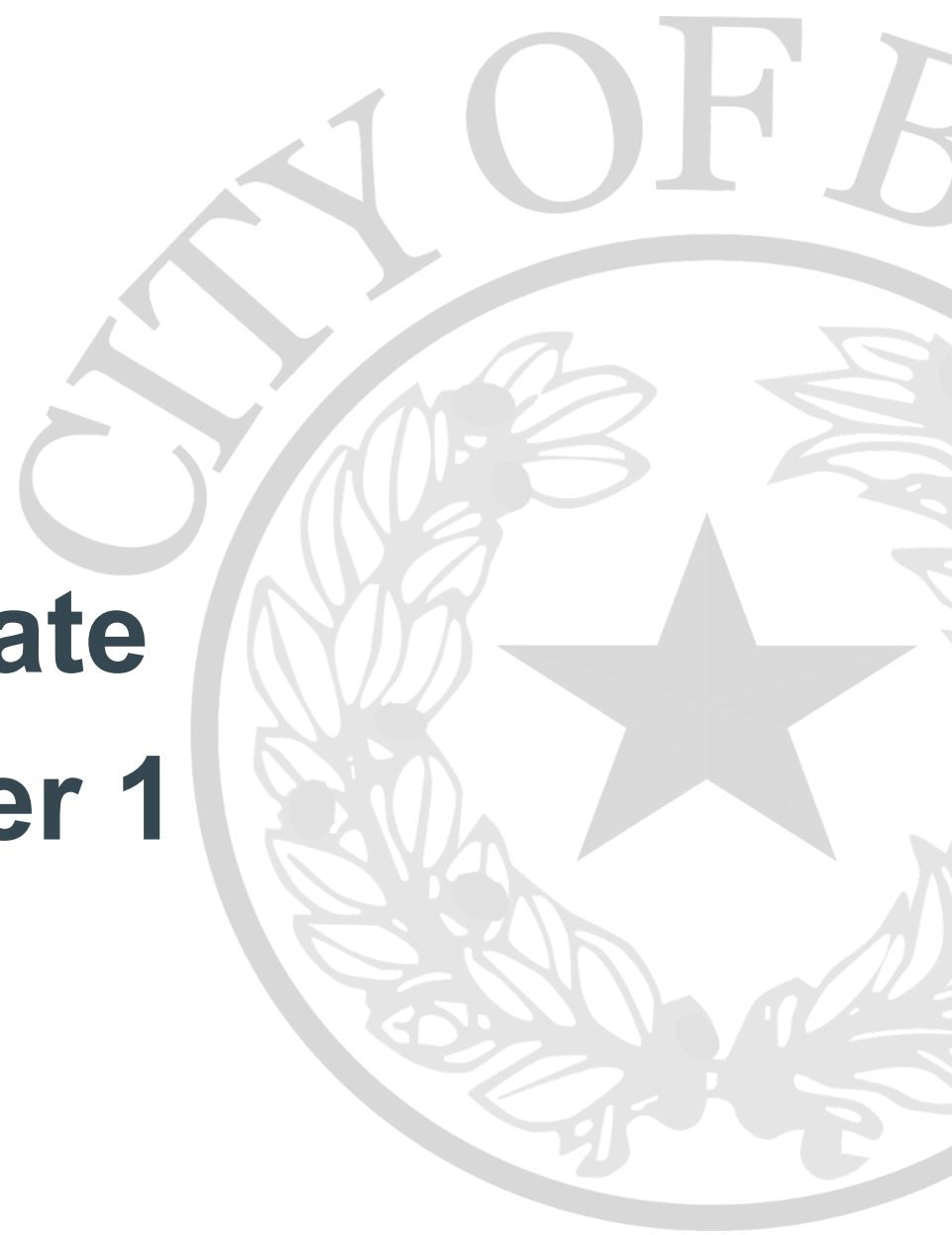
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION
Provided for informational purposes only.

Attachments:

[FY26 1st Quarter Financial Update.pdf](#)

CITY OF BUDA

Financial Update
FY 2026 Quarter 1
March 24, 2026

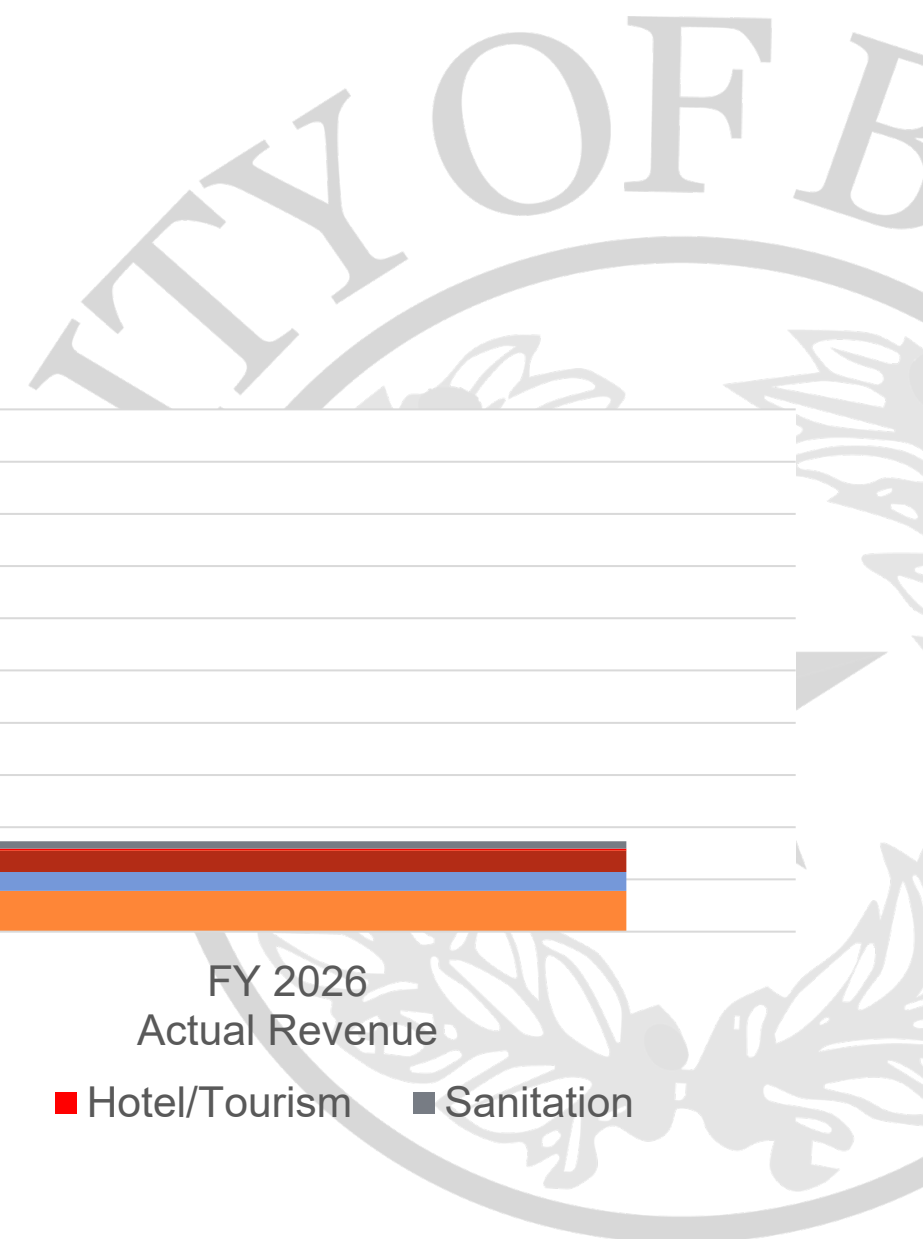
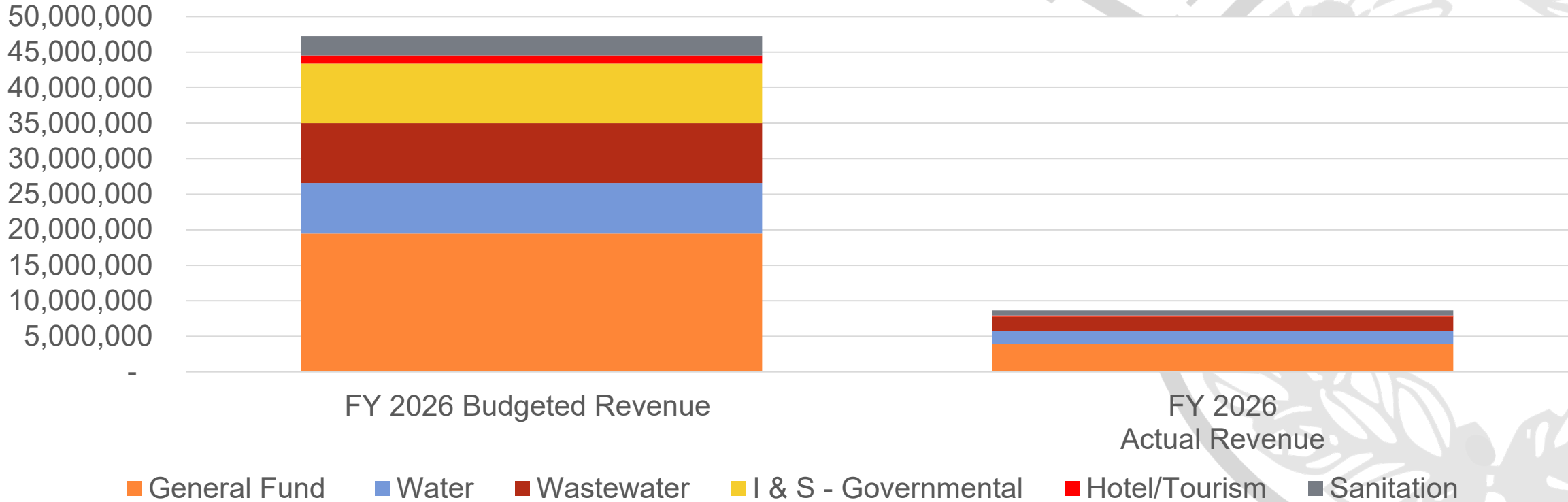


FY 2026 Q1 MAJOR FUNDS: REVENUES & EXPENDITURES

	FY 2026 Qtr 1					
	FY 2026 Budgeted Revenue	FY 2026 Actual Revenue	% YTD Revenues	FY 2026 Budgeted Expenditures	FY 2026 Actual Expenditures	% YTD Expenditures
General Fund	19,473,337	3,898,844	20.0%	23,022,977	5,794,606	25.2%
Water	7,106,088	1,819,179	25.6%	7,386,993	1,345,322	18.2%
Wastewater	8,427,919	2,041,314	24.2%	8,206,740	1,170,664	14.3%
I & S - Governmental	8,386,334	6,233	0.1%	8,327,828	-	0.0%
Hotel/Tourism	1,118,586	175,113	15.7%	1,303,945	337,254	25.9%
Sanitation	2,753,050	706,642	25.7%	2,734,500	632,012	23.1%
Total	47,265,314	8,647,325	18.3%	50,982,983	9,279,857	18.2%

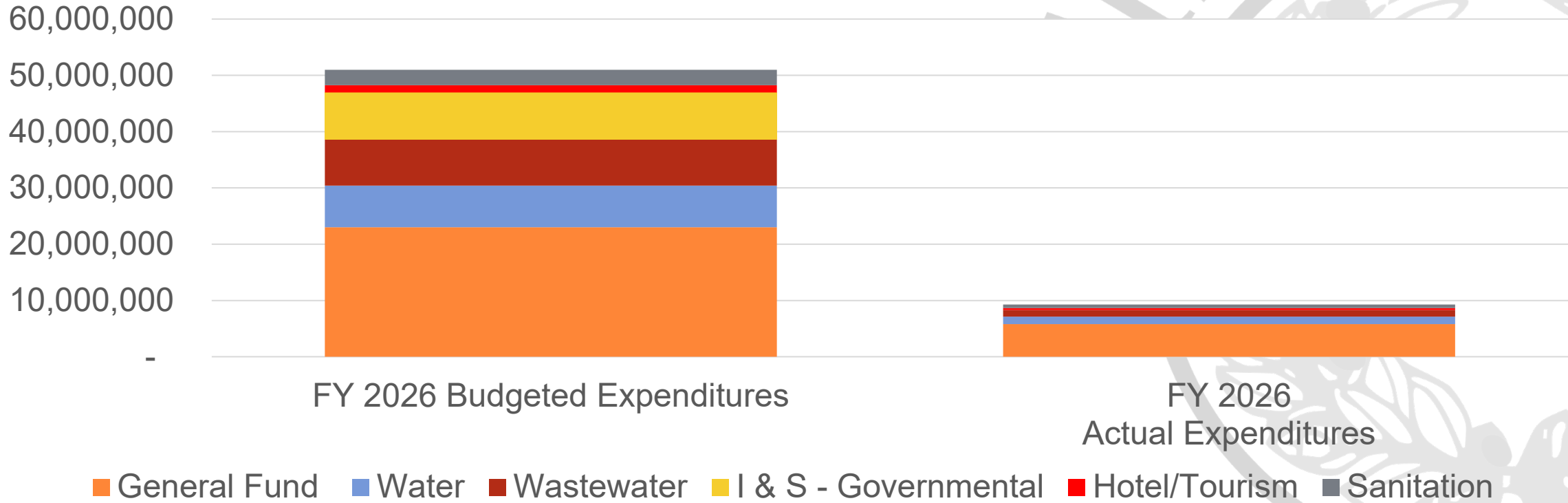
FY 2026 Q1 MAJOR FUNDS: REVENUES

FY 2026 Q1



FY 2026 Q1 MAJOR FUNDS: EXPENDITURES

FY 2026 Q1



FY 2026 Q1 MAJOR FUND BALANCE REQUIREMENTS

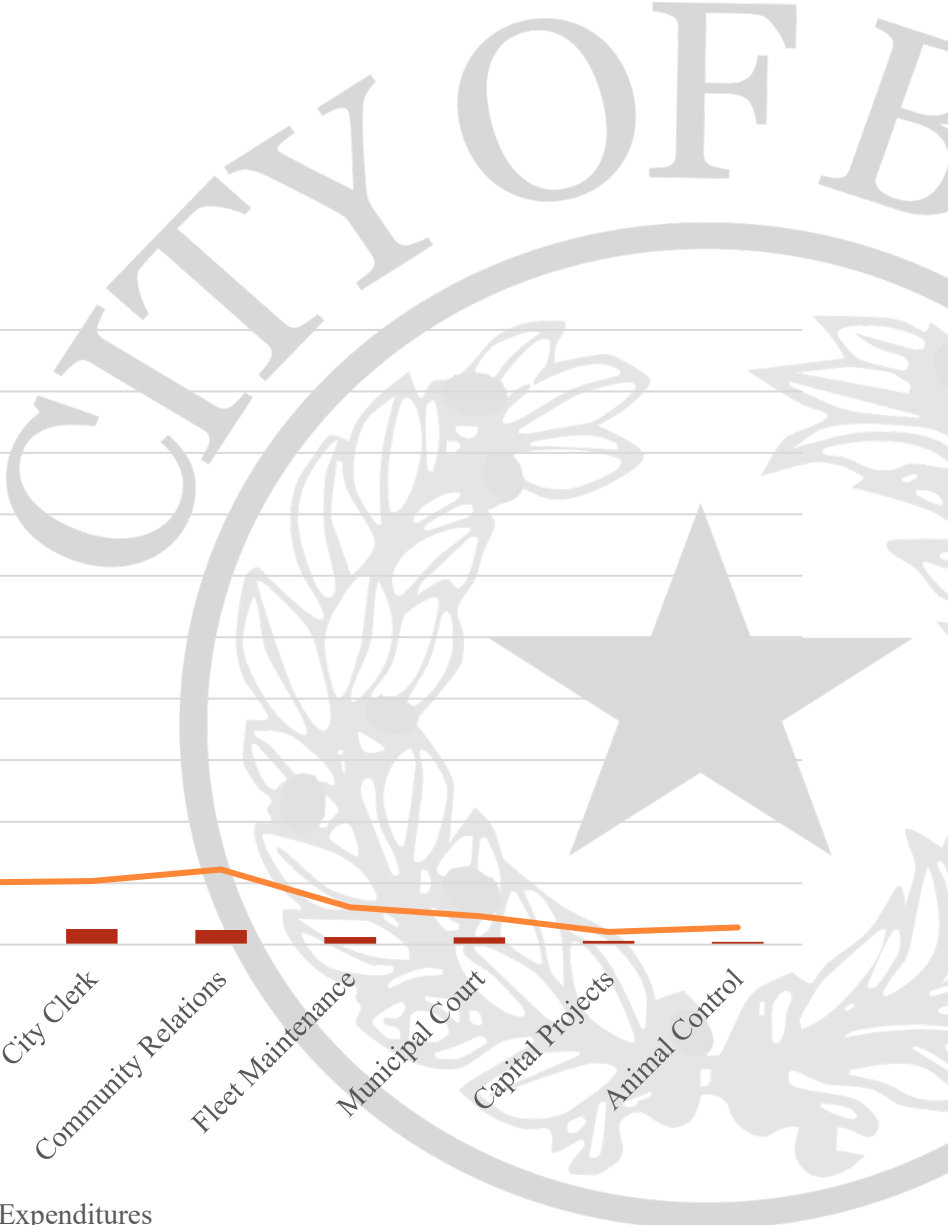
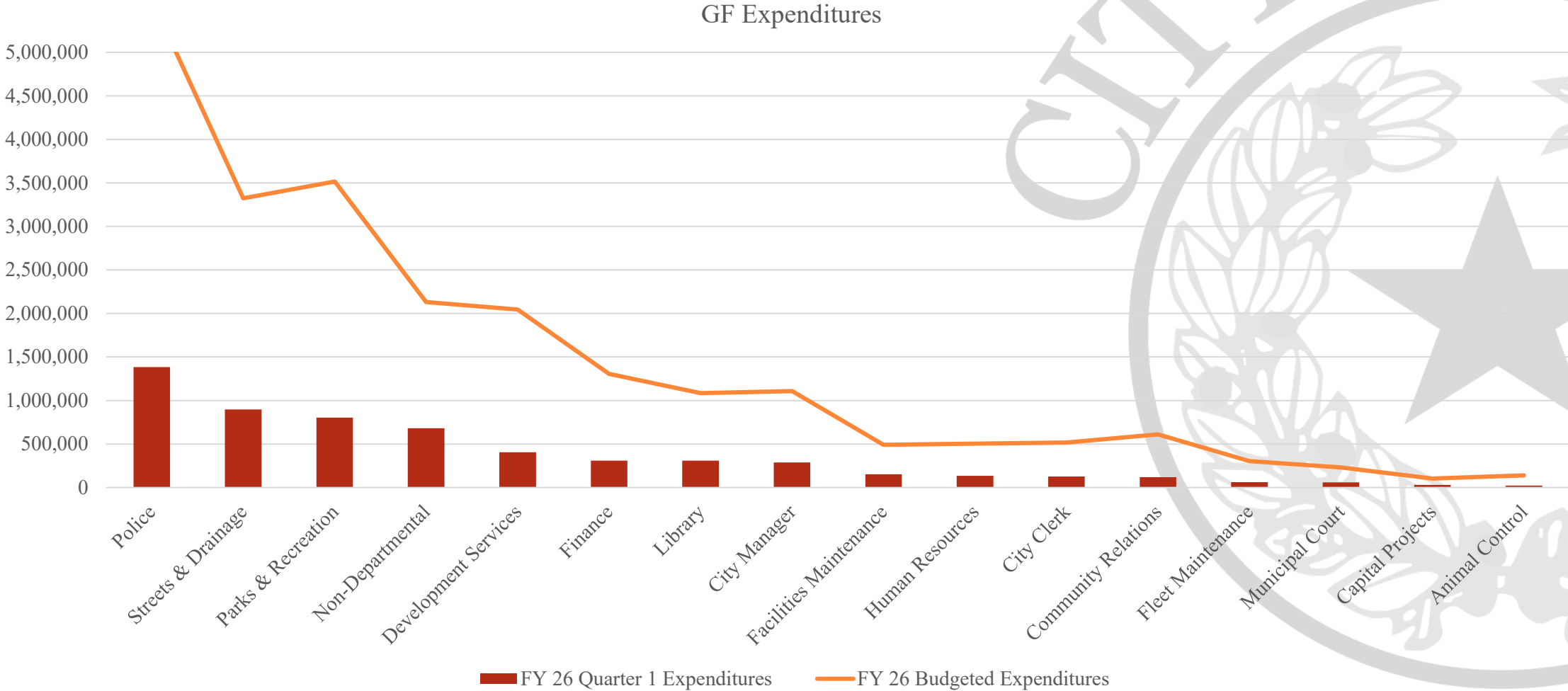
Fund Balance	Policy Requirement	Policy Target	Actual Through Quarter End	Meets Requirements
General Fund Unrestricted Fund Balance	<u>3.5 months</u> of recurring operating expenditures	5,417,099	11,289,777	✓
Hotel/Motel Tax Fund Balance	<u>3.5 months</u> of recurring operating expenditures	323,442	1,394,688	✓
Water / Wastewater Unreserved Working Capital	<u>3 months</u> of recurring operating expenditures	3,800,315	10,186,046	✓
Debt Service Fund Balance	<u>5%</u> of total annual debt services requirements	409,641	871,771	✓

FY 2026 Q1 GENERAL FUND EXPENDITURES

	FY 2026	FY 2026	
	FY 26 Budgeted Expenditures	FY 26 Quarter 1 Expenditures	% of Expenditures
General Fund			
City Manager	1,108,897	287,516	25.9%
City Clerk	516,685	126,147	24.4%
Human Resources	503,530	134,222	26.7%
Non-Departmental	2,131,632	680,100	31.9%
Finance	1,305,430	309,659	23.7%
Library	1,085,236	309,286	28.5%
Municipal Court	229,992	59,470	25.9%
Community Relations	609,831	119,609	19.6%
Development Services	2,044,283	405,818	19.9%
Streets & Drainage	3,323,986	897,243	27.0%
Facilities Maintenance	491,162	151,722	30.9%
Fleet Maintenance	303,371	61,944	20.4%
Police	5,608,385	1,383,104	24.7%
Animal Control	140,720	22,787	16.2%
Parks & Recreation	3,516,527	803,689	22.9%
Capital Projects	103,310	30,373	29.4%
Totals	23,022,977	5,782,688	25.1%

- Target: 25.0% of budgeted expenditures for Q1.
- Actual: 25.1% of budgeted expenditures for Q1.
- Overall expenditures close to budget expectations for Quarter 1.
- Non-Departmental – higher legal fees activity.
- Development Services – lower designated services cost activity.
- Animal Control – lower expenditures due to not yet receiving invoices from animal shelter.

FY 2026 Q1 GENERAL FUND EXPENDITURES: BUDGET VS ACTUAL

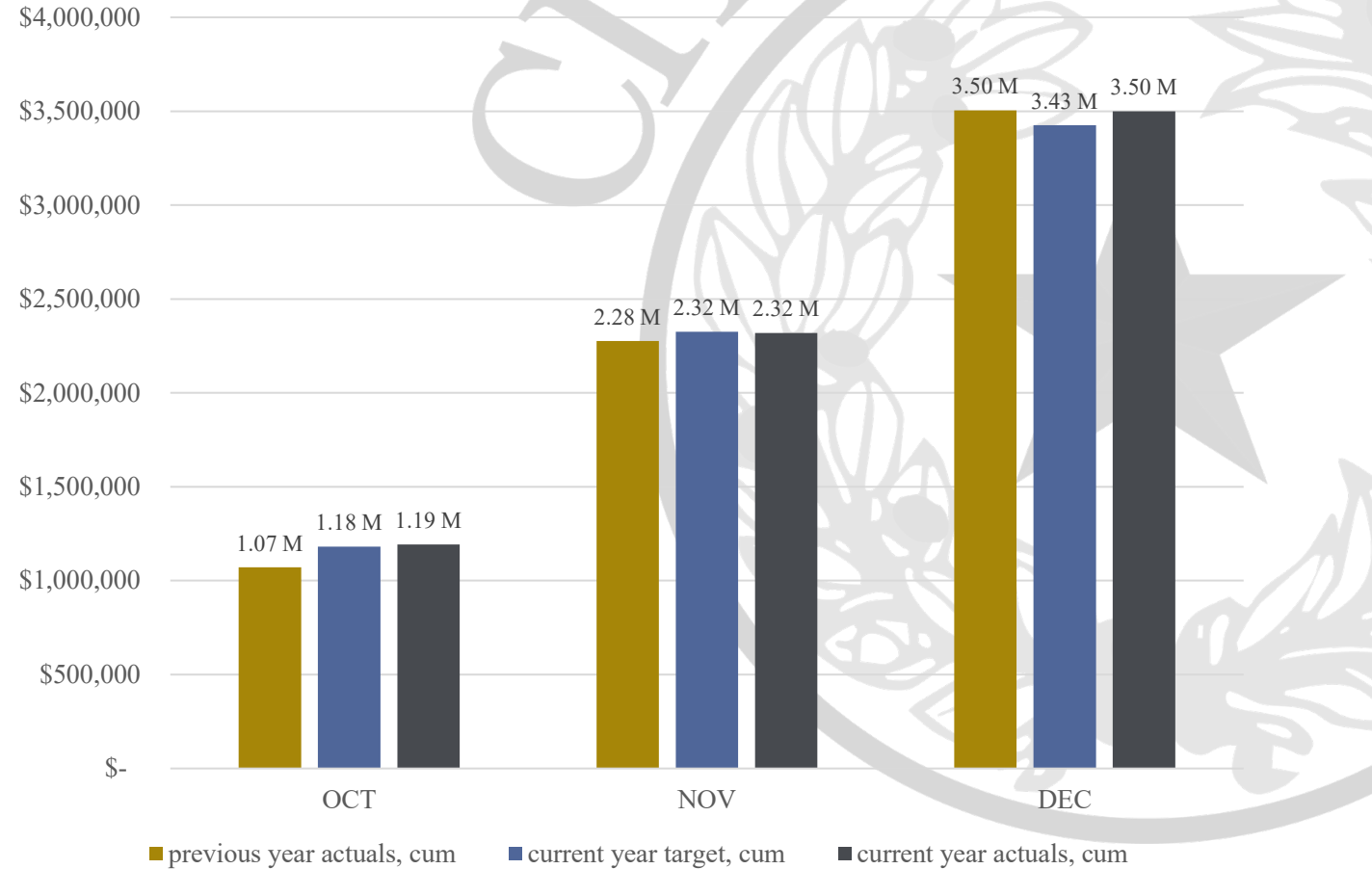


FY 2026 Q1 SALES TAX REVENUE

The City's sales tax collections decreased by 0.1% compared to the prior year through December.

Actual sales tax collections through December accounted for 25.8% of the total budgeted amount, exceeding the budgeted target by \$74k, or approximately 0.5%.

Sales Tax
Aggregate Collections
FY26-Q1 Budget vs Actual



FY 2026 Q1 PROPERTY TAX REVENUE

Current Collections:

- As of December, cumulative property tax collections total \$9k
- This represents an \$123k decrease compared to the \$132k collected during the same period last year.

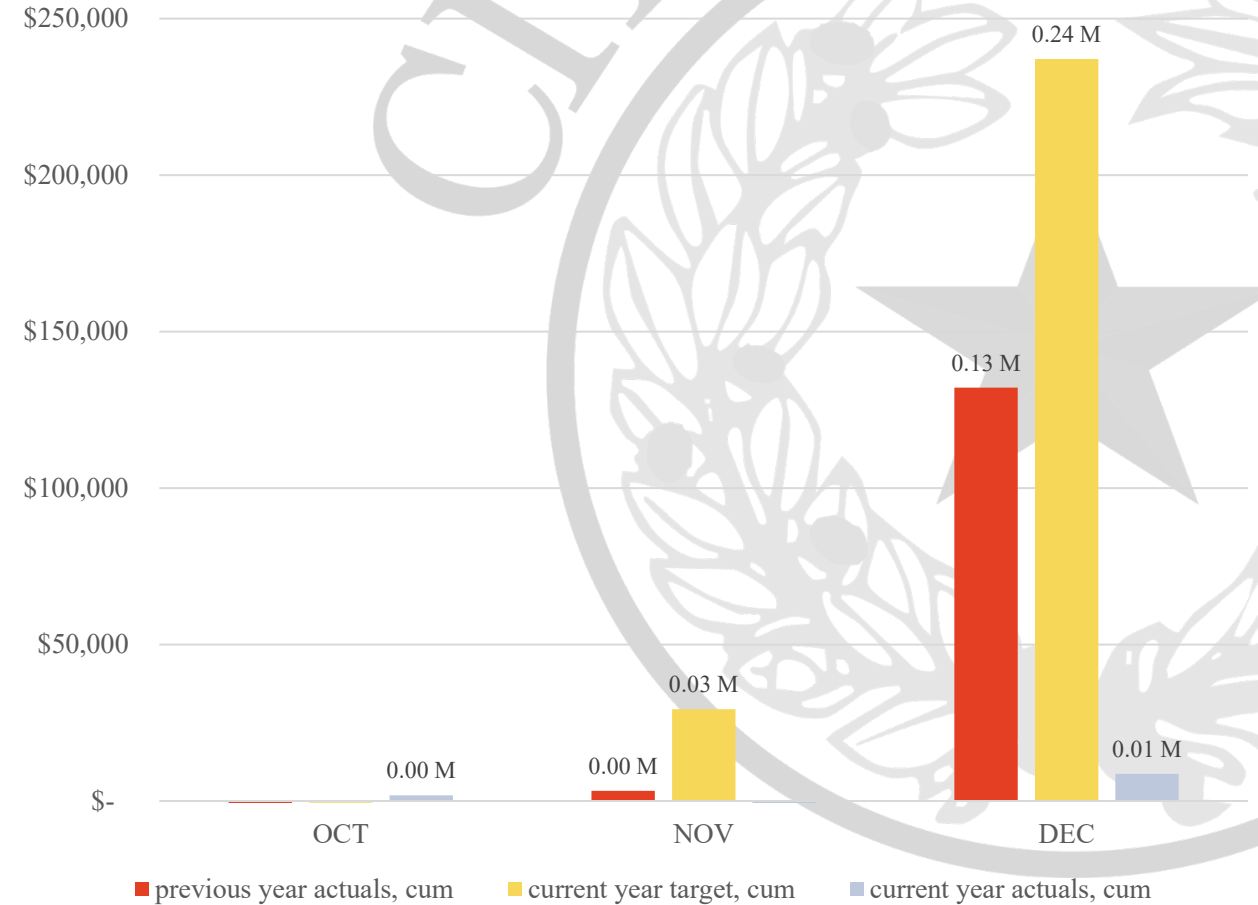
Reason for the Decrease:

- The variance is due to the timing of payments received, as property taxes are not due until January 31st each year.

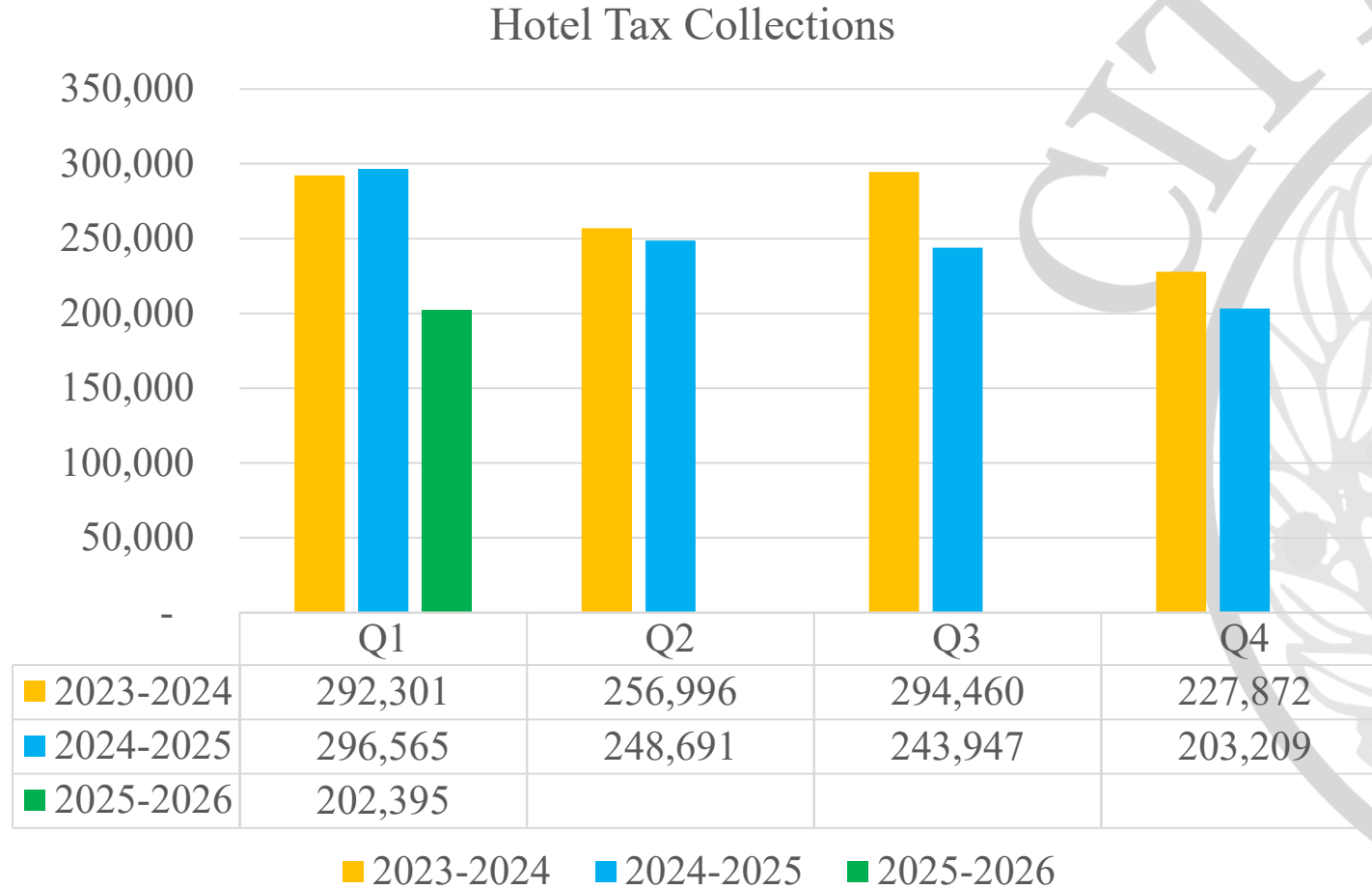
Budget Performance:

- Actual collections account for 1% of the total budgeted revenue.
- This is \$228k under the target of 2% collection by this point in the fiscal year.

Property Tax Cumulative Collections FY26-Q1



FY 2026 Q1 HOTEL TAX REVENUE



City of Buda hotel tax collections trending down as less people are traveling. Statewide collections are also trending down.



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Micah Grau
Agenda Item ID / Number: 2023-287- / H.8

ITEM TITLE: Adoption of a Resolution appointing City Manager Micah Grau as the City of Buda representative to fill the unexpired term on the Boards of Directors of the Alliance Regional Water Authority (ARWA) and to fill the new term that commences May 2026 (City Manager Micah Grau)

1. EXECUTIVE SUMMARY

This appointment is to backfill the City's representative on the Alliance Region Water Authority that was previously held by former Public Works Director Blake Neffendorf.

2. BACKGROUND/HISTORY

The ARWA is comprised of the cities of Kyle, San Marcos and Buda, along with the Canyon Regional Water Authority. The purpose of the ARWA is to develop a supply source from the Carrizo-Wilcox Aquifer to meet the regional needs of the participating partners.

3. ANALYSIS

Mr. Neffendorf served on the Board of Directors as Treasurer since May 2020 and served as Chair of ARWA. After his resignation from the City of Buda, the City needs to appoint a representative.

The ARWA board meets monthly.

4. FINANCIAL IMPACT

None - Buda is entitled to one representative on the Board based on our water allocation.

5. STRATEGIC PLAN/GOALS

BALANCED AND MANAGED GROWTH

6. STRATEGIC PLAN OBJECTIVES

Securing Long Term Water Supply

7. PROS AND CONS

Pros: Ensures Buda's interests are represented at the ARWA.

Cons: none

8. ALTERNATIVES

The City Council may appoint another representative to serve on the ARWA. The ARWA membership is composed of staff representatives to support the develop of a supply source from the Carrizo-Wilcox Aquifer to meet the regional needs of the participating partners.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Appointment of a representative to serve on the Board of Directors of the Alliance Regional Water Authority.

Attachments:

[Resolution - Alliance Regional Water Authority - Buda Appointment.pdf](#)

RESOLUTION NO. 2026-R-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS
MAKING AN APPOINTMENT TO THE BOARD OF DIRECTORS OF THE
ALLIANCE REGIONAL WATER AUTHORITY; AND DECLARING AN
EFFECTIVE DATE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS:

PART 1. The City Council appoints the following person to serve on the Board of Directors of the Alliance Regional Water Authority:

Micah Grau, City Manager

PART 2. This Resolution shall be full force and effect from and after its passage.

ADOPTED on March 24, 2026.

THE CITY OF BUDA, TEXAS

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk

* * * * *

CERTIFICATE OF CLERK

I, Alicia Ramirez, certify that I am the Clerk of the City of Buda and that the above and foregoing is a true, full and correct copy of the resolution duly adopted by the City Council at its meeting held on March 24, 2026; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal on March 24, 2026.

City Clerk



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-274- / H.9

ITEM TITLE: Approval authorizing the City Manager to execute a Right-of-Way License Agreement between the City of Buda and Bailey Community Development, Inc. for the placement of landscaping, lighting, signage, furnishing, and other improvements within the City Right-of-Way in the Persimmon Subdivision (Development Services Director / City Engineer Angela Kennedy, P.E., CFM)

1. EXECUTIVE SUMMARY

The Persimmon project proposes to install improvements in the public right-of-way within the development including plantings, irrigation, lighting, hardscape, signage, furnishings and mail kiosks. This license agreement between the City and Bailey Community Development, Inc. would ensure that the improvements will be maintained by the Licensor.

2. BACKGROUND/HISTORY

The Persimmon Development Agreement, approved by City Council in June 2024, authorizes the construction of 2,300 residential dwellings within 774.24 acres of property off of RM 967. Construction of Phase 1 Section 1 of the development started in February 2025. Phase 1 Section began construction in March 2025. A portion of the roads in Persimmon Phase 1, Section 1 have been accepted into a 3-year maintenance warranty period starting March 10, 2026. The Section 2 improvements are still under construction.

3. ANALYSIS

In conformance with UDC 3.03.11.D: Criteria for Approval, no License to Encroach will be denied unless it is determined by the City Engineer that the proposed location or type of improvement will negatively impact the function of the public street, roadway, sidewalk, ROW, or easement or have an adverse effect upon the health, safety, or welfare of the general public.

The proposed improvements within the ROW in Persimmon Phase 1 are conformant with the Development Agreement and will be maintained by Bailey Community Development, Inc. These improvements include plantings, irrigation, lighting, hardscape, signage, furnishings and mail kiosks. The license includes these improvements on Marathon Road, Rankin Avenue, and various internal boulevards as shown in Exhibit A of the attached license agreement.

4. FINANCIAL IMPACT

None

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Become a more business-friendly City government - regulations, codes and processes

7. PROS AND CONS

Pros: Provides landscaping and amenities beneficial to the neighborhood

Cons: Private infrastructure in the right-of-way that will need to be maintained by others.

8. ALTERNATIVES

The Council may approve the agreement as presented, approve with conditions, deny the request, or may table it for future consideration.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the Right-of-Way License Agreement.

Attachments:

[Buda License Agreement 030826 \(Ph 1 & Ph 2\)\(signed\)\(w exhibits\).pdf](#)

RIGHT-OF-WAY LICENSE AGREEMENT

**CITY OF BUDA
COUNTY OF HAYS
STATE OF TEXAS**

§
§
§

**KNOW ALL MEN
BY THESE
PRESENTS**

THIS RIGHT-OF-WAY LICENSE AGREEMENT, hereinafter referred to as the “Agreement,” by and between the **City of Buda**, hereinafter referred to as “Licensor” and **Bailey Community Development, Inc.**, a Texas corporation, hereinafter referred to as “Licensee,” both acting by and through their undersigned duly authorized officers for the purposes herein provided, shall be effective on the date of approval and execution by and on behalf of the Licensor (the “Effective Date”).

WHEREAS, the Licensor has accepted the dedication of the roads in Persimmon Phase 1, Section 1 Subdivision, and Persimmon Phase 1, Section 2 Subdivision, being more particularly described in those certain plats recorded at Document Nos. 25022601 and 25022501 of the Official Public Records of Hays County, Texas (collectively, the “Subdivision”);

WHEREAS, pursuant to City of Buda Permit Nos. _____ and _____, the Licensee plans to pay expenses to install and maintain certain plantings, irrigation systems, lighting, hardscape, signage, furnishings, and other improvements (“Improvements”) within portions of the right-of-way of the Subdivision roads; and

WHEREAS, the area of the right-of-way within which the Improvements are to be installed and/or maintained (the “Licensed Property”) is described in **Exhibit A** and further detailed in the landscaping and streetscape plans in **Exhibit B**, both of which are attached hereto and incorporated herein for all purposes;

WHEREAS, the Licensor finds the use of such rights-of-way will be of benefit to the Licensor and result in the beautification of the community.

NOW, THEREFORE, for and in consideration of the public benefits to be accrued from the Improvements, in consideration of the use of right-of way provided by the Licensor to the Licensee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms, conditions, stipulations, covenants and restrictions hereinafter set forth, the Licensor hereby grants the Licensee a non-exclusive license, subject to all rights, interests, and estates of third parties, including, without limitation, any leases, use rights, easements, liens, or other encumbrances, and upon the terms and conditions set forth below:

ARTICLE 1 – TERMS AND CONDITIONS OF LICENSE

- A.** This Agreement shall not be construed as an assertion by the Licensor of any property rights in derogation of any landowner’s fee simple title and rights incident thereto in the event the Licensor does not own fee simple title. It shall be the duty of the Licensee hereunder to notify all implicated landowners, whether title is held in fee or easement, of this Agreement and to obtain any requisite permission to access or utilize said land.
- B.** The Licensee’s use of the Licensor’s right-of-way is solely for the location and maintenance of the Improvements.
- C.** The Licensee has reviewed, understood and hereby acknowledges and agrees that the Licensee is fully and solely responsible and hereby obligated to comply with all duties, covenants and obligations

set forth herein. The Licensee further acknowledges and agrees that if the Licensee shall fail to competently perform all duties, covenants and obligations contemplated herein, the Licensor may, but shall not be required to, perform same at the Licensee's sole expense and liability or remove the Improvements, at the Licensor's discretion.

- D. Any employees, contractors or subcontractors performing maintenance work on the Improvements on behalf of the Licensee shall be deemed servants and agents of the Licensee for purposes of this Agreement.
- E. The Improvements shall be located only on the Licensed Property.
- F. The Licensee, at its sole expense and liability, shall procure and cover all costs of the purchase and maintenance of the Improvements.
- G. The Licensee shall maintain the Improvements in good condition and shall make all necessary repairs to the Improvements at the Licensee's expense. The Licensee agrees that removal or modification of any Improvements now existing or to be later replaced shall be at the Licensee's sole discretion, except where otherwise provided by this Agreement.

ARTICLE 2 – TERM; TERMINATION

This Agreement shall begin on the date of full execution and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless terminated under other provisions of this License. If the Licensee abandons the use of all or any part of the Licensed Property for such purposes set forth in this Agreement, then this Agreement, as to such portion or portions abandoned, shall expire and terminate following thirty (30) days written notice by the Licensor to the Licensee, if such abandonment has not been remedied by the Licensee within such period. The Licensor shall thereafter have the same title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter on the Licensed Property and terminate the rights of the Licensee, its successors and assigns hereunder. All installations of the Licensee not removed shall be deemed property of the Licensor as of the time abandoned.

ARTICLE 3 – COMPLIANCE WITH REGULATIONS

The Licensee agrees that all construction, maintenance and repair permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal policies, traffic, building, health and safety ordinances, laws and regulations.

ARTICLE 4 – RIGHTS AND OBLIGATIONS OF PARTIES

- A. The Licensor excepts and reserves the right, to be exercised by the Licensor and any other parties who may obtain written permission or authority from the Licensor to: (1) maintain, renew, use, operate, change, modify and relocate any pipe, power, communication lines and appurtenances and other facilities or structures of like character upon, over, under or across the Licensed Property (2) construct, maintain, renew, use, operate, change, modify and relocate any infrastructure upon, over, under or across the Licensed Property; or (3) to use the Licensed Property in any manner as the Licensor in its sole discretion deems appropriate, provided the Licensor uses reasonable efforts to avoid material interference with the use of the Licensed Property by the Licensee for the purpose specified in Article 1 above. The Licensor shall take reasonable measures to prevent damage to any Improvements on the Licensed Property, however, any damage to or destruction of the Improvements

by the Licensor in the exercise of the above-described rights shall be at no charge, cost, claim or liability to the Licensor, its agents, contractors, officers or employees.

- B. The Licensee shall, upon thirty (30) days prior written notice from the Licensor, temporarily remove, at the Licensee's sole expense and liability, the Improvements for such period of time as may be necessary to perform the work or utilize the use specified in Article 4, Paragraph A.
- C. The Licensor reserves the right to remove any part or all of the Improvements that, in the sole discretion of the Licensor, creates a hazardous situation, is in a state of neglect or inoperable condition, or that is found to be in noncompliance with any local, state or federal laws or regulations.
- D. If the Licensee abandons or fails to maintain the Improvements, and the Licensor receives no substantive response within thirty (30) days following written notice to the Licensee, then the Licensor may remove and/or replace the Improvements and, upon such removal or replacement, shall invoice the Licensee for costs of same. The Licensor shall thereafter have complete title to any equipment removed. All abandoned installations of the Licensee not removed shall be deemed property of the Licensor as of the time of abandonment.
- E. Upon termination of this Agreement, the Licensee shall, at its sole expense and liability: (1) remove the Improvements and all appurtenances thereto; (2) report and restore any damage to the Licensed Property arising from, growing out of, or connected with the Licensee's use of the Licensed Property; (3) remedy any unsafe conditions on the Licensed Property created or aggravated by the Licensee; and (4) leave the Licensed Property as right-of way in a condition appropriate for pedestrian and vehicular traffic.

ARTICLE 5 – PERSONAL PROPERTY WAIVER

ALL PERSONAL PROPERTY INCLUDING, BUT NOT LIMITED TO, FIXTURES, EQUIPMENT, OR RELATED MATERIALS INSTALLED UPON THE LICENSED PROPERTY WILL BE AT THE RISK OF THE LICENSEE ONLY. THE LICENSOR SHALL NOT BE LIABLE FOR ANY DAMAGE THERETO OR THEFT THEREOF, WHETHER OR NOT DUE IN WHOLE OR IN PART TO THE NEGLIGENCE OF THE LICENSOR.

ARTICLE 6 – QUIET ENJOYMENT

THE LICENSOR DOES NOT WARRANT ITS TITLE TO THE LICENSED PROPERTY NOR UNDERTAKE TO DEFEND THE LICENSEE IN THE PEACEABLE POSSESSION OR USE THEREOF. NO COVENANT OF QUIET ENJOYMENT IS MADE.

ARTICLE 7 – BREACH, REMEDY, TERMINATION

This Agreement may be terminated by the Licensee by delivering written notice of termination to the Licensor not later than thirty (30) days before the effective date of termination. If the Licensee so terminates, then it may remove installations that it made from the Licensed Property within the thirty (30) day notice period. Any installations not removed within said period are agreed to be the property of the Licensor. The Licensor may revoke this Agreement at any time, if such revocation is reasonably required by the public interest, after providing at least thirty (30) days prior written notice to the Licensee. If the Licensee defaults under this Agreement, the Licensor may give notice to the Licensee of same. If the Licensee fails to cure any default specified in such notice within thirty (30) calendar days of the date of the notice, the Licensor may enforce this Agreement by injunctive or declaratory relief from a court of competent jurisdiction. A breach shall include but shall not be limited to a change of conditions of the

Improvements so as to no longer comply with this Agreement, to interfere with the use of the street or to create a hazardous condition. Upon expiration of the time specified in such notice, all rights of the Licensee shall absolutely cease. All liabilities and obligations of the Licensee hereunder shall survive such termination and shall continue in effect until the Licensors' right-of-way is surrendered and all obligations of the Licensee in Article 4 are fulfilled. Termination shall not release the Licensee from any liability or obligation, whether of indemnity or otherwise, resulting from any events happening prior to the date of termination, including but not limited any liabilities and obligations to take corrective action, if any, as set forth in Article 4. The Licensor shall provide a release and termination of this Agreement on the Licensor's sole determination that all obligations of the Licensee as provided by this Agreement have been met.

ARTICLE 8 – ASSIGNMENT

Neither the Licensee, nor the heirs, legal representatives, successors, or assigns of the Licensee, nor any subsequent assignee, shall assign or transfer this Agreement or any interest herein, without the prior written consent and approval of the Licensor, which may be withheld in the Licensor's sole discretion. No assignment may occur which divorces rights from obligations. Notwithstanding the forgoing, at such time as a homeowners' association is formed pursuant to the terms and provision of a Declaration of Covenants, Conditions and Restrictions or other restrictive covenant ("Association"), the Licensee may assign or transfer the obligations, rights, privileges, benefits, duties, requirements, or covenants under this Agreement to the Association, without the prior written consent and approval of the Licensor, by providing the Licensor with written notice of such assignment with a copy of the assignment instrument within ten (10) days after the effective date of such assignment. The Association shall assume the obligations of the Licensee imposed under this Agreement, and the Licensee shall be released from any and all such obligations.

ARTICLE 9 – EMINENT DOMAIN

If eminent domain is exerted on the Licensed Property by paramount authority, then the Licensor will, to the extent permitted by law, cooperate with the Licensee to effect the relocation of the Licensee's affected installations at the Licensee's sole expense. The Licensee shall be entitled to retain all monies paid by the condemning authority for its installations taken, if any.

ARTICLE 10 – INDEMNITY

TO THE EXTENT PERMITTED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, THE LICENSEE AGREES TO INDEMNIFY, HOLD HARMLESS, AND, BY DEFENSE COUNSEL SELECTED BY THE LICENSOR, DEFEND THE LICENSOR, ITS OFFICERS, EMPLOYEES, AGENTS OR CONTRACTORS, FROM AND AGAINST ANY AND ALL DEMANDS, LIABILITIES, CLAIMS, PENAL TIES, FORFEITURES, SUITS, AND THE COSTS AND EXPENSES INCIDENT THERETO (INCLUDING COSTS OF DEFENSE, SETTLEMENT, AND REASONABLE ATTORNEYS' FEES), WHICH THE LICENSOR MAY HEREAFTER INCUR, BECOME RESPONSIBLE FOR, OR PAY OUT AS A RESULT OF DEATH OR BODILY INJURIES TO ANY PERSON, DESTRUCTION OR DAMAGE TO ANY PROPERTY, OR ANY VIOLATION OF GOVERNMENTAL LAWS, REGULATIONS, OR RULES TO THE EXTENT CAUSED BY THE LICENSEE'S BREACH OF ANY WARRANTY, TERM OR PROVISION OF THIS AGREEMENT, OR ANY NEGLIGENT OR WILLFUL ACT OR OMISSION OF THE LICENSEE, ITS OFFICERS, EMPLOYEES, AGENTS OR CONTRACTORS IN THE PERFORMANCE OR OMISSION OF ANY ACT CONTEMPLATED BY THIS AGREEMENT.

ARTICLE 11 – INSURANCE

- A. The Licensee and/or its agents shall maintain in full force and effect throughout the term of this Agreement, unless specified, the following types of insurance in at least the minimum limits that follow:

Coverages	Minimum Limits of Liability
Worker's Compensation	Statutory
General Liability	\$1,000,000 combined single limit
Automobile Liability	\$1,000,000 combined single limit (while working in the Licensor's right of way)

- B. All insurance policies shall be written by insurers authorized to do business in the State of Texas. Prior to the Licensee commencing construction of the Improvements, the Licensee and/or its contactor shall provide the Licensor with certificates of insurance or other satisfactory evidence that such insurance has been procured and is in force, and all the policies listed above, with the exception of the Workers' Compensation policy, shall name the Licensor as an additional insured with full waivers of subrogation. Said policies shall not thereafter be cancelled, be permitted to expire, or be changed without thirty (30) calendar days' advance written notice to the Licensor.

ARTICLE 12 – NOTICES

Any notice required or permitted to be given hereunder by one party to the other shall be in writing and the same shall be given and shall be deemed to have been served and given if (i) placed in the United States mail, certified, return receipt requested, or (ii) deposited into the custody of a nationally recognized overnight delivery service, addressed to the party to be notified at the address for such party specified below, or to such other address as the party to be notified may designate by giving the other party no less than thirty (30) days' advance written notice of such change in address.

If to the Licensor:	City of Buda Attn: Deputy City Manager 405 E Loop St, Bldg 100 Buda, TX 78610
If to the Licensee:	Bailey Community Development, Inc. Attention: Garrett Martin 2100 Northland Drive Austin, Texas 78759

ARTICLE 13 - MISCELLANEOUS

This Agreement shall be governed by the laws of the State of Texas. Venue shall be in Hays County, Texas. No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any prior or succeeding breach of the same covenant or of any other covenant of this Agreement. No modification, release, discharge, or waiver of any provision hereof shall be of any force or effect, unless in writing, signed by all parties to this Agreement. If any term, covenant, or provision of this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, this Agreement shall remain in effect and be construed without regard to such provision. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns. Any provision of this Agreement providing for indemnity, insurance or a duty that necessarily will not be completed until after the expiration or termination of this Agreement shall continue in full force and effect until such a time as all duties have been fully performed. This Agreement constitutes the entire understanding between the parties, replacing and amending any prior agreements between the parties, and shall be binding upon all parties hereto, their

successors, heirs, representatives, and assigns. This License, until its expiration or revocation, shall run as a covenant on the land on the above-described real property, and the terms and conditions of this Agreement shall be binding on any successors and assigns in interest to the Licensee or the Licensor. A written memorandum of this agreement may be filed in the Official Public Records of Hays County, Texas.

[The remainder of this page is left intentionally blank.]

SIGNED, ACCEPTED AND AGREED TO this ____ day of _____, 2026, by the undersigned parties who acknowledge that they have read and understand this Agreement, and the undersigned parties hereby execute this legal document voluntarily and of their own free will.

CITY OF BUDA

Bailey Community Development, Inc.
a Texas corporation

By: _____
Micah Grau, City Manager

By: 
Terry LaGrone, Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was subscribed and sworn before me on _____, 2026 on behalf of the City of Buda, Texas by its City Manager, Micah Grau.

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

Notary Public Signature

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was subscribed and sworn before me on March 5th, 2026 on behalf of Bailey Community Development, Inc., a Texas corporation, by its legally Authorized Signatory, Terry LaGrone.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of March, 2026.




Notary Public Signature

EXHIBIT A Licensed Property



Legend

- Marathon Streetscape (L2.00)
- Rankin Ave. Streetscape (L2.01)
- Internal Boulevards with Minimal Streetscape

License Agreement

Persimmon
Buda, Texas

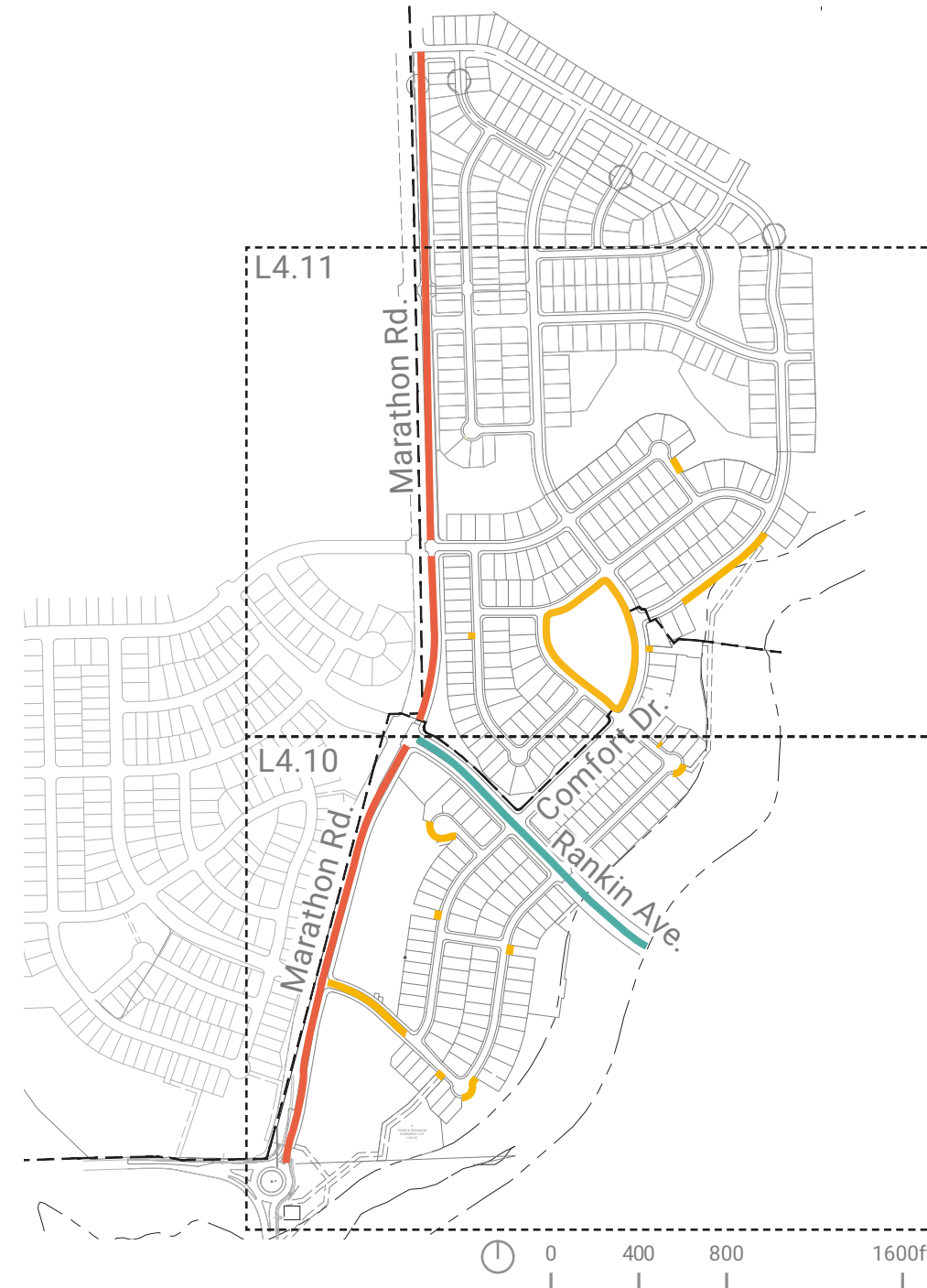
1.00 | Overall

Using this Document:

1. Reference the exhibit on this page to determine the typical streetscape design proposed for various streets within the project.
2. Reference the L2.00 series of pages for details of what is included in the licensed area with each of those typical street designs
3. Reference the 3.00 series of sheets for typical details being used within the licensed area
4. Reference the 4.00 series of sheets for a more detailed map of the areas included in this license agreement.

Contents:

- 1.00 Overall Plan
- 2.00 Streetscape Typicals
- 3.00 Typical Details and Product Specifications
- 4.00 Licensed Area Detail Plans



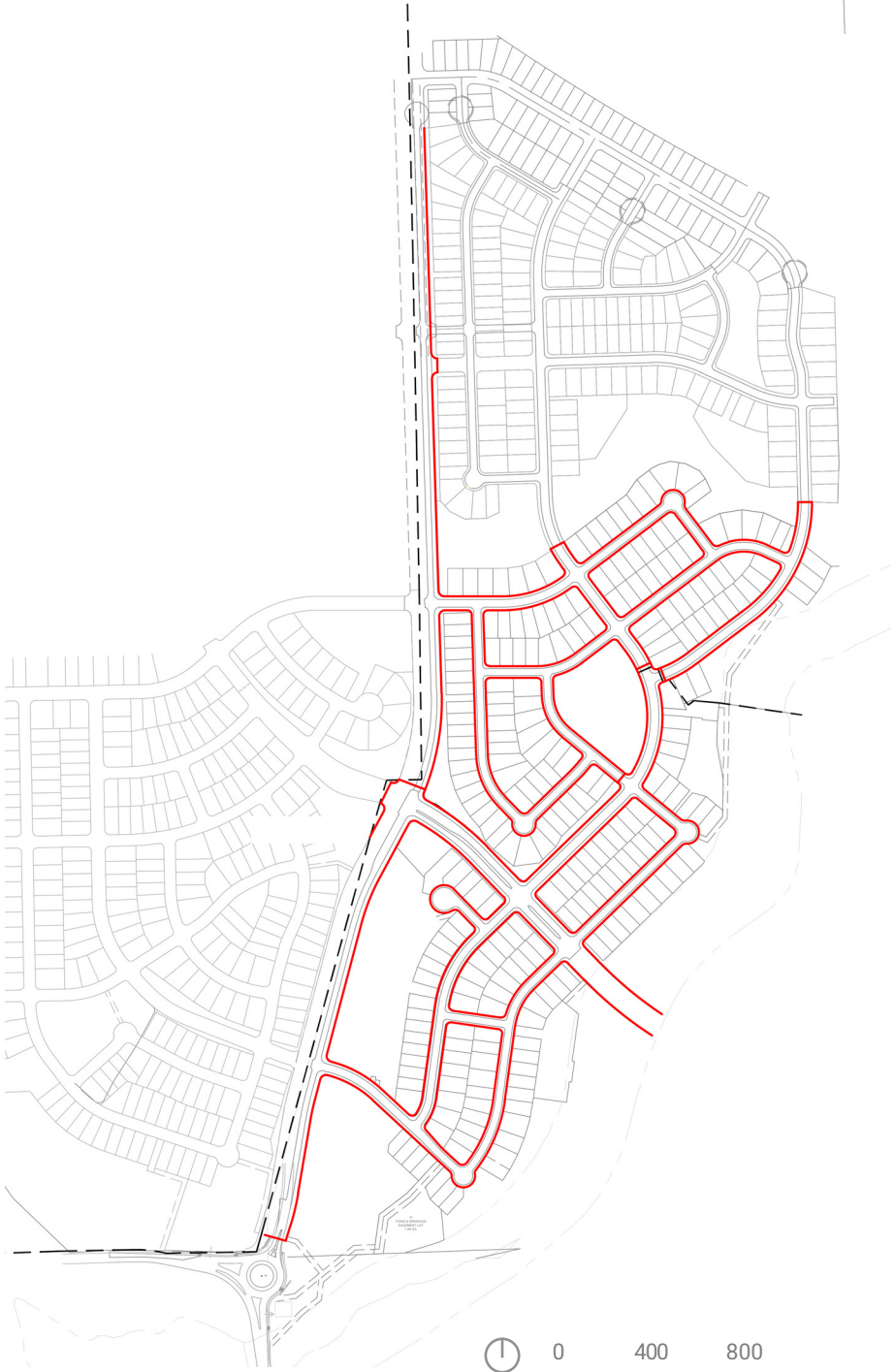
Legend

- Marathon Streetscape (L2.00)
- Rankin Ave. Streetscape (L2.01)
- Internal Boulevards with Minimal Streetscape

License Agreement

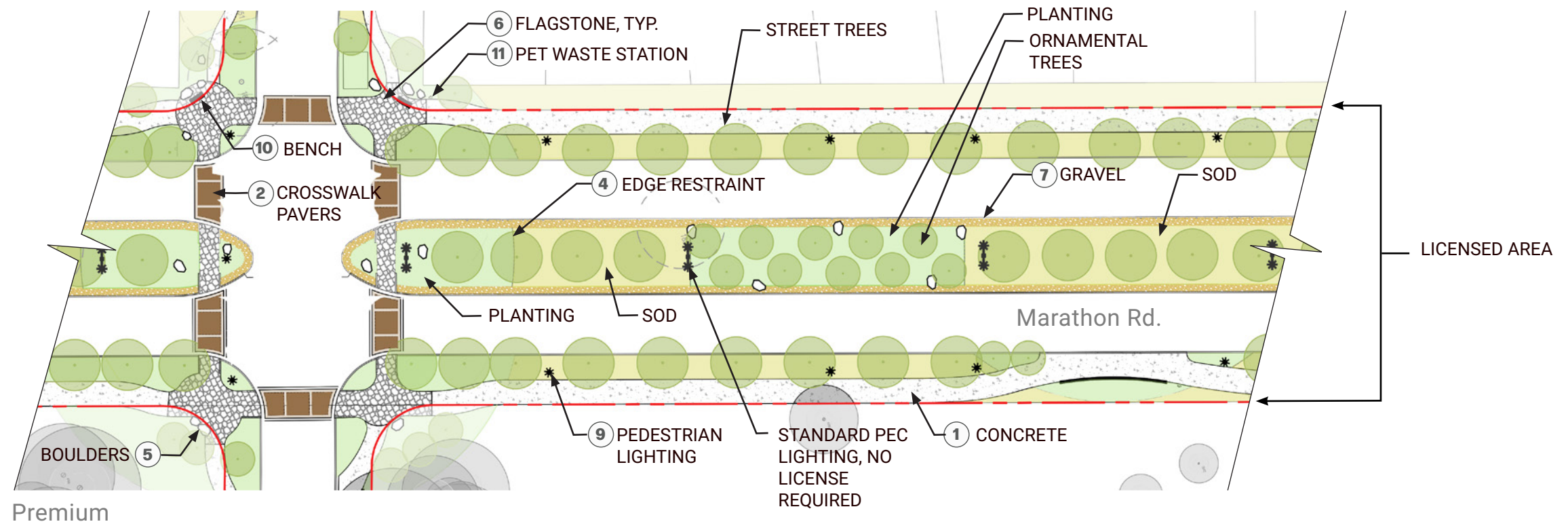
Persimmon
Buda, Texas

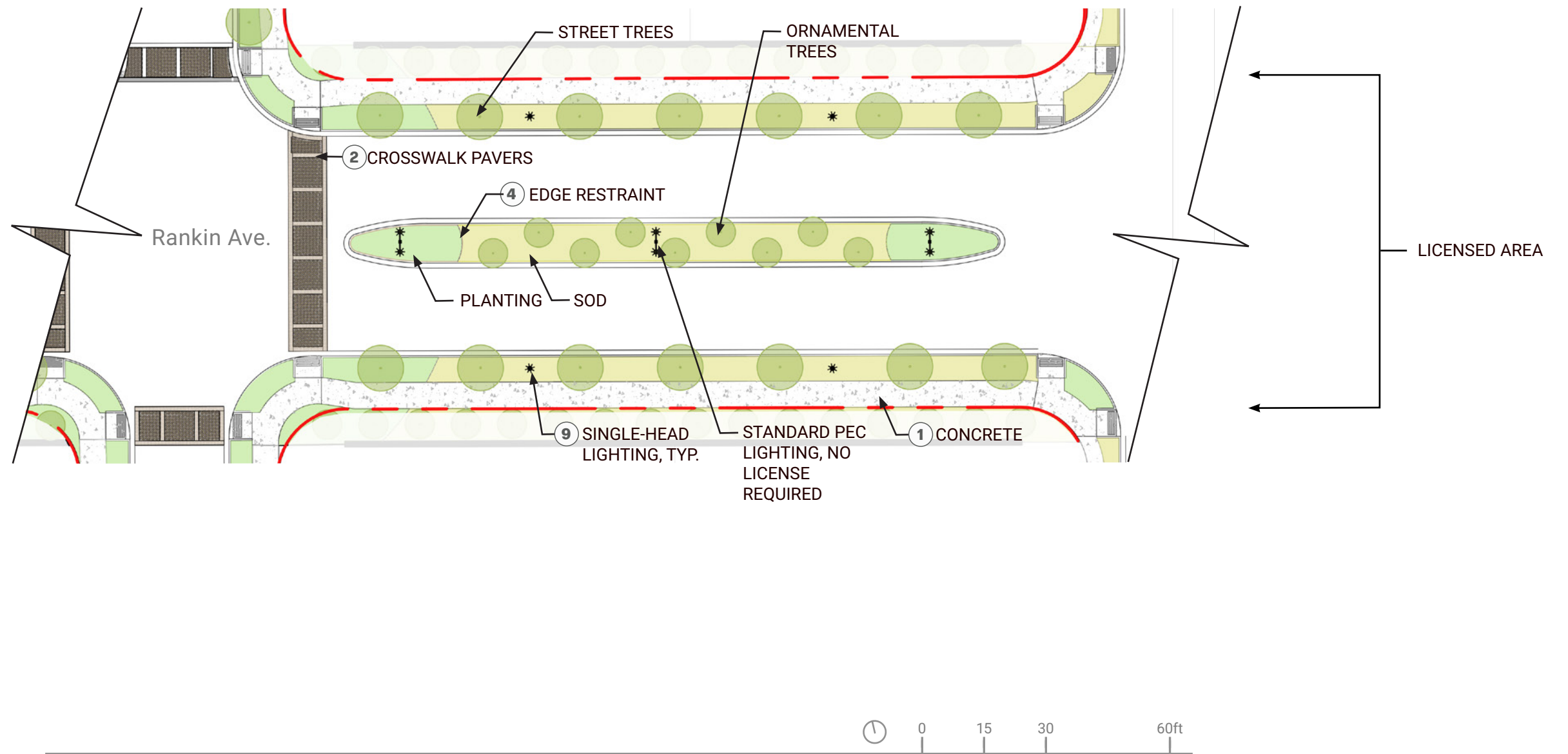
1.01 | Overall



Legend

— ROW

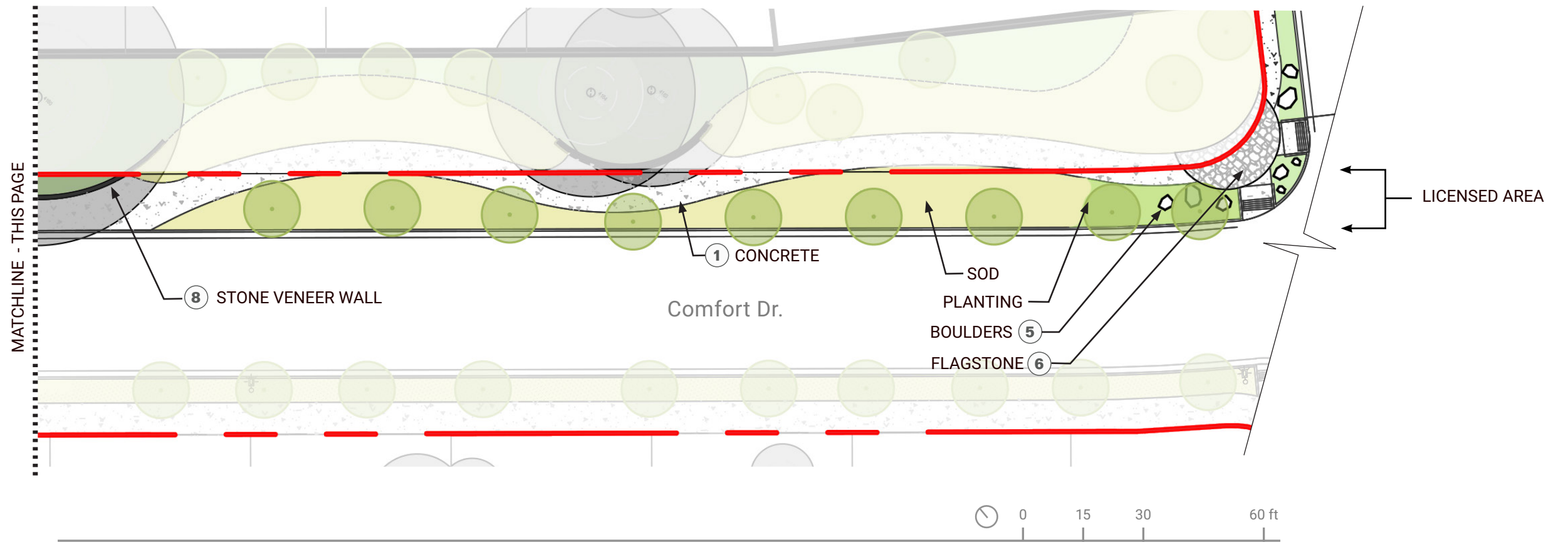
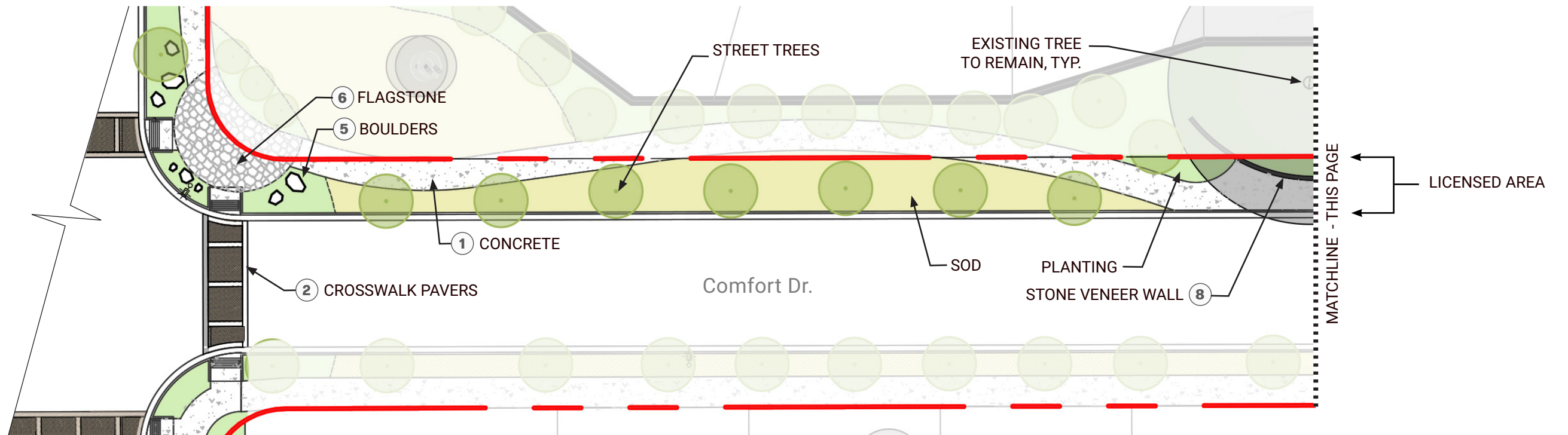




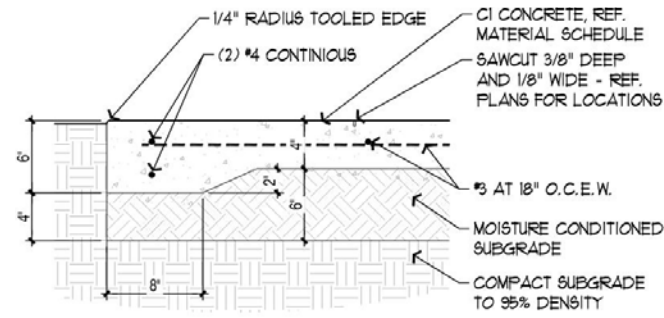
Internal Boulevard

Comfort Blvd Open Space at Block 1, Section 2

2.02 | Streetscape



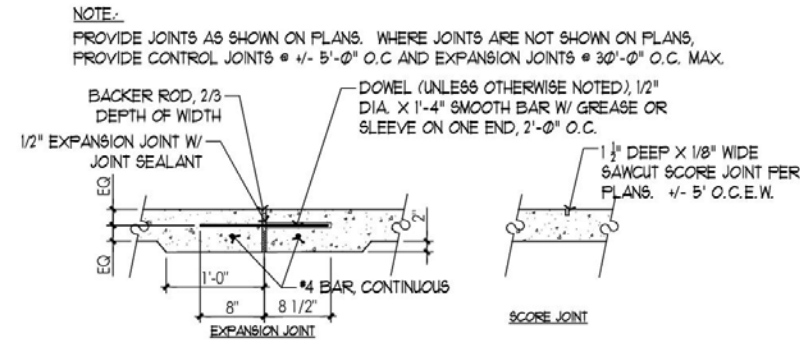
1



1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED
2. PROVIDE 3000 PSI CONCRETE AT 28 DAYS

SECTION: 4" CONCRETE PAVING

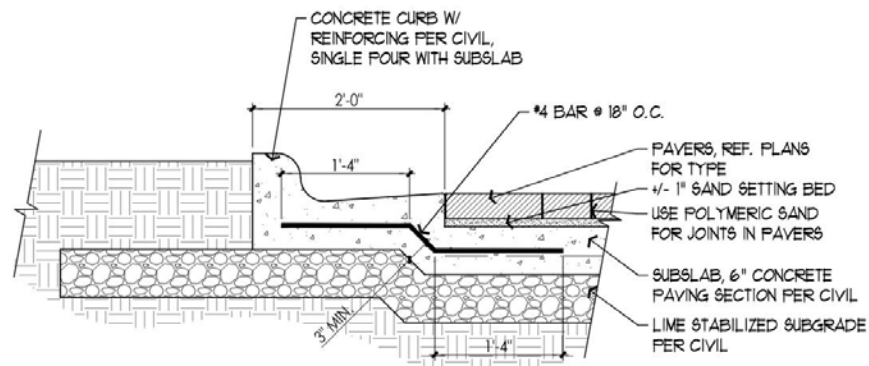
SCALE: 1-1/2" = 1'-0"



SECTION: EXPANSION AND SCORE JOINT

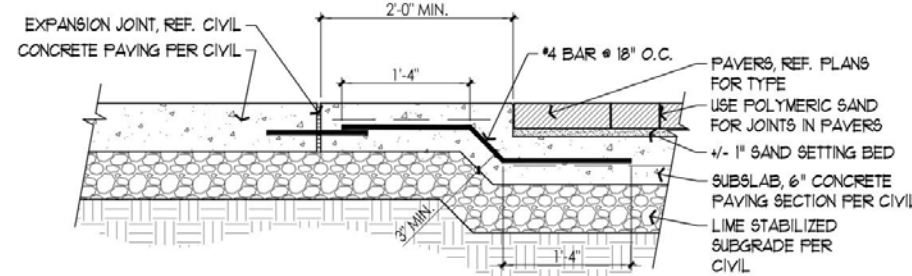
SCALE: 1" = 1'-0"

2



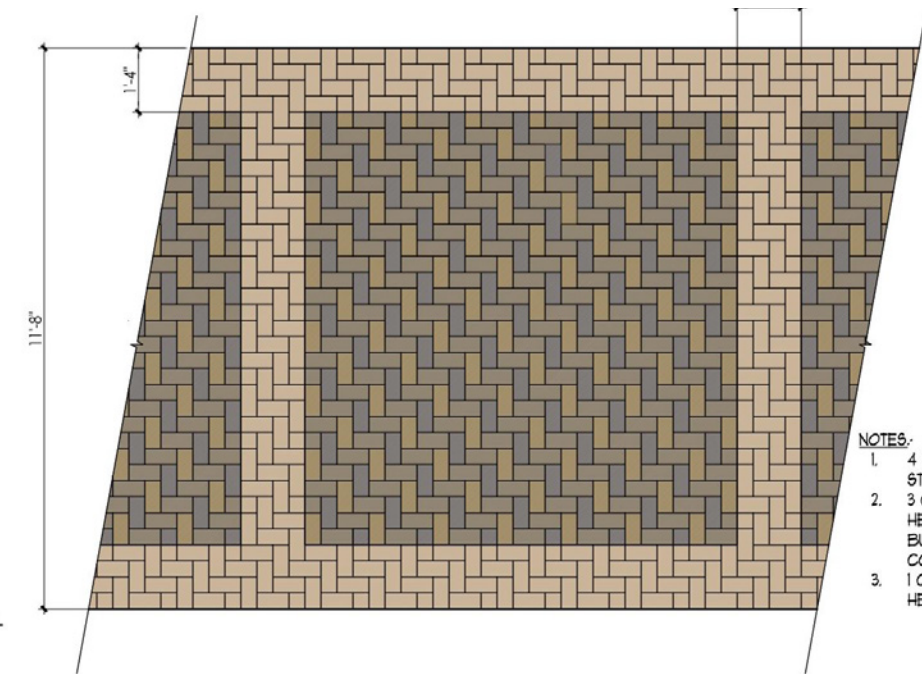
SECTION: VEHICULAR PAVERS AT CONCRETE CURB

SCALE: 1" = 1'-0"



SECTION: VEHICULAR PAVERS

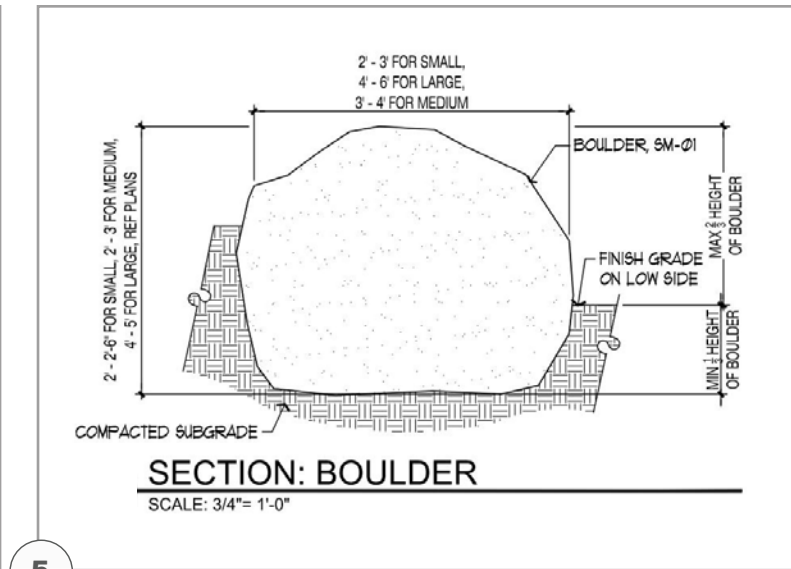
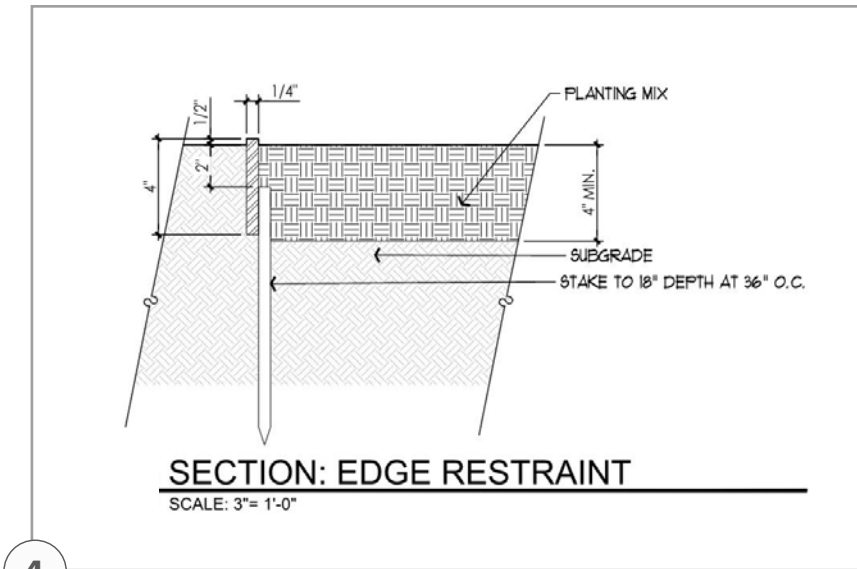
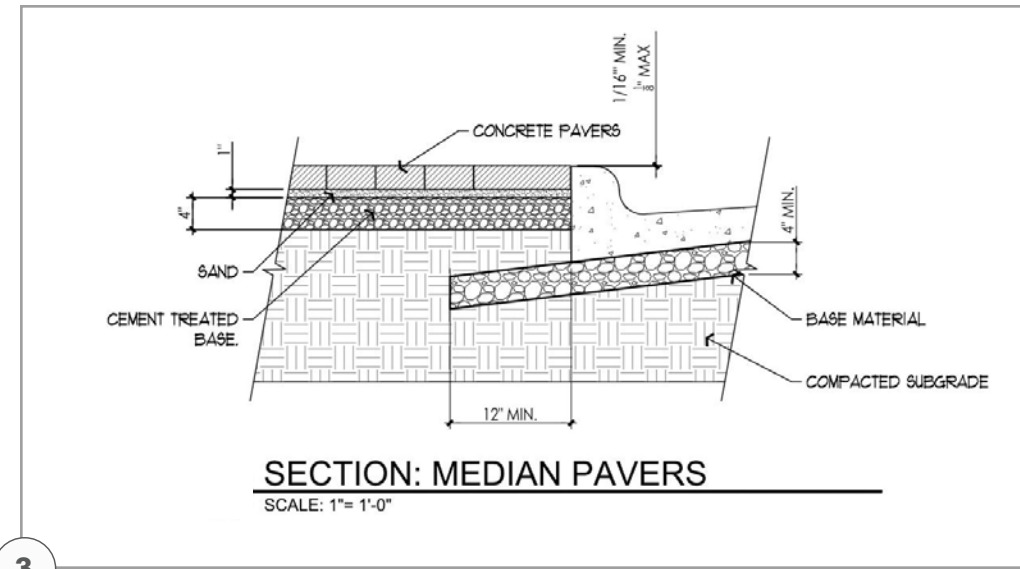
SCALE: 1" = 1'-0"



DETAIL: CROSSWALK PAVERS - OPTION 1

SCALE: 1/2" = 1'

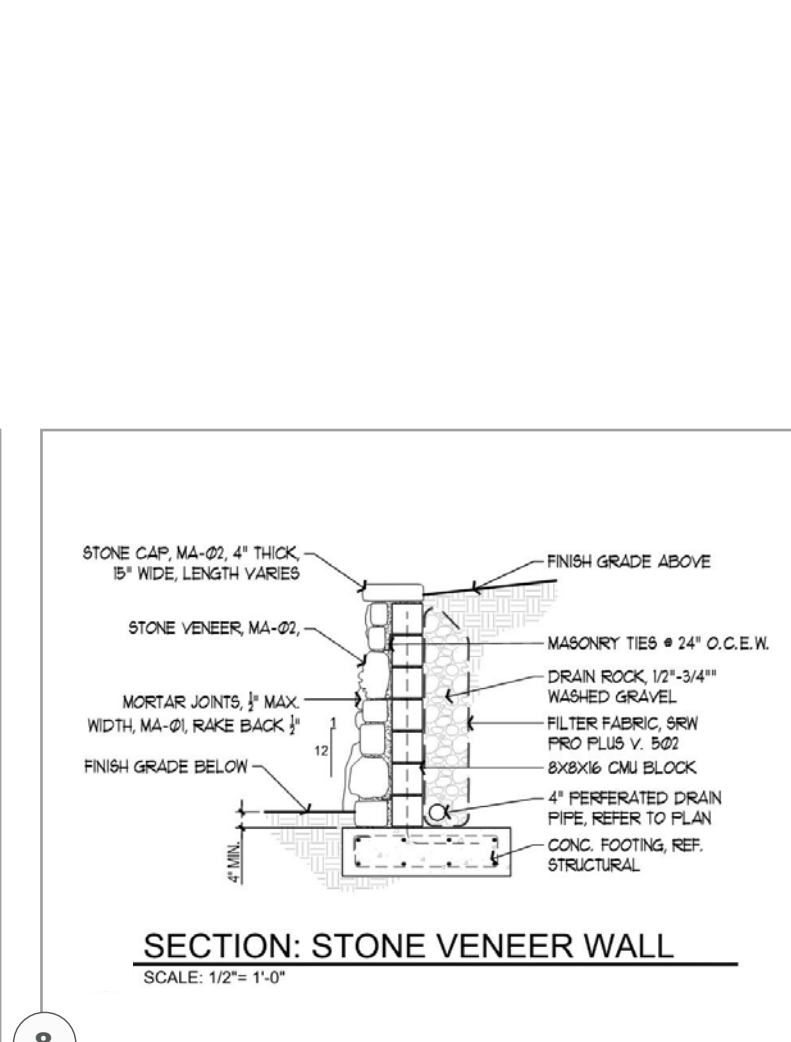
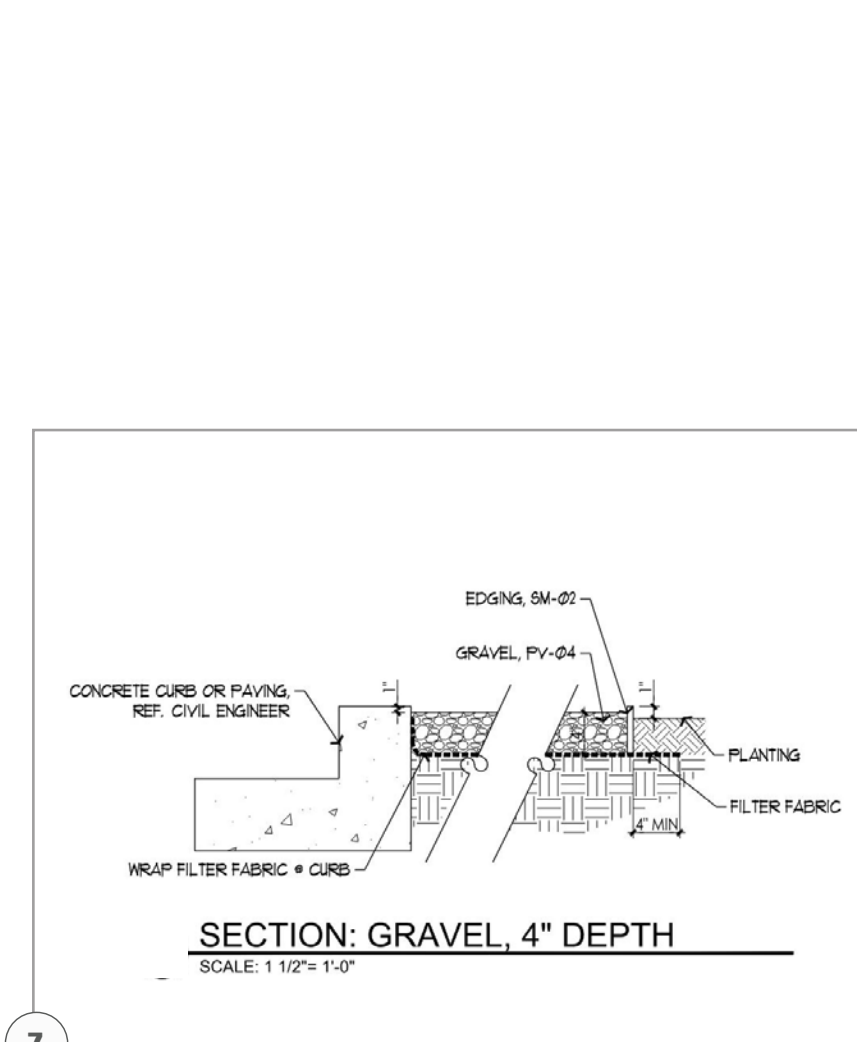
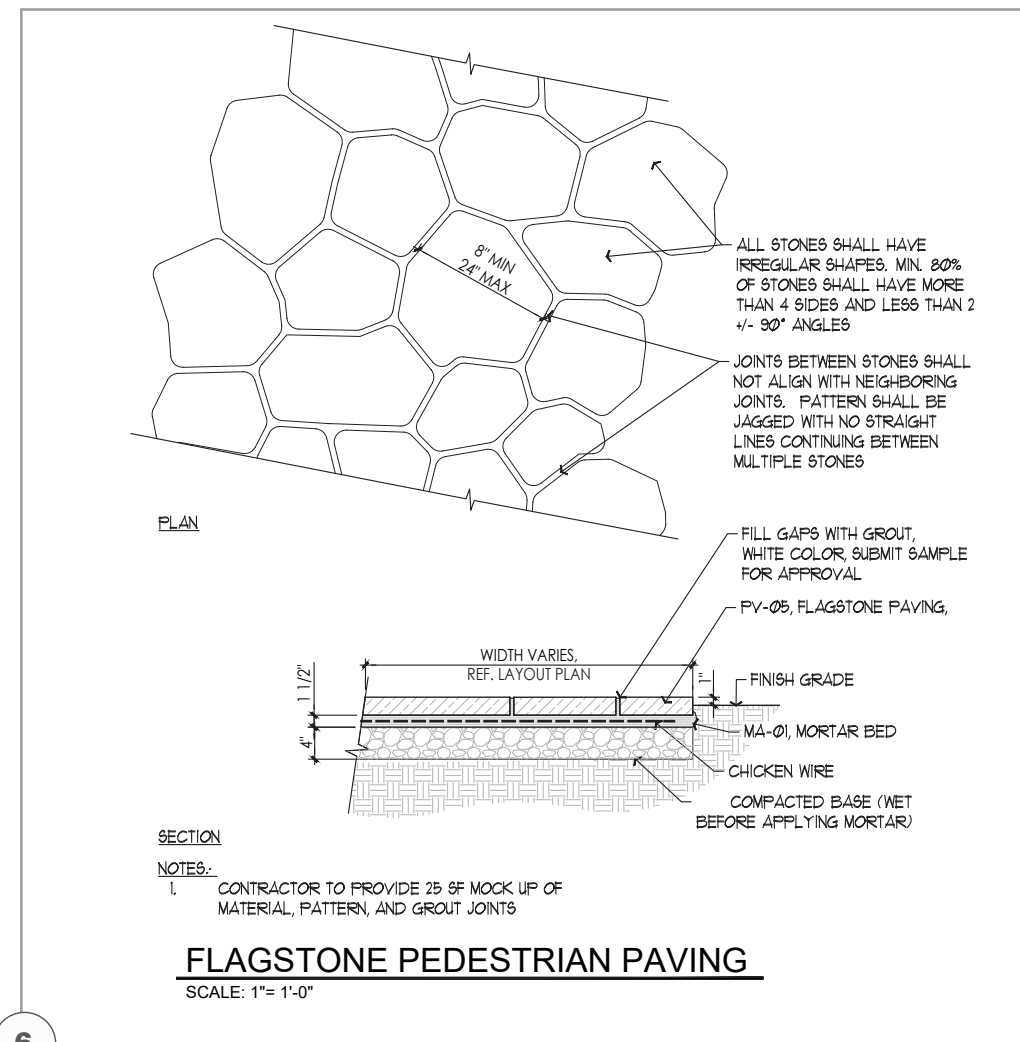
- NOTES:
1. 4 COLORS TOTAL - HOLLAND STONE.
 2. 3 COLOR INTERIOR HERRINGBONE PATTERN. TAN, BUFF, CHARCOAL (50-25-25). COLOR PATTERN IS REPEATING.
 3. 1 COLOR EXTERIOR. CASTONE. HERRINGBONE PATTERN.



3

4

5



6

7

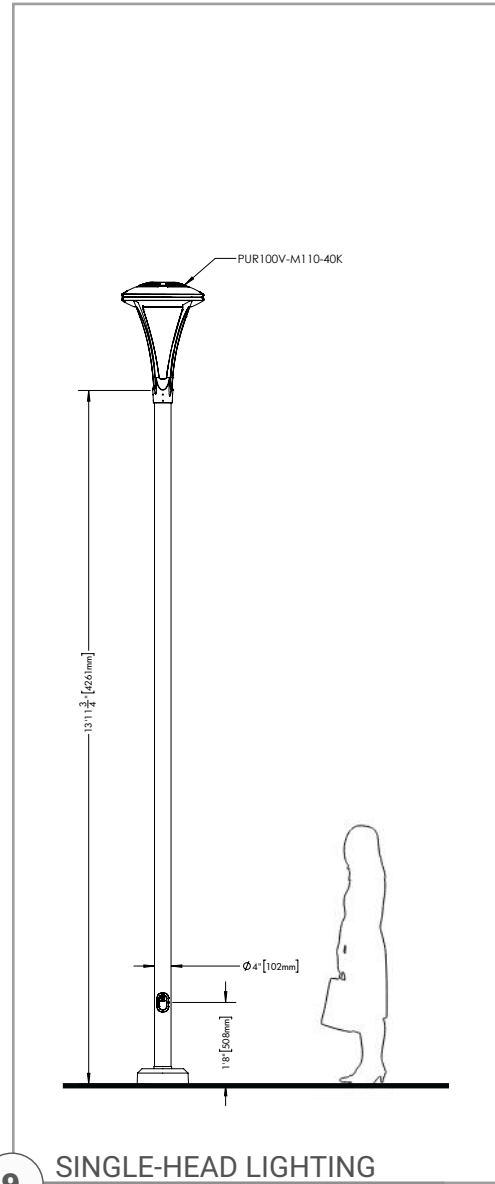
8

Typical Details and Specifications

Lighting

PEDESTRIAN LIGHT
Manufacturer: Lumenpulse
Fixture: PUR 100V-M1 10-40K
Arm: N/A

Height: 13'



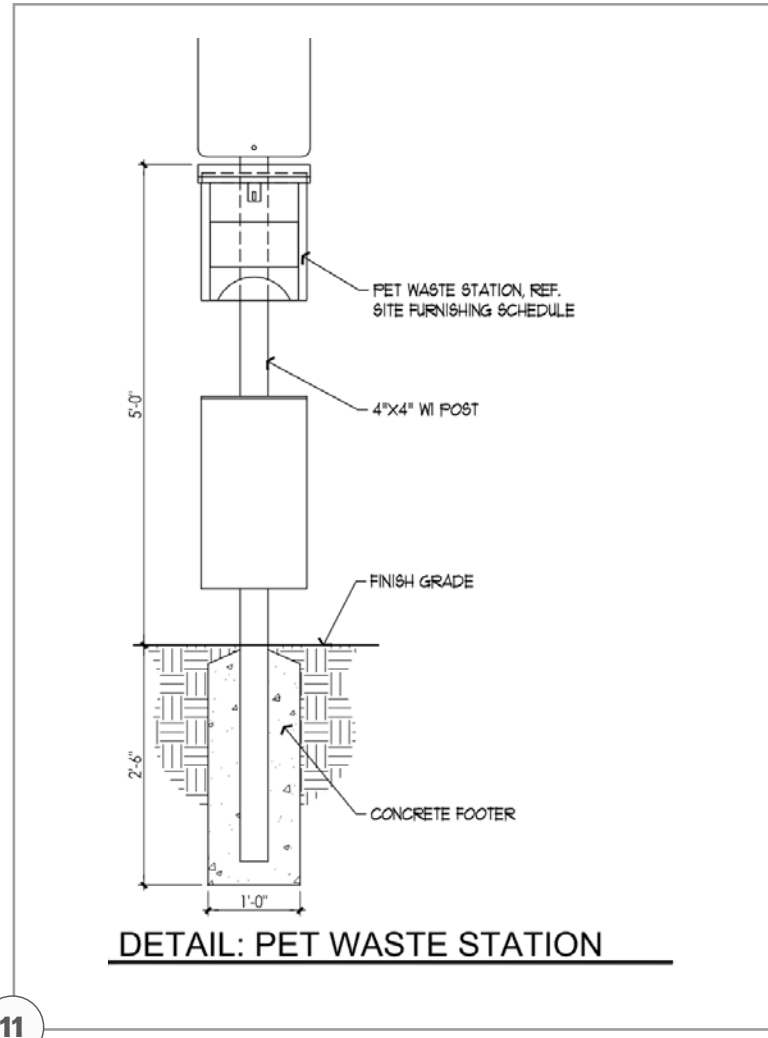
9 SINGLE-HEAD LIGHTING
NOT TO SCALE

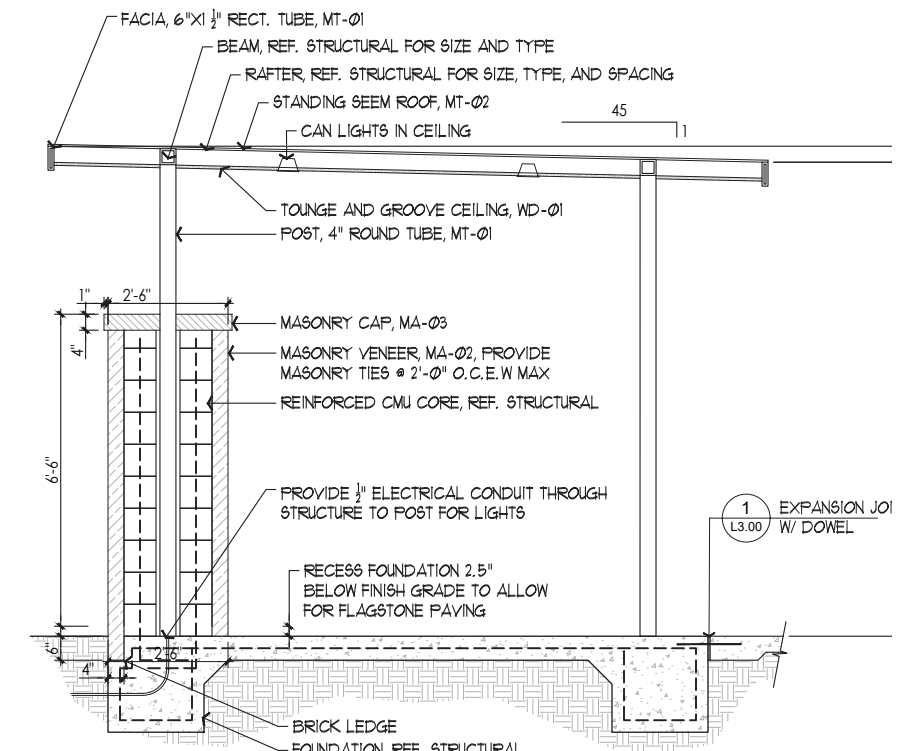
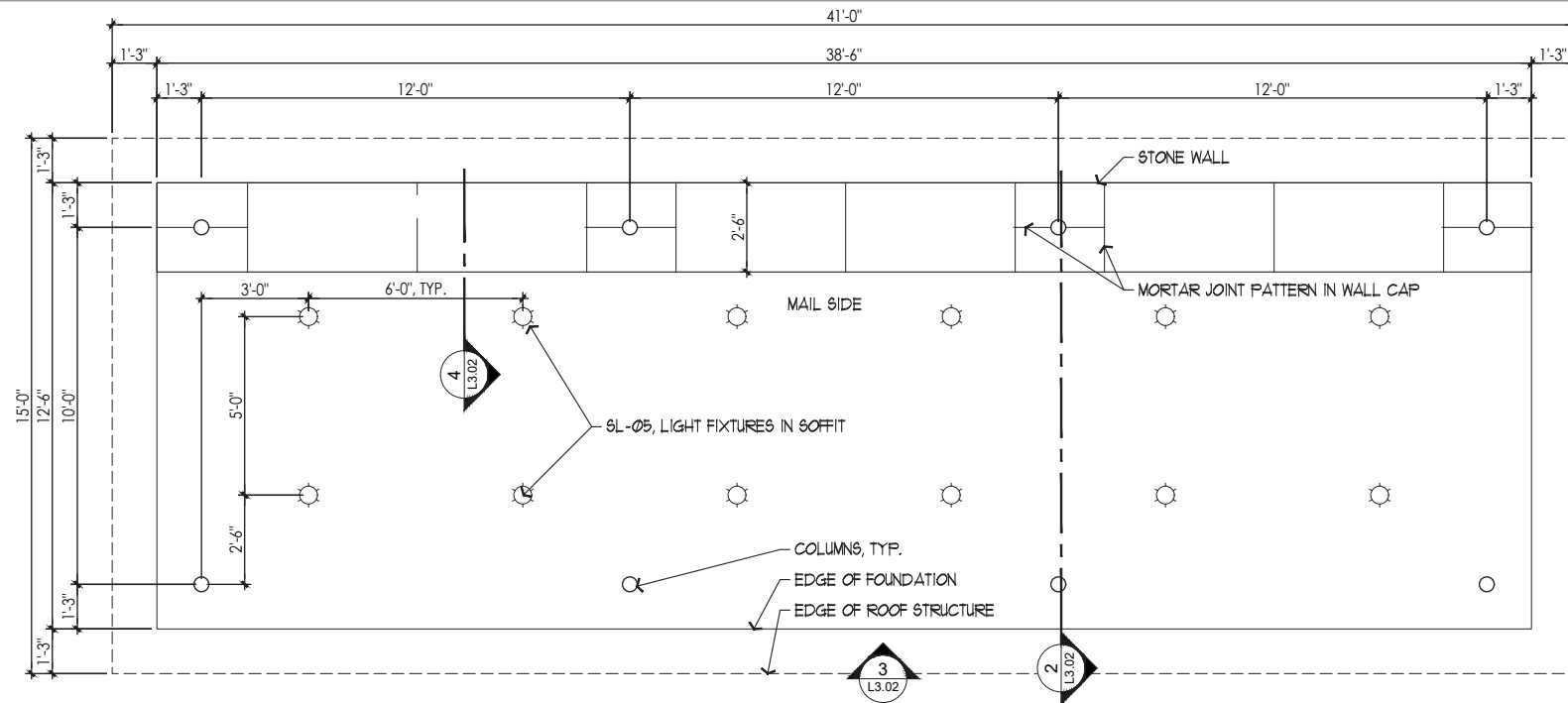


PUR100V-M1 10-40K



PUR100-M1 10-40K

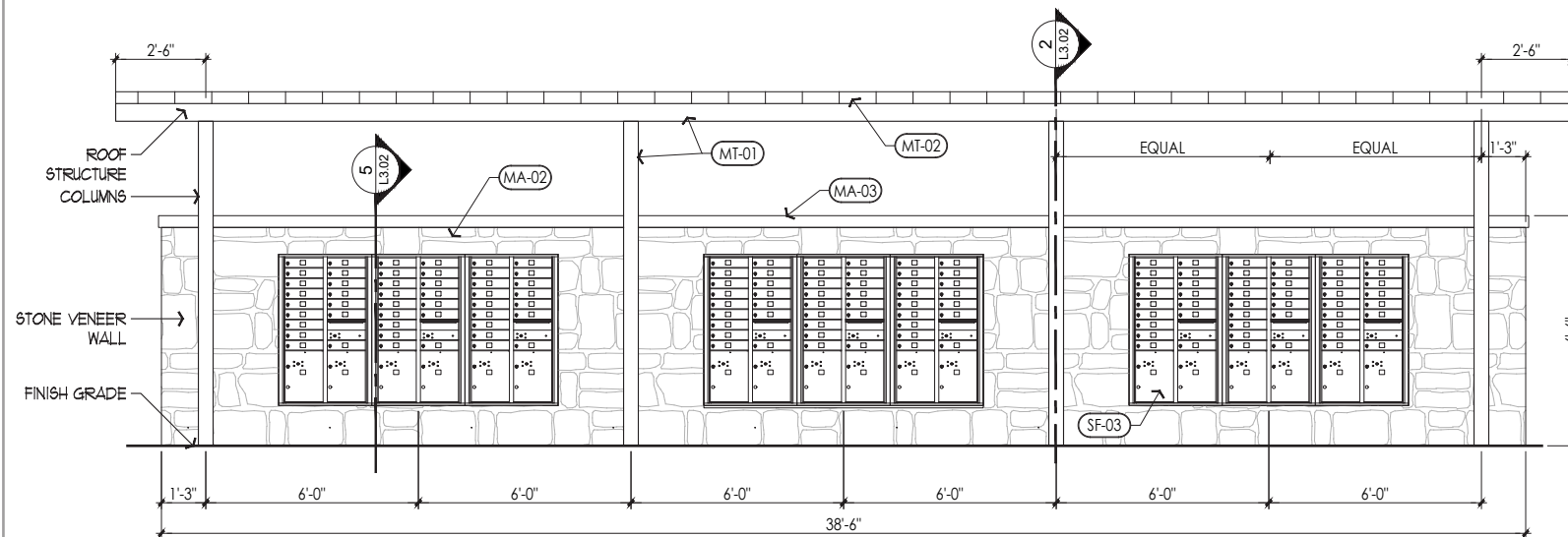




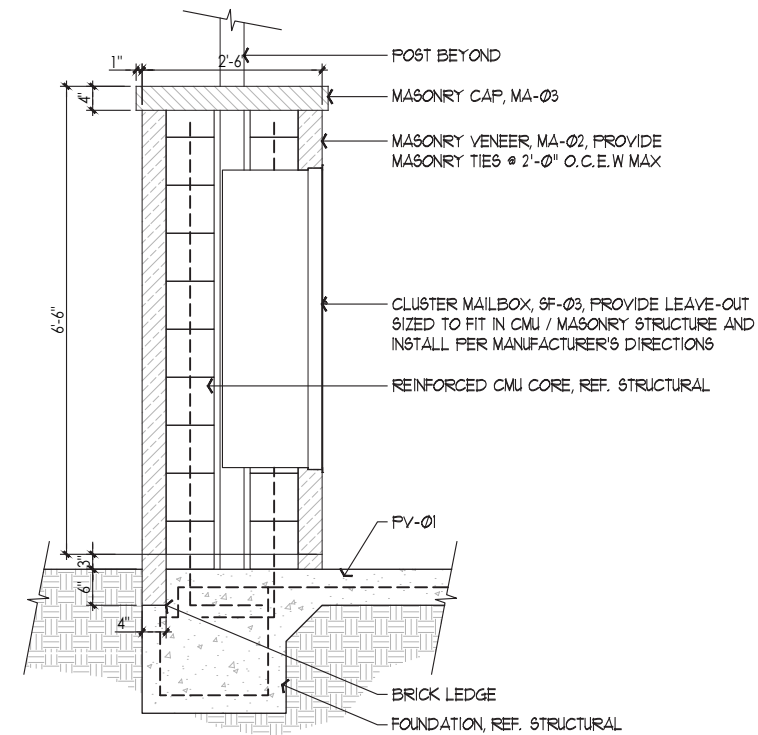
- NOTES:
1. CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS FOR TRELLIS SYSTEM FOR APPROVAL PRIOR TO ANY FABRICATION OR INSTALLATION.
 2. STAKE LOCATION OF FEATURE IN FIELD FOR APPROVAL PRIOR TO INSTALLATION.

PLAN: MAIL KIOSK

SECTION: MAIL KIOSK OVERHEAD STRUCTURE



ELEVATION: MAIL KIOSK



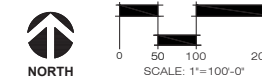
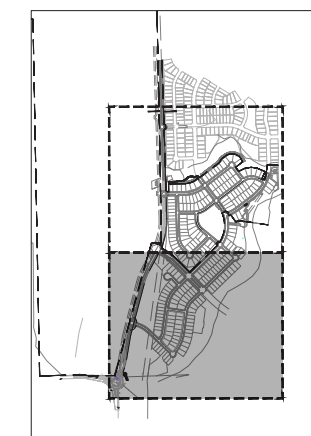
MAIL KIOSK AND SIGNAGE

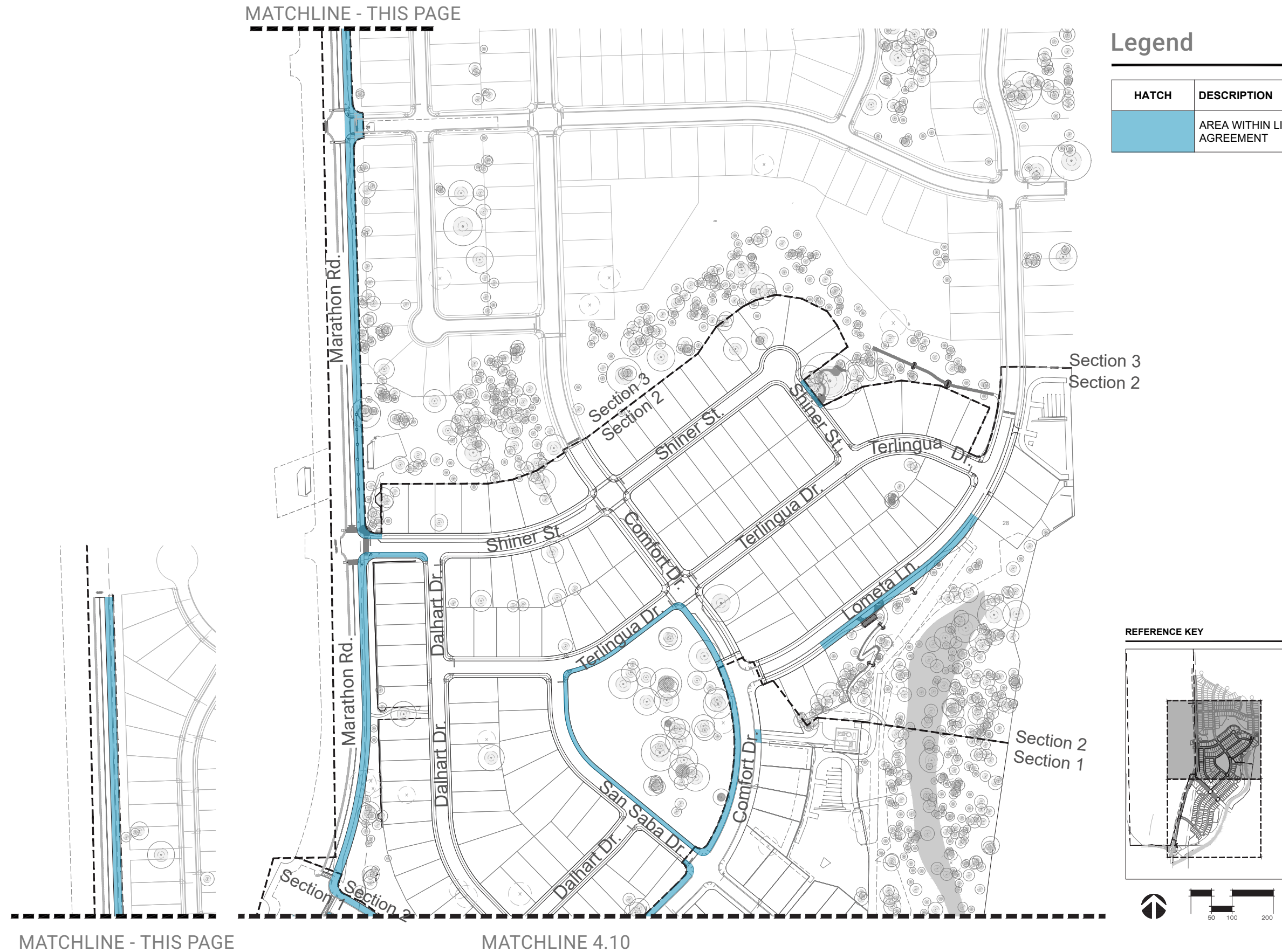


Legend

HATCH	DESCRIPTION
	AREA WITHIN LICENSE AGREEMENT

REFERENCE KEY

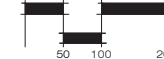
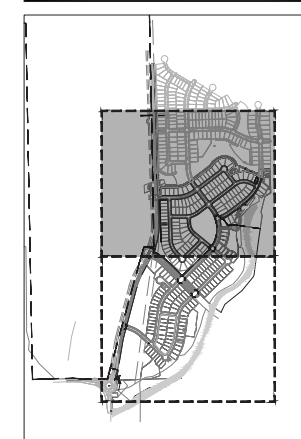




Legend

HATCH	DESCRIPTION
	AREA WITHIN LICENSE AGREEMENT

REFERENCE KEY





Rialto Studio, Inc.
Landscape Architecture

San Antonio | Austin

rialtostudio.com

March 2026



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Anthony Host
Agenda Item ID / Number: 2025-352- / I.1

ITEM TITLE: Presentation on the 2025 Railcar Revival festival and discussion on plans for the 2026 Railcar Revival Music festival (Parks Director Tony Host and Chad and Bethany Kocian of Puente Alto)

1. EXECUTIVE SUMMARY

The City of Buda is excited to have The Railcar Revival, a new signature festival celebrating Buda's rich railroad heritage, local culture, and vibrant community spirit. Set against the backdrop of Buda's historic downtown and Buda Amphitheater, this event is envisioned as a multi-day celebration featuring live music, artisan vendors, food trucks, historical exhibits, family-friendly activities, and a vintage railcar showcase.

The festival aims to become a cornerstone annual event that supports economic development, promotes tourism, and enhances quality of life for residents and visitors alike. Scheduled for Fall 2026, The Railcar Revival will align with the City's strategic goals of fostering community identity, leveraging downtown assets, and creating unique experiences that attract regional attention.

2. BACKGROUND/HISTORY

In early 2024, the idea for The Railcar Revival festival was introduced as part of the City's broader efforts to enhance downtown activation, increase tourism, and celebrate Buda's historic character. The concept was presented to City Council during the FY 2024 event planning and tourism strategy discussions, emphasizing the opportunity to create a heritage-based event tied to Buda's longstanding connection with the railroad.

Following positive community feedback and alignment with the City's Strategic Plan, City Council formally approved the event as part of the 2024 event calendar during the March 2024 regular session. Council recognized the festival's potential to:

- Activate underutilized public spaces in the historic downtown area
- Boost economic development through increased visitation and overnight stays
- Celebrate Buda's cultural and historical assets.
- Provide residents with a new signature event reflecting the city's identity

3. ANALYSIS

The Railcar Revival festival has been evaluated based on logistical feasibility, economic potential, community interest, and alignment with strategic goals. The analysis indicates strong potential for the event to become a successful and sustainable annual celebration.

Community and Cultural Relevance

Buda's historical roots as a rail town provide a natural and authentic theme for the event. There is strong community support for events that reflect local heritage and offer family-friendly experiences.

A rail-themed event differentiates Buda from other regional festivals, giving it a unique identity.

Tourism and Economic Development

Expected to attract 5,000–7,000 attendees in its inaugural year, with potential to grow. Visitors will generate economic activity for local hotels, restaurants, retail shops, and service vendors. Opportunities exist for regional sponsorships and rail preservation partnerships to offset costs.

Downtown Activation

The festival supports downtown revitalization goals by drawing visitors to Main Street businesses. It builds momentum for other seasonal and cultural programming in the area.

Operational Feasibility

Downtown Buda offers a walkable footprint with infrastructure to support large-scale public events (parking, utilities, access).

Existing city staff have experience executing similar events (Red White & Buda, Trail of Lights), which helps minimize operational risk.

Scalability and Future Growth

The event can begin as a 1- or 2-day celebration and expand in future years based on success and community feedback.

Integration of live music, children’s programming, and historical elements ensures broad audience appeal.

4. FINANCIAL IMPACT

For the 2025 event, the City provided \$47,500 and the Buda EDC provided \$47,500 in funding.

5. STRATEGIC PLAN/GOALS

SAFE, FUN EXPERIENCES FOR ALL - OUTDOOR CAPITOL OF TEXAS

6. STRATEGIC PLAN OBJECTIVES

Have a successful Amphitheater with a variety of performances with resident attendance

7. PROS AND CONS

Pros

Unique Identity: Establishes a signature event tied directly to Buda’s rail history

Economic Stimulus: Drives tourism, retail sales, and overnight hotel stays

Downtown Activation: Increases foot traffic and community pride in the historic district

Community Engagement: Offers inclusive programming for all ages and demographics

Scalability: Can grow over time into a major regional attraction

Strategic Fit: Aligns with Council goals related to tourism, culture, and economic vitality

Cons

Weather Dependency: Outdoor format means weather could impact attendance

Resource Demands: Requires significant staff coordination and city services during planning and execution

Vendor Competition: May impact sales for nearby businesses if outside vendors are prioritized

8. ALTERNATIVES

The City Council may also take this item into Executive Session for consultation with the City Attorney.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

N/A

Attachments:

[Railcar Revival Recap - Year 2 .pdf](#)

The logo for 'Raitcar Revival' is centered on the page. It features the word 'Raitcar' in a large, white, cursive script font with a thick black outline. Below it, the word 'REVIVAL' is written in a smaller, white, all-caps, sans-serif font, also with a thick black outline. The entire logo is set against a black, irregularly shaped background that resembles a stylized arrow or a drop shadow. The background of the page is a gradient from light green on the left to yellow on the right, with a faint, semi-transparent image of a festival or event in the background.

Raitcar

REVIVAL

RECAP VIDEO



NOV 8
2025

Railcar
REVIVAL

BUDA
TEXAS

BUDA CITY PARK & AMPHITHEATER

HUDSON WESTBROOK

UNCLE LUCIUS

BAYKER BLANKENSHIP

THE WILDER BLUE

SHELBY STONE

TICKETS AT RAILCARREVIVAL.COM

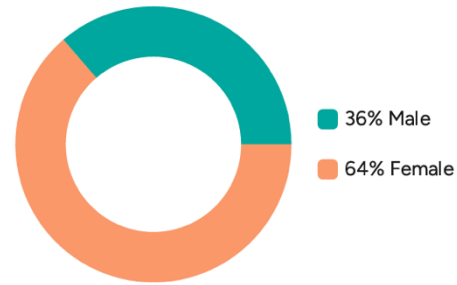


DATA POINTS

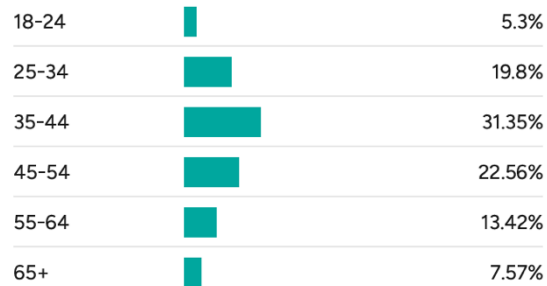
TOP 10 LOCATIONS

AUSTIN	TX
BUDA	TX
KYLE	TX
SAN ANTONIO	TX
SAN MARCOS	TX
NEW BRAUNFELS	TX
DRIPPING SPRINGS	TX
GEORGETOWN	TX
ARGYLE	TX
LEANDER	TX

Gender (via Google Analytics)



Age (via Google Analytics)



- **BANDS: 5**
- **ATTENDANCE: 4,000+**
- **SPONSORS:**
 - **Key sponsors:**
 - Shiner
 - Casamigos
 - ASCO
 - Crazy Water
 - Jack Daniels
 - Buda/Buda EDC
- **VENDORS: 11 Buda/24 overall**
- **CARS PARKED ONSITE: 1,000+**



TAKEAWAYS & LOOKING FORWARD

- 1-DAY vs 2-DAY
- Dates
- YEAR 3 GOALS
- Enhancing the Buda Partnership



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Angela Verduzco
Agenda Item ID / Number: 2026-269- / J.1

ITEM TITLE: Presentation and possible action to approve the Fiscal Year 2025 Annual Comprehensive Financial Report and Single Audit (Assistant Finance Director Angela Verduzco and Rebecca Darling of Weaver and Tidwell, L.L.P.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Weaver & Tidwell LLP, Certified Public Accountants, have issued an unmodified (or “clean”) opinion on the City of Buda’s financial statements for the year ended September 30, 2025. This is the highest level of assurance given on financial statements.

2. BACKGROUND/HISTORY

The City entered into its fifth year with Weaver & Tidwell LLP. In August of 2025, the external auditors performed an interim audit where internal controls were reviewed, and other preliminary items were prepared. Early January 2026, the auditors came onsite for about a month for fieldwork testing. The Audit Committee met with external auditors and city staff on February 4th to get an update on status of the audit. A draft of the Annual Comprehensive Financial Report was prepared in mid-March and reviewed with the Audit Committee on March 18th. The report will be filed with the city's annual debt disclosure report to the Texas Comptroller as required by House Bill 1378. The City will submit an application for the GFOA Certificate of Achievement for Excellence in Financial Reporting Award for this years' audited financial statements.

3. ANALYSIS

Weaver & Tidwell LLP had no findings regarding significant risks. During fiscal year 2025, the City implemented two new Governmental Accounting Standards Board (GASB) statements designed to improve transparency and consistency in financial reporting:

- GASB Statement No. 101 – Compensated Absences
This standard updates how governments calculate and report employee leave benefits such as vacation and sick leave. As part of this implementation, the City began recognizing a liability for certain sick leave benefits that were previously not recorded. This resulted in an adjustment of approximately \$450k to recognize the associated liability in the financial statements.
- GASB Statement No. 102 – Certain Risk Disclosures
This standard requires governments to disclose certain significant risks or financial vulnerabilities that could affect operations if conditions change, helping provide readers of the financial statements with better insight into potential financial exposures.

Both standards were implemented in the City’s fiscal year 2025 financial statements and did not materially impact the City’s overall financial position.

4. FINANCIAL IMPACT

Please see the attached reports. The final City of Buda Audit Presentation FY 2025 will be provided after the Audit Committee meeting on March 18, 2026.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Deliver City services consistent with our City of Buda mission and core values

7. PROS AND CONS

Not applicable.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends acceptance of the Fiscal Year 2025 Annual Comprehensive Financial Report, as submitted by the City's Finance Department and audited by the accounting firm of Weaver and Tidwell, L.L.P., and approval of the Fiscal Year 2025 Single Audit.

Attachments:

[j1 Link Documentation for Agenda v3.pdf](#)

Documentation for Agenda #2026-269; Item J.1

**Presentation and possible action to approve the Fiscal Year
2025 Annual Comprehensive Financial Report and Single Audit**

[City of Buda Audit Presentation FY 2025](#)

[City of Buda Audit Comprehensive Financial Report - Draft](#)

[City of Buda Single Audit - Draft](#)



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Blair Murski
Agenda Item ID / Number: 2026-280- / J.2

ITEM TITLE: Deliberation and possible action to award Bid #26-074 to MA Smith Contracting Co, Inc for the Sunfield Effluent Force Main for \$10,297,627.75, authorize the City Manager to execute said contract, and to authorize the City Manager to execute potential change orders to the contract, not to exceed the amount permitted under state law, including authority to approve individual change orders increasing or decreasing the contract price by \$50,000 or less, provided that the cumulative total of all change orders shall not increase or decrease the original contract amount by more than twenty-five percent (25%) (Public Works Director Blair Murski, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Consider award of contract for the Sunfield Effluent Forcemain.

2. BACKGROUND/HISTORY

This project will consist of installing approximately 16,370 LF of 24-inch and 30-inch diameter PVC effluent force main/gravity sewer pipeline, approximately 1,530 LF of 24" HDPE pipe, and other construction including manholes and appurtenances, utility adjustments, traffic control, erosion and sediment control, and site restoration. A portion of the work is located within both Union Pacific Railroad and TxDOT right-of-way. The force main will carry the treated Effluent from the wastewater treatment plant to the Plum Creek basin via a discharge location in the Sunfield MUD. Bonds were issued in 2017 to finance the project along with 2021 CO bonds.

This project is necessary to complement the City's expansion of the wastewater treatment plant completed in 2022. TCEQ granted the City a discharge permit of up to 2.0 mgd at the current discharge location near Robert S. Light Blvd. Due to capacity limitations, the City negotiated a second discharge location within Sunfield. Per the agreement with Sunfield, Sunfield granted easements to the City for the line in exchange for the right to use whatever water is discharged. Without the completion of this project, the City's WWTP is limited on the amount it can discharge even though the plant has capacity to treat 3.5 mgd.

A portion of this line was installed as part of the Main Street reconstruction project in 2021 so that the newly constructed portion of Main Street would not be disturbed.

3. ANALYSIS

The City received ten (10) proposals ranging from \$9,959,098.00 to \$13,971,868.70. The City's proposal review committee evaluated each proposer's relevant experience and references independently, providing their score, which was averaged with the other reviewers' scores and added to the points scored for the Cost Proposal. The complete proposer matrix with scoring is included in the attachments. At the same time, our design team reviewed the proposal and certified the bid tabulation to confirm there were no miscalculations, with the full bid tab provided in the attachments.

4. FINANCIAL IMPACT

The recommendation of MA Smith Contracting Co, Inc to construct the Sunfield Effluent Force Main project (WW-16) for \$10,297,627.75 is under the available funds on this project (\$10,780,599).

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Secure long-term water supply with an effective water conservation system and expanded water reuse system

7. PROS AND CONS

Pros: This contract value is under the Engineer's Opinion of Probable Construction Cost. There was great representation and competitive bidding with 10 proposals received. Completion of this project will provide the City with the additional effluent discharge point that is necessary for the expanded wastewater treatment plant to reach the full capacity.

8. ALTERNATIVES

Negotiate with the second highest rated proposal.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Approve to award MA Smith Contracting Co, Inc for the Sunfield Effluent Forcemain Project \$10,297,627.75, and to authorize the City Manager to execute said contract, and any potential change orders associated with the contract, not to exceed the amount permitted under state law.

Attachments:

[Presentation - Sunfield Effluent Forcemain Award Mar 2026.pdf](#)
[Engineer of Record - Recommendation Letter 031226.pdf](#)

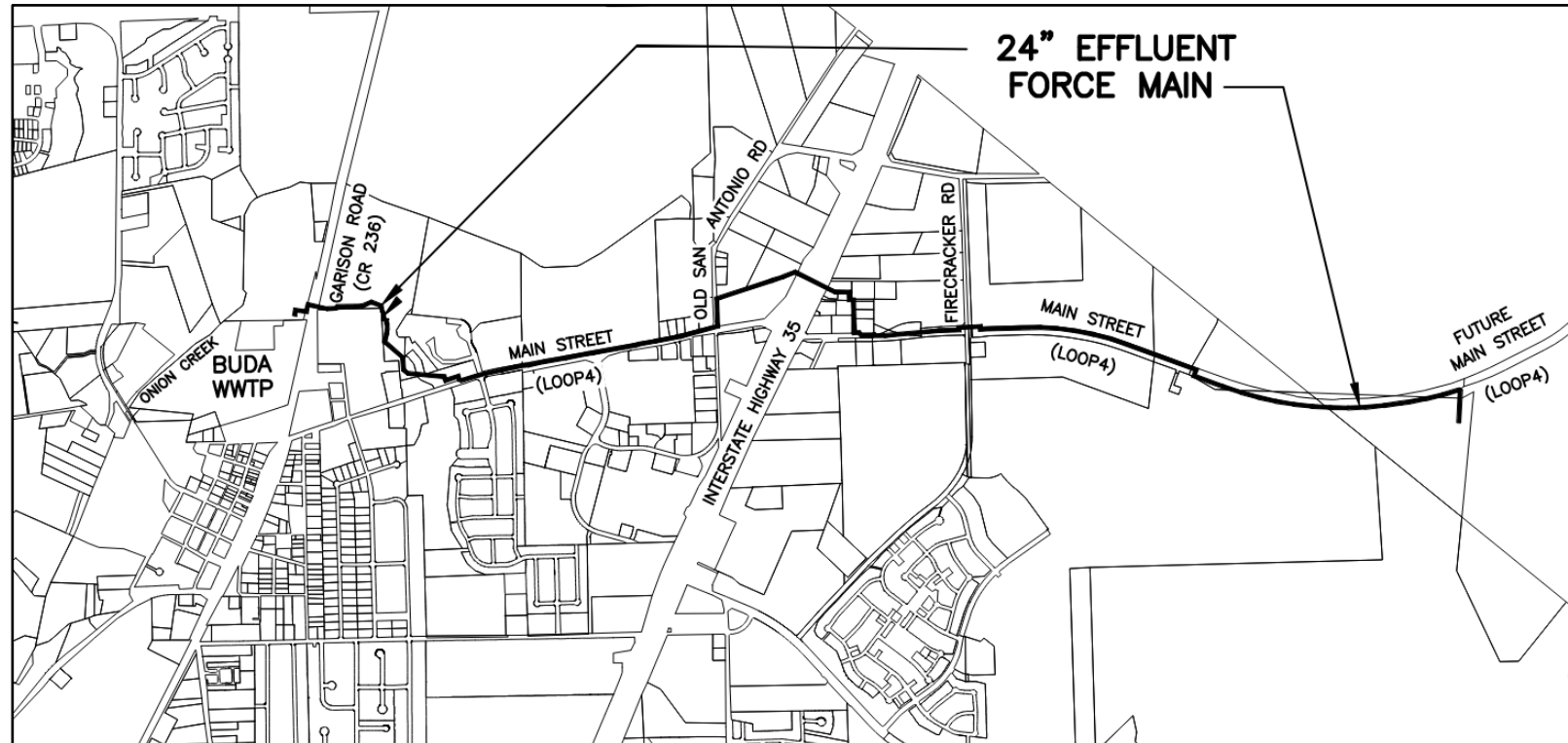
Bid Tabulation



Scoring Summary			
Bidder	Scoring Total	Rank	Proposal Amount
Smith Contracting	90.76	1	\$10,457,567.75
SJ Louis Construction of Texas Ltd	87.64	2	\$12,590,112.50
Qro Mex Construction Company, Inc	83.97	3	\$11,962,824.75
Guerra Underground, LLC	82.96	4	\$11,847,199.38
Blackrock Construction	81.91	5	\$11,410,920.00
Cash Construction	80.23	6	\$12,235,108.50
Patin Construction	79.33	7	\$9,959,098.00
AO Services	78.84	8	\$10,168,641.00
Ella S.A. Contracting, L.P.	78.18	9	\$13,971,868.70
Liberty Civil Construction	73.71	10	\$10,657,753.00

Project Overview

- ❑ Anticipated Start: May 2026
- ❑ Substantial Completion: 330 days (March/May 2027)
- ❑ Construction of ~16,370 linear feet of 24" & 30" of PVC effluent forcemain and gravity sewer and ~1,530 linear feet of 24" HDPE forcemain.
- ❑ Additional effluent discharge point needed by the WWTP expansion project.



March 12, 2026

Mr. Micah Grau
City Manager
City of Buda
405 E. Loop St.
Buda, Texas 78610

**Re: Buda WWTP Phase III Expansion
RFP# 26-074
AECOM Project No 60323427
Recommendation for Construction Contract Award**

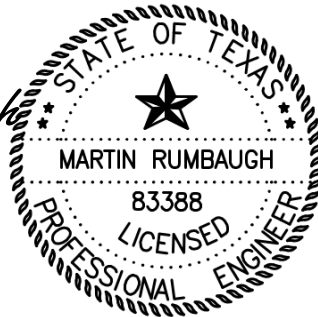
Dear Mr. Grau:

Sealed Proposals, addressed to the attention of the City of Buda Purchasing Bid Box, were received at Buda City Hall and by Bonfire online bid platform and opened at 2:00 pm on February 3th, 2026. The submitted bid amounts of the proposals received are as shown on the attached bid tabulation. After review of proposals, and tabulation and review of the bids received, it is our recommendation that the project be awarded to M. A. Smith Contracting Co. Inc., with the construction contract amount as recommended by the City of Buda staff through negotiations with the recommended Contractor.

Very truly yours,

Martin Rumbaugh

Martin Rumbaugh, PE, BCEE
Project Manager
AECOM



Authorized Electronic Signature by
Martin Rumbaugh, PE 83388 on
March 12, 2026

Prepared By: Martin Rumbaugh, P.E., BCEE, AECOM

2/4/26

SUMMARY OF PROPOSALS RANKED BY BID PRICE

Patin Construction	AO Services	Smith Contracting	Liberty Civil Construction	Black Rock Construction	Guerra Underground LLC	Qro Mex Construction	Cash Construction	SJ Louis Construction of Texas	Ella SA Contracting
\$ 9,959,098.00	\$ 10,168,641.00	\$ 10,457,567.75	\$ 10,657,753.00	\$ 11,410,920.00	\$ 11,847,199.38	\$ 11,962,824.75	\$ 12,235,108.50	\$ 12,590,112.50	\$ 13,971,868.70

Prepared By: Martin Rumbaugh, P.E., BCEE, AECOM

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
101S-C	PREPARING RIGHT OF WAY	LS	1	\$ 56,853.00	\$ 56,853.00	\$ 662,345.00	\$ 662,345.00	\$ 260,000.00	\$ 260,000.00
210S-A	FLEXIBLE BASE	CY	591.5	\$ 58.00	\$ 34,307.00	\$ 67.00	\$ 39,630.50	\$ 109.00	\$ 64,473.50
315-S	MILLING (ALL CATEGORIES) ASPHALTIC CONCRETE PAVEMENT AND NON-PORTLAND CEMENT CONCRETE BASES	SY	12733	\$ 5.00	\$ 63,665.00	\$ 6.55	\$ 83,401.15	\$ 5.00	\$ 63,665.00
340S-B- 3	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 3" MIN. THICKNESS, (TYPE ARTERIAL /COLLECTOR)	SY	7683	\$ 26.00	\$ 199,758.00	\$ 28.50	\$ 218,965.50	\$ 26.00	\$ 199,758.00
340S-B- 2	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2" MIN. THICKNESS, (TYPE LOCAL /RESIDENTIAL)	SY	5050	\$ 18.00	\$ 90,900.00	\$ 20.50	\$ 103,525.00	\$ 18.00	\$ 90,900.00
360S	CONCRETE PAVEMENT, UP TO 8" THICKNESS	SY	340	\$ 88.00	\$ 29,920.00	\$ 212.00	\$ 72,080.00	\$ 136.00	\$ 46,240.00
401S-A	UNCLASSIFIED STRUCTURAL EXCAVATION AND BACKFILL (AT OUTFALL STRUCTURE) , PLAN QUANTITY	CY	78	\$ 105.00	\$ 8,190.00	\$ 60.00	\$ 4,680.00	\$ 45.00	\$ 3,510.00
402S-A	CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL)	CY	895	\$ 133.00	\$ 119,035.00	\$ 200.00	\$ 179,000.00	\$ 271.00	\$ 242,545.00
403S- CY	CONCRETE FOR STRUCTURES (OUTFALL and culverts)	CY	50	\$ 500.00	\$ 25,000.00	\$ 1,350.00	\$ 67,500.00	\$ 1,460.00	\$ 73,000.00
430S-A	(P.C.CONCRETE CURB AND GUTTER WITH EXCAVATION)	LF	1660	\$ 28.00	\$ 46,480.00	\$ 58.00	\$ 96,280.00	\$ 46.00	\$ 76,360.00
430S-E	(P.C.CONCRETE LAYDOWN CURB WITH EXCAVATION)	LF	530	\$ 29.00	\$ 15,370.00	\$ 75.00	\$ 39,750.00	\$ 51.00	\$ 27,030.00

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
432SR-4	RECONSTRUCT CONCRETE SIDEWALKS TO 4 INCH THICKNESS, INCLUDING REMOVAL OF EXISTING SIDEWALK	SF	1850	\$ 18.00	\$ 33,300.00	\$ 16.00	\$ 29,600.00	\$ 16.00	\$ 29,600.00
433S	P.C. CONCRETE MEDIANS AND DRIVEWAYS (ALL TYPES AND THICKNESSES)	SF	525	\$ 22.00	\$ 11,550.00	\$ 25.00	\$ 13,125.00	\$ 30.00	\$ 15,750.00
501S-A	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-01	LF	163	\$ 1,456.00	\$ 237,328.00	\$ 1,335.00	\$ 217,605.00	\$ 1,800.00	\$ 293,400.00
501S-B	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT OLD SAN ANTONIO ROAD / MAIN ST, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-07	LF	595	\$ 1,371.00	\$ 815,745.00	\$ 1,050.00	\$ 624,750.00	\$ 1,490.00	\$ 886,550.00
501S-C	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT IH-35, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-09	LF	542	\$ 1,372.00	\$ 743,624.00	\$ 1,050.00	\$ 569,100.00	\$ 1,640.00	\$ 888,880.00
501S-D	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT FIRECRACKER LN, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-12	LF	354	\$ 1,393.00	\$ 493,122.00	\$ 1,060.00	\$ 375,240.00	\$ 1,510.00	\$ 534,540.00
504S-3W	ADJUSTING WATER VALVE BOXES TO GRADE	EA	3	\$ 1,282.00	\$ 3,846.00	\$ 550.00	\$ 1,650.00	\$ 274.00	\$ 822.00
SP504S-CO	ADJUSTING CLEANOUTS	EA	2	\$ 1,587.00	\$ 3,174.00	\$ 550.00	\$ 1,100.00	\$ 274.00	\$ 548.00
505S-A	CONCRETE ENCASEMENT FOR 24" DIA. PIPE	LF	100	\$ 279.00	\$ 27,900.00	\$ 150.00	\$ 15,000.00	\$ 117.00	\$ 11,700.00
505S-B	2 IN. CASING PIPE, INSTALLED BY OPEN CUT, MIN. 3/8" THICKNESS OR AS SHOWN/SPECIFIED (ALL DEPTHS)	LF	20	\$ 640.00	\$ 12,800.00	\$ 485.00	\$ 9,700.00	\$ 836.00	\$ 16,720.00
506S-S	SPECIAL MANHOLE, 6' DIA., DEPTH TO 8 FT	EA	8	\$ 25,430.00	\$ 203,440.00	\$ 26,000.00	\$ 208,000.00	\$ 22,000.00	\$ 176,000.00
506S-EDM	MANHOLE, 6' DIA, EXTRA DEPTH IN EXCESS OF 8 FT	VF	10	\$ 593.00	\$ 5,930.00	\$ 422.00	\$ 4,220.00	\$ 366.00	\$ 3,660.00
509S-1	DESIGN, CONSTRUCTION, INSTALLATION AND REMOVAL OF TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS	LF	19590	\$ 4.00	\$ 78,360.00	\$ 2.50	\$ 48,975.00	\$ 2.00	\$ 39,180.00

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
510-AR-30-C900-OPEN CUT-UNPAVED	PIPE IN UNPAVED RIGHT OF WAY OR EASEMENT, OPEN-CUT EXCAVATION, 30" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	1655	\$ 209.00	\$ 345,895.00	\$ 303.00	\$ 501,465.00	\$ 267.00	\$ 441,885.00
510-ARRJ-24-C900-OPEN CUT-PAVED, RESTRAINED JOINTS	PIPE IN PAVED ROADWAY OR DRIVEWAY, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, GEOTEXTILE FILTER FABRIC, BEDDING, BACKFILL, TRACER TAPE, TEMPORARY ASPHALT PAVING REPAIR / REMOVAL, EXTRA-WIDTH CLSM BACKFILL, AND EXTRA-WIDTH ASPHALT ROAD BASE MATERIAL, COMPLETE IN PLACE	LF	3230	\$ 247.00	\$ 797,810.00	\$ 320.00	\$ 1,033,600.00	\$ 400.00	\$ 1,292,000.00
510-ARRJ-24-C900-OPEN CUT – UNPAVED, RESTRAINED JOINTS	PIPE IN UNPAVED RIGHT-OF-WAY OR EASEMENT, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	9853	\$ 216.00	\$ 2,128,248.00	\$ 295.00	\$ 2,906,635.00	\$ 275.00	\$ 2,709,575.00
510-ARRJ-24-C900-IN CASING, RESTRAINED JOINTS	CARRIER PIPE INSTALLED IN 42" CASING, WITH RESTRAINED JOINTS, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING PIPE CENTRALIZERS AND CASING END SEALS, COMPLETE IN PLACE	LF	1631	\$ 299.00	\$ 487,669.00	\$ 225.00	\$ 366,975.00	\$ 361.00	\$ 588,791.00
510-KR	DUCTILE IRON FITTINGS AND JOINT ACCESSORIES, ALL TYPES AND SIZES, COMPLETE IN PLACE	TON	26.5	\$ 14,800.00	\$ 392,200.00	\$ 10,394.00	\$ 275,441.00	\$ 13,000.00	\$ 344,500.00
511S-F	AUTOMATIC COMBINATION AIR/VACUUM RELEASE VALVE ASSEMBLY, 3" DIA., 250 PSI	EA	6	\$ 43,120.00	\$ 258,720.00	\$ 37,275.00	\$ 223,650.00	\$ 36,000.00	\$ 216,000.00
591S-A	DRY ROCK RIPRAP	CY	19	\$ 103.00	\$ 1,957.00	\$ 210.00	\$ 3,990.00	\$ 219.00	\$ 4,161.00
602S-A	BERMUDA BLOCK SODDING	SY	4033	\$ 10.00	\$ 40,330.00	\$ 14.00	\$ 56,462.00	\$ 8.00	\$ 32,264.00
604S-D	NATIVE SEEDING AND PLANTING FOR EROSION CONTROL, HYDRAULIC PLANTING METHOD	SY	45045	\$ 1.00	\$ 45,045.00	\$ 2.00	\$ 90,090.00	\$ 1.00	\$ 45,045.00
610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	LF	2510	\$ 5.00	\$ 12,550.00	\$ 6.50	\$ 16,315.00	\$ 4.00	\$ 10,040.00
628S-B	SEDIMENT CONTAINMENT DIKES WITH FILTER FABRIC	LF	2245	\$ 16.00	\$ 35,920.00	\$ 12.85	\$ 28,848.25	\$ 9.00	\$ 20,205.00
639S	ROCK BERM	LF	290	\$ 32.00	\$ 9,280.00	\$ 66.00	\$ 19,140.00	\$ 27.00	\$ 7,830.00
641S	STABILIZED CONSTRUCTION ENTRANCE	EA	10	\$ 2,232.00	\$ 22,320.00	\$ 3,000.00	\$ 30,000.00	\$ 1,090.00	\$ 10,900.00

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
642S	SILT FENCE FOR EROSION CONTROL	LF	17858	\$ 4.00	\$ 71,432.00	\$ 3.60	\$ 64,288.80	\$ 4.00	\$ 71,432.00
648S	MULCH SOCK	LF	3400	\$ 8.00	\$ 27,200.00	\$ 7.00	\$ 23,800.00	\$ 7.00	\$ 23,800.00
700S-TM	TOTAL MOBILIZATION PAYMENT: MOBILIZATION, CLEAN-UP AND DEMOBILIZATION INCLUDING OBTAINING ALL PERMITS NOT FURNISHED BY OWNER, PREPARING AND FILING NOTICES, COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MOVE-IN, MOVE-OUT, AND RELOCATION WITHIN THE PROJECT AREA OF PERSONNEL AND EQUIPMENT, SET-UP, MAINTENANCE, RELOCATION AND REMOVAL OF TEMPORARY FACILITIES AND CONTROLS, AND CLEAN-UP AND RESTORATION OF SITE UPON COMPLETION OF WORK, COMPLETE IN PLACE (NOT TO EXCEED 5% OF TOTAL AMOUNT BID)	LS	1	\$ 385,735.00	\$ 385,735.00	\$ 508,210.00	\$ 508,210.00	\$ 449,000.00	\$ 449,000.00
701S-E	WOOD FENCE, INCLUDING REMOVAL AND REPLACEMENT	LF	16	\$ 111.00	\$ 1,776.00	\$ 175.00	\$ 2,800.00	\$ 131.00	\$ 2,096.00
703	TEMPORARY SAFETY FENCING FOR EXCAVATIONS AND WORK AREAS	LF	2400	\$ 6.00	\$ 14,400.00	\$ 9.15	\$ 21,960.00	\$ 12.00	\$ 28,800.00
722S-A	PROTECTIVE COATINGS (ALL AIR RELEASE VALVES AND PIPING/ CASING VENTS / MANHOLE VENTS)	LS	1	\$ 8,266.00	\$ 8,266.00	\$ 32,000.00	\$ 32,000.00	\$ 6,960.00	\$ 6,960.00
801S	CONSTRUCTING A DETOUR (INCLUDING ALL TEMPORARY PAVEMENT MARKERS AND MARKINGS)	LS	1	\$ 38,574.00	\$ 38,574.00	\$ 150,000.00	\$ 150,000.00	\$ 1.00	\$ 1.00
802S-ACIP	CIP PROJECT SIGNS	EA	5	\$ 1,654.00	\$ 8,270.00	\$ 1,579.00	\$ 7,895.00	\$ 1,010.00	\$ 5,050.00
803S-MO	BARRICADES, SIGNS, AND TRAFFIC HANDLING / TRAFFIC CONTROLS	MO	12	\$ 60,616.00	\$ 727,392.00	\$ 6,000.00	\$ 72,000.00	\$ 12,000.00	\$ 144,000.00
837S-TSLD	TRAFFIC SIGNAL LOOP DETECTORS REPLACEMENT, INCLUDING TRENCHING AND CONDUIT, ALL DEPTHS AND DIAMETERS	LF	680	\$ 43.00	\$ 29,240.00	\$ 46.00	\$ 31,280.00	\$ 97.00	\$ 65,960.00
860S-A	PAVEMENT MARKING PAINT, REPLACEMENT IN KIND, ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION, PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 5.00	\$ 11,225.00	\$ 4.30	\$ 9,653.50	\$ 5.00	\$ 11,225.00
863S	REFLECTORIZED PAVEMENT MARKERS, ALL TYPES	EA	44	\$ 14.00	\$ 616.00	\$ 14.80	\$ 651.20	\$ 16.00	\$ 704.00

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
871S	RELECTORIZED PAVEMENT MARKINGS, REPLACEMENT IN KIND, (ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION), PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 6.00	\$ 13,470.00	\$ 5.50	\$ 12,347.50	\$ 6.00	\$ 13,470.00
02620-A1	PIPE, 24" DIA. HDPE, INSTALLED IN 30" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+41.14 TO STA 29+84.68 AND STA 33+17.28 TO STA 47+67.87, COMPLETE IN PLACE	LF	1195	\$ 266.00	\$ 317,870.00	\$ 400.00	\$ 478,000.00	\$ 527.00	\$ 629,765.00
02620-A2	PIPE, 24" DIA. HDPE, INSTALLED IN 36" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+84.68 TO STA 33+17.28, COMPLETE IN PLACE	LF	332	\$ 305.00	\$ 101,260.00	\$ 425.00	\$ 141,100.00	\$ 603.00	\$ 200,196.00
02620-B1	SPECIFIC CIVIL DETAIL 2 AT STA 29+41.14, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 89,645.00	\$ 89,645.00	\$ 55,880.00	\$ 55,880.00	\$ 72,000.00	\$ 72,000.00
02620-B2	SPECIFIC CIVIL DETAIL 3 AT STA 29+84.68, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 9,903.00	\$ 9,903.00	\$ 13,325.00	\$ 13,325.00	\$ 17,000.00	\$ 17,000.00
02620-B3	SPECIFIC CIVIL DETAIL 4 AT STA 33+17.23, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 9,903.00	\$ 9,903.00	\$ 14,245.00	\$ 14,245.00	\$ 18,000.00	\$ 18,000.00
02620-B4	SPECIFIC CIVIL DETAIL 5 AT STA 38+92.45, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 9,903.00	\$ 9,903.00	\$ 19,505.00	\$ 19,505.00	\$ 24,000.00	\$ 24,000.00
02620-B5	SPECIFIC CIVIL DETAIL 6 AT STA 44+67.87, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 10,454.00	\$ 10,454.00	\$ 18,755.00	\$ 18,755.00	\$ 24,000.00	\$ 24,000.00
02620-CC	2-FOOT THICKNESS COMPACTED CLAY CAP WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY CAP, UP TO 6 FT WIDTH, COMPLETE-IN-PLACE	LF	1827	\$ 41.00	\$ 74,907.00	\$ 35.00	\$ 63,945.00	\$ 43.00	\$ 78,561.00
02620-CL	2-FOOT THICKNESS COMPACTED CLAY LINER WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY LINER, UP TO 6 FT WIDTHS, COMPLETE-IN-PLACE	LF	1827	\$ 41.00	\$ 74,907.00	\$ 35.00	\$ 63,945.00	\$ 43.00	\$ 78,561.00
02620-D	SPOILS HAUL-OFF AND DISPOSAL TO PERMITTED MSW LANDFILL WHERE REQUIRED DUE TO WASTE OR CONTAMINATION ENCOUNTERED IN EXCAVATION, COMPLETE-IN-PLACE	CY	2500	\$ 25.00	\$ 62,500.00	\$ 85.00	\$ 212,500.00	\$ 141.00	\$ 352,500.00

Item No.	Description	Unit	Est Qty	AO Services		Black Rock Construction		Cash Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
501S-UPRR	UPRR PERMIT COMPLIANCE FOR CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, INCLUDING RAILROAD INSURANCE, RAIL PROS COORDINATION AND COST OF MONITORING, FLAGGER IF REQUIRED BY UPRR, SUBSIDENCE STUDIES IF REQUIRED BY UPRR, AND ALL OTHER SAFETY AND TRACK PROTECTION COMPLIANCE	LS	1	\$ 132,252.00	\$ 132,252.00	\$ 155,000.60	\$ 155,000.60	\$ 150,000.00	\$ 150,000.00
TOTAL OF ALL BID ITEMS					\$ 10,168,641.00		\$ 11,410,920.00		\$ 12,235,108.50
TOTAL BID (FROM BID OPENING SUMMARY FORM)					\$ 10,168,641.00		\$ 11,410,920.00		\$ 12,235,108.05

	1,2,3,4	1,2,3,4	1,2,3,4
Receipt of Addenda 1-4 Acknowledged	Y	Y	Y
ADA Attachment V Acknowledged	Y	Y	Y
Bid Submittal Cover Sheet Signed	Y	Y	Y
Key Personnel Resumes	Y	Y	Y
List of Subcontractors	Note 1	Y	Y
Qualifications Statement Form 00 45 13	Y	Note 1	Y
Schedule A	Y	Note 1	Y
Schedule B	Y	Note 2	Y
Schedule C	Y	Y	Y
Bid Bond	Y	Y	Y
References	Y	Y	Y
Insurance Certificates	Y	Y	Y
Attachment 1 HB 89 Verification	Y	Y	Y
Attachment II Form CIQ	Y	Y	Y
Attachment III HUB Certification	Y (HUB)	Y (N/A)	Y (N/A)
Attachment IV S.B. 252	Y	Y	Y
Attachment VI-A Contractor Worker's Comp.	Y	Y	Y
Attachment VI-B Subcontractor Worker's Comp.	Y	Y	N
Mobilization % of Amount Bid (Maximum 5%)	3.79%	4.45%	3.67%

Notes

1. Subcontractor list not submitted; Attachment VI-B completed.

1. Referred to projects in key personnel resumes in lieu of Tables A & B
 2. Provided aggregate equipment \$ value not list per Table C

Prepared By: Martin Rumbaugh, P.E., BCEE, AECOM

2/4/26

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
101S-C	PREPARING RIGHT OF WAY	LS	1	\$ 327,496.00	\$ 327,496.00	\$ 129,600.00	\$ 129,600.00	\$ 30,000.00	\$ 30,000.00
210S-A	FLEXIBLE BASE	CY	591.5	\$ 80.40	\$ 47,556.60	\$ 81.42	\$ 48,159.93	\$ 65.00	\$ 38,447.50
315-S	MILLING (ALL CATEGORIES) ASPHALTIC CONCRETE PAVEMENT AND NON-PORTLAND CEMENT CONCRETE BASES	SY	12733	\$ 6.00	\$ 76,398.00	\$ 5.19	\$ 66,084.27	\$ 4.00	\$ 50,932.00
340S-B- 3	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 3" MIN. THICKNESS, (TYPE ARTERIAL /COLLECTOR)	SY	7683	\$ 26.00	\$ 199,758.00	\$ 35.00	\$ 268,905.00	\$ 23.00	\$ 176,709.00
340S-B- 2	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2" MIN. THICKNESS, (TYPE LOCAL /RESIDENTIAL)	SY	5050	\$ 16.70	\$ 84,335.00	\$ 25.92	\$ 130,896.00	\$ 15.00	\$ 75,750.00
360S	CONCRETE PAVEMENT, UP TO 8" THICKNESS	SY	340	\$ 211.80	\$ 72,012.00	\$ 125.71	\$ 42,741.40	\$ 95.00	\$ 32,300.00
401S-A	UNCLASSIFIED STRUCTURAL EXCAVATION AND BACKFILL (AT OUTFALL STRUCTURE) , PLAN QUANTITY	CY	78	\$ 43.70	\$ 3,408.60	\$ 49.25	\$ 3,841.50	\$ 6.00	\$ 468.00
402S-A	CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL)	CY	895	\$ 200.20	\$ 179,179.00	\$ 181.44	\$ 162,388.80	\$ 190.00	\$ 170,050.00
403S- CY	CONCRETE FOR STRUCTURES (OUTFALL and culverts)	CY	50	\$ 3,580.00	\$ 179,000.00	\$ 2,008.80	\$ 100,440.00	\$ 700.00	\$ 35,000.00
430S-A	(P.C.CONCRETE CURB AND GUTTER WITH EXCAVATION)	LF	1660	\$ 55.00	\$ 91,300.00	\$ 29.16	\$ 48,405.60	\$ 40.00	\$ 66,400.00
430S-E	(P.C.CONCRETE LAYDOWN CURB WITH EXCAVATION)	LF	530	\$ 55.10	\$ 29,203.00	\$ 33.70	\$ 17,861.00	\$ 38.00	\$ 20,140.00

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
432SR-4	RECONSTRUCT CONCRETE SIDEWALKS TO 4 INCH THICKNESS, INCLUDING REMOVAL OF EXISTING SIDEWALK	SF	1850	\$ 25.60	\$ 47,360.00	\$ 11.08	\$ 20,498.00	\$ 10.00	\$ 18,500.00
433S	P.C. CONCRETE MEDIANS AND DRIVEWAYS (ALL TYPES AND THICKNESSES)	SF	525	\$ 31.80	\$ 16,695.00	\$ 110.55	\$ 58,038.75	\$ 23.00	\$ 12,075.00
501S-A	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-01	LF	163	\$ 1,797.00	\$ 292,911.00	\$ 1,504.15	\$ 245,176.45	\$ 1,500.00	\$ 244,500.00
501S-B	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT OLD SAN ANTONIO ROAD / MAIN ST, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-07	LF	595	\$ 1,372.00	\$ 816,340.00	\$ 1,467.24	\$ 873,007.80	\$ 1,500.00	\$ 892,500.00
501S-C	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT IH-35, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-09	LF	542	\$ 1,377.00	\$ 746,334.00	\$ 1,468.60	\$ 795,981.20	\$ 1,500.00	\$ 813,000.00
501S-D	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT FIRECRACKER LN, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-12	LF	354	\$ 1,404.00	\$ 497,016.00	\$ 1,469.70	\$ 520,273.80	\$ 1,500.00	\$ 531,000.00
504S-3W	ADJUSTING WATER VALVE BOXES TO GRADE	EA	3	\$ 1,039.00	\$ 3,117.00	\$ 349.92	\$ 1,049.76	\$ 200.00	\$ 600.00
SP504S-CO	ADJUSTING CLEANOUTS	EA	2	\$ 941.50	\$ 1,883.00	\$ 466.56	\$ 933.12	\$ 400.00	\$ 800.00
505S-A	CONCRETE ENCASEMENT FOR 24" DIA. PIPE	LF	100	\$ 75.50	\$ 7,550.00	\$ 133.49	\$ 13,349.00	\$ 170.00	\$ 17,000.00
505S-B	2 IN. CASING PIPE, INSTALLED BY OPEN CUT, MIN. 3/8" THICKNESS OR AS SHOWN/SPECIFIED (ALL DEPTHS)	LF	20	\$ 700.00	\$ 14,000.00	\$ 810.25	\$ 16,205.00	\$ 420.00	\$ 8,400.00
506S-S	SPECIAL MANHOLE, 6' DIA., DEPTH TO 8 FT	EA	8	\$ 29,802.00	\$ 238,416.00	\$ 26,902.24	\$ 215,217.92	\$ 12,000.00	\$ 96,000.00
506S-EDM	MANHOLE, 6' DIA, EXTRA DEPTH IN EXCESS OF 8 FT	VF	10	\$ 829.60	\$ 8,296.00	\$ 948.54	\$ 9,485.40	\$ 500.00	\$ 5,000.00
509S-1	DESIGN, CONSTRUCTION, INSTALLATION AND REMOVAL OF TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS	LF	19590	\$ 3.50	\$ 68,565.00	\$ 6.48	\$ 126,943.20	\$ 2.00	\$ 39,180.00

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
510-AR-30-C900-OPEN CUT-UNPAVED	PIPE IN UNPAVED RIGHT OF WAY OR EASEMENT, OPEN-CUT EXCAVATION, 30" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	1655	\$ 290.20	\$ 480,281.00	\$ 245.65	\$ 406,550.75	\$ 340.00	\$ 562,700.00
510-ARRJ-24-C900-OPEN CUT-PAVED, RESTRAINED JOINTS	PIPE IN PAVED ROADWAY OR DRIVEWAY, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, GEOTEXTILE FILTER FABRIC, BEDDING, BACKFILL, TRACER TAPE, TEMPORARY ASPHALT PAVING REPAIR / REMOVAL, EXTRA-WIDTH CLSM BACKFILL, AND EXTRA-WIDTH ASPHALT ROAD BASE MATERIAL, COMPLETE IN PLACE	LF	3230	\$ 527.60	\$ 1,704,148.00	\$ 280.25	\$ 905,207.50	\$ 310.00	\$ 1,001,300.00
510-ARRJ-24-C900-OPEN CUT – UNPAVED, RESTRAINED JOINTS	PIPE IN UNPAVED RIGHT-OF-WAY OR EASEMENT, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	9853	\$ 385.20	\$ 3,795,375.60	\$ 253.28	\$ 2,495,567.84	\$ 277.00	\$ 2,729,281.00
510-ARRJ-24-C900-IN CASING, RESTRAINED JOINTS	CARRIER PIPE INSTALLED IN 42" CASING, WITH RESTRAINED JOINTS, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING PIPE CENTRALIZERS AND CASING END SEALS, COMPLETE IN PLACE	LF	1631	\$ 409.10	\$ 667,242.10	\$ 298.77	\$ 487,293.87	\$ 325.00	\$ 530,075.00
510-KR	DUCTILE IRON FITTINGS AND JOINT ACCESSORIES, ALL TYPES AND SIZES, COMPLETE IN PLACE	TON	26.5	\$ 15,696.00	\$ 415,944.00	\$ 16,760.82	\$ 444,161.73	\$ 13,000.00	\$ 344,500.00
511S-F	AUTOMATIC COMBINATION AIR/VACUUM RELEASE VALVE ASSEMBLY, 3" DIA., 250 PSI	EA	6	\$ 43,496.00	\$ 260,976.00	\$ 101,654.87	\$ 609,929.22	\$ 38,000.00	\$ 228,000.00
591S-A	DRY ROCK RIPRAP	CY	19	\$ 469.10	\$ 8,912.90	\$ 217.73	\$ 4,136.87	\$ 100.00	\$ 1,900.00
602S-A	BERMUDA BLOCK SODDING	SY	4033	\$ 11.90	\$ 47,992.70	\$ 15.56	\$ 62,753.48	\$ 9.00	\$ 36,297.00
604S-D	NATIVE SEEDING AND PLANTING FOR EROSION CONTROL, HYDRAULIC PLANTING METHOD	SY	45045	\$ 3.60	\$ 162,162.00	\$ 2.07	\$ 93,243.15	\$ 2.00	\$ 90,090.00
610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	LF	2510	\$ 4.60	\$ 11,546.00	\$ 4.21	\$ 10,567.10	\$ 6.00	\$ 15,060.00
628S-B	SEDIMENT CONTAINMENT DIKES WITH FILTER FABRIC	LF	2245	\$ 7.20	\$ 16,164.00	\$ 9.07	\$ 20,362.15	\$ 20.00	\$ 44,900.00
639S	ROCK BERM	LF	290	\$ 44.70	\$ 12,963.00	\$ 41.47	\$ 12,026.30	\$ 35.00	\$ 10,150.00
641S	STABILIZED CONSTRUCTION ENTRANCE	EA	10	\$ 2,565.00	\$ 25,650.00	\$ 2,514.24	\$ 25,142.40	\$ 2,500.00	\$ 25,000.00

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
642S	SILT FENCE FOR EROSION CONTROL	LF	17858	\$ 5.90	\$ 105,362.20	\$ 4.99	\$ 89,111.42	\$ 4.00	\$ 71,432.00
648S	MULCH SOCK	LF	3400	\$ 7.20	\$ 24,480.00	\$ 4.92	\$ 16,728.00	\$ 8.00	\$ 27,200.00
700S-TM	TOTAL MOBILIZATION PAYMENT: MOBILIZATION, CLEAN-UP AND DEMOBILIZATION INCLUDING OBTAINING ALL PERMITS NOT FURNISHED BY OWNER, PREPARING AND FILING NOTICES, COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MOVE-IN, MOVE-OUT, AND RELOCATION WITHIN THE PROJECT AREA OF PERSONNEL AND EQUIPMENT, SET-UP, MAINTENANCE, RELOCATION AND REMOVAL OF TEMPORARY FACILITIES AND CONTROLS, AND CLEAN-UP AND RESTORATION OF SITE UPON COMPLETION OF WORK, COMPLETE IN PLACE (NOT TO EXCEED 5% OF TOTAL AMOUNT BID)	LS	1	\$ 628,119.00	\$ 628,119.00	\$ 527,472.00	\$ 527,472.00	\$ 195,000.50	\$ 195,000.50
701S-E	WOOD FENCE, INCLUDING REMOVAL AND REPLACEMENT	LF	16	\$ 119.30	\$ 1,908.80	\$ 54.43	\$ 870.88	\$ 50.00	\$ 800.00
703	TEMPORARY SAFETY FENCING FOR EXCAVATIONS AND WORK AREAS	LF	2400	\$ 6.40	\$ 15,360.00	\$ 6.48	\$ 15,552.00	\$ 4.00	\$ 9,600.00
722S-A	PROTECTIVE COATINGS (ALL AIR RELEASE VALVES AND PIPING/ CASING VENTS / MANHOLE VENTS)	LS	1	\$ 1,128.00	\$ 1,128.00	\$ 10,368.00	\$ 10,368.00	\$ 4,000.00	\$ 4,000.00
801S	CONSTRUCTING A DETOUR (INCLUDING ALL TEMPORARY PAVEMENT MARKERS AND MARKINGS)	LS	1	\$ 90,233.00	\$ 90,233.00	\$ 77,760.00	\$ 77,760.00	\$ 16,000.00	\$ 16,000.00
802S-ACIP	CIP PROJECT SIGNS	EA	5	\$ 462.70	\$ 2,313.50	\$ 972.00	\$ 4,860.00	\$ 1,000.00	\$ 5,000.00
803S-MO	BARRICADES, SIGNS, AND TRAFFIC HANDLING / TRAFFIC CONTROLS	MO	12	\$ 8,496.00	\$ 101,952.00	\$ 7,776.00	\$ 93,312.00	\$ 12,000.00	\$ 144,000.00
837S-TSLD	TRAFFIC SIGNAL LOOP DETECTORS REPLACEMENT, INCLUDING TRENCHING AND CONDUIT, ALL DEPTHS AND DIAMETERS	LF	680	\$ 17.90	\$ 12,172.00	\$ 23.33	\$ 15,864.40	\$ 25.00	\$ 17,000.00
860S-A	PAVEMENT MARKING PAINT, REPLACEMENT IN KIND, ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION, PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 4.80	\$ 10,776.00	\$ 15.55	\$ 34,909.75	\$ 4.00	\$ 8,980.00
863S	REFLECTORIZED PAVEMENT MARKERS, ALL TYPES	EA	44	\$ 14.90	\$ 655.60	\$ 97.20	\$ 4,276.80	\$ 12.00	\$ 528.00

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
871S	RELECTORIZED PAVEMENT MARKINGS, REPLACEMENT IN KIND, (ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION), PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 5.70	\$ 12,796.50	\$ 28.51	\$ 64,004.95	\$ 8.00	\$ 17,960.00
02620-A1	PIPE, 24" DIA. HDPE, INSTALLED IN 30" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+41.14 TO STA 29+84.68 AND STA 33+17.28 TO STA 47+67.87, COMPLETE IN PLACE	LF	1195	\$ 467.20	\$ 558,304.00	\$ 395.68	\$ 472,837.60	\$ 400.00	\$ 478,000.00
02620-A2	PIPE, 24" DIA. HDPE, INSTALLED IN 36" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+84.68 TO STA 33+17.28, COMPLETE IN PLACE	LF	332	\$ 524.70	\$ 174,200.40	\$ 442.15	\$ 146,793.80	\$ 450.00	\$ 149,400.00
02620-B1	SPECIFIC CIVIL DETAIL 2 AT STA 29+41.14, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 104,104.00	\$ 104,104.00	\$ 102,939.47	\$ 102,939.47	\$ 45,000.00	\$ 45,000.00
02620-B2	SPECIFIC CIVIL DETAIL 3 AT STA 29+84.68, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 28,796.00	\$ 28,796.00	\$ 9,505.38	\$ 9,505.38	\$ 24,000.00	\$ 24,000.00
02620-B3	SPECIFIC CIVIL DETAIL 4 AT STA 33+17.23, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 28,796.00	\$ 28,796.00	\$ 9,505.38	\$ 9,505.38	\$ 24,000.00	\$ 24,000.00
02620-B4	SPECIFIC CIVIL DETAIL 5 AT STA 38+92.45, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 28,796.00	\$ 28,796.00	\$ 9,505.38	\$ 9,505.38	\$ 26,000.00	\$ 26,000.00
02620-B5	SPECIFIC CIVIL DETAIL 6 AT STA 44+67.87, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 26,415.00	\$ 26,415.00	\$ 10,507.19	\$ 10,507.19	\$ 30,000.00	\$ 30,000.00
02620-CC	2-FOOT THICKNESS COMPACTED CLAY CAP WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY CAP, UP TO 6 FT WIDTH, COMPLETE-IN-PLACE	LF	1827	\$ 23.80	\$ 43,482.60	\$ 23.18	\$ 42,349.86	\$ 12.00	\$ 21,924.00
02620-CL	2-FOOT THICKNESS COMPACTED CLAY LINER WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY LINER, UP TO 6 FT WIDTHS, COMPLETE-IN-PLACE	LF	1827	\$ 23.80	\$ 43,482.60	\$ 23.18	\$ 42,349.86	\$ 12.00	\$ 21,924.00
02620-D	SPOILS HAUL-OFF AND DISPOSAL TO PERMITTED MSW LANDFILL WHERE REQUIRED DUE TO WASTE OR CONTAMINATION ENCOUNTERED IN EXCAVATION, COMPLETE-IN-PLACE	CY	2500	\$ 82.20	\$ 205,500.00	\$ 174.70	\$ 436,750.00	\$ 120.00	\$ 300,000.00

Item No.	Description	Unit	Est Qty	Ella SA Contracting		Guerra Underground LLC		Liberty Civil Construction	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
501S-UPRR	UPRR PERMIT COMPLIANCE FOR CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, INCLUDING RAILROAD INSURANCE, RAIL PROS COORDINATION AND COST OF MONITORING, FLAGGER IF REQUIRED BY UPRR, SUBSIDENCE STUDIES IF REQUIRED BY UPRR, AND ALL OTHER SAFETY AND TRACK PROTECTION COMPLIANCE	LS	1	\$ 65,249.00	\$ 65,249.00	\$ 116,640.00	\$ 116,640.00	\$ 26,000.00	\$ 26,000.00
TOTAL OF ALL BID ITEMS					\$ 13,971,868.70		\$ 11,847,199.38		\$ 10,657,753.00
TOTAL BID (FROM BID OPENING FORM)					\$ 13,971,868.70		\$ 11,847,199.38		\$ 10,657,753.00

Receipt of Addenda 1-4 Acknowledged	Y	Y	Y
ADA Attachment V Acknowledged	Y	Y	Y
Bid Submittal Cover Sheet Signed	Y	Y	Y
Key Personnel Resumes	Y	Y	Y
List of Subcontractors	Y	Y	Y
Qualifications Statement Form 00 45 13	Y	Y	Y
Schedule A	Y	Y	Y
Schedule B	Y	Y	Y
Schedule C	Y	Y	Y
Bid Bond	Y	Y	Y
References	Y	Y	Y
Insurance Certificates	Y	Y	Y
Attachment 1 HB 89 Verification	Y	Y	Y
Attachment II Form CIQ	Y	Y	Y
Attachment III HUB Certification	Y (N/A)	Y (HUB)	Y (N/A)
Attachment IV S.B. 252	Y	Y	Y
Attachment VI-A Contractor Worker's Comp.	Y	Y	Y
Attachment VI-B Subcontractor Worker's Comp.	N	Y	Y
Mobilization % of Amount Bid (Maximum 5%)	4.50%	4.45%	1.83%

Notes

Prepared By: Martin Rumbaugh, P.E., BCEE, AECOM

2/4/26

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
101S-C	PREPARING RIGHT OF WAY	LS	1	\$ 260,000.00	\$ 260,000.00	\$ 160,000.00	\$ 160,000.00	\$ 500,000.00	\$ 500,000.00
210S-A	FLEXIBLE BASE	CY	591.5	\$ 84.00	\$ 49,686.00	\$ 90.00	\$ 53,235.00	\$ 46.00	\$ 27,209.00
315-S	MILLING (ALL CATEGORIES) ASPHALTIC CONCRETE PAVEMENT AND NON-PORTLAND CEMENT CONCRETE BASES	SY	12733	\$ 5.00	\$ 63,665.00	\$ 10.00	\$ 127,330.00	\$ 4.00	\$ 50,932.00
340S-B- 3	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 3" MIN. THICKNESS, (TYPE ARTERIAL /COLLECTOR)	SY	7683	\$ 35.00	\$ 268,905.00	\$ 42.00	\$ 322,686.00	\$ 23.00	\$ 176,709.00
340S-B- 2	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2" MIN. THICKNESS, (TYPE LOCAL /RESIDENTIAL)	SY	5050	\$ 28.00	\$ 141,400.00	\$ 32.00	\$ 161,600.00	\$ 16.00	\$ 80,800.00
360S	CONCRETE PAVEMENT, UP TO 8" THICKNESS	SY	340	\$ 100.00	\$ 34,000.00	\$ 160.00	\$ 54,400.00	\$ 97.00	\$ 32,980.00
401S-A	UNCLASSIFIED STRUCTURAL EXCAVATION AND BACKFILL (AT OUTFALL STRUCTURE) , PLAN QUANTITY	CY	78	\$ 50.00	\$ 3,900.00	\$ 88.00	\$ 6,864.00	\$ 100.00	\$ 7,800.00
402S-A	CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL)	CY	895	\$ 300.00	\$ 268,500.00	\$ 204.00	\$ 182,580.00	\$ 142.00	\$ 127,090.00
403S- CY	CONCRETE FOR STRUCTURES (OUTFALL and culverts)	CY	50	\$ 750.00	\$ 37,500.00	\$ 1,350.00	\$ 67,500.00	\$ 1,240.00	\$ 62,000.00
430S-A	(P.C.CONCRETE CURB AND GUTTER WITH EXCAVATION)	LF	1660	\$ 50.00	\$ 83,000.00	\$ 34.00	\$ 56,440.00	\$ 42.00	\$ 69,720.00
430S-E	(P.C.CONCRETE LAYDOWN CURB WITH EXCAVATION)	LF	530	\$ 50.00	\$ 26,500.00	\$ 34.00	\$ 18,020.00	\$ 42.00	\$ 22,260.00

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
432SR-4	RECONSTRUCT CONCRETE SIDEWALKS TO 4 INCH THICKNESS, INCLUDING REMOVAL OF EXISTING SIDEWALK	SF	1850	\$ 20.00	\$ 37,000.00	\$ 28.00	\$ 51,800.00	\$ 38.00	\$ 70,300.00
433S	P.C. CONCRETE MEDIANS AND DRIVEWAYS (ALL TYPES AND THICKNESSES)	SF	525	\$ 25.00	\$ 13,125.00	\$ 44.00	\$ 23,100.00	\$ 53.00	\$ 27,825.00
501S-A	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-01	LF	163	\$ 1,800.00	\$ 293,400.00	\$ 2,100.00	\$ 342,300.00	\$ 1,000.00	\$ 163,000.00
501S-B	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT OLD SAN ANTONIO ROAD / MAIN ST, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-07	LF	595	\$ 1,200.00	\$ 714,000.00	\$ 1,650.00	\$ 981,750.00	\$ 1,000.00	\$ 595,000.00
501S-C	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT IH-35, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-09	LF	542	\$ 1,300.00	\$ 704,600.00	\$ 1,650.00	\$ 894,300.00	\$ 1,000.00	\$ 542,000.00
501S-D	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT FIRECRACKER LN, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-12	LF	354	\$ 1,300.00	\$ 460,200.00	\$ 1,650.00	\$ 584,100.00	\$ 1,000.00	\$ 354,000.00
504S-3W	ADJUSTING WATER VALVE BOXES TO GRADE	EA	3	\$ 1,500.00	\$ 4,500.00	\$ 500.00	\$ 1,500.00	\$ 1,000.00	\$ 3,000.00
SP504S-CO	ADJUSTING CLEANOUTS	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 800.00	\$ 1,600.00	\$ 500.00	\$ 1,000.00
505S-A	CONCRETE ENCASEMENT FOR 24" DIA. PIPE	LF	100	\$ 100.00	\$ 10,000.00	\$ 180.00	\$ 18,000.00	\$ 193.00	\$ 19,300.00
505S-B	2 IN. CASING PIPE, INSTALLED BY OPEN CUT, MIN. 3/8" THICKNESS OR AS SHOWN/SPECIFIED (ALL DEPTHS)	LF	20	\$ 500.00	\$ 10,000.00	\$ 640.00	\$ 12,800.00	\$ 775.00	\$ 15,500.00
506S-S	SPECIAL MANHOLE, 6' DIA., DEPTH TO 8 FT	EA	8	\$ 50,000.00	\$ 400,000.00	\$ 22,000.00	\$ 176,000.00	\$ 21,350.00	\$ 170,800.00
506S-EDM	MANHOLE, 6' DIA, EXTRA DEPTH IN EXCESS OF 8 FT	VF	10	\$ 1,000.00	\$ 10,000.00	\$ 700.00	\$ 7,000.00	\$ 820.00	\$ 8,200.00
509S-1	DESIGN, CONSTRUCTION, INSTALLATION AND REMOVAL OF TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS	LF	19590	\$ 5.00	\$ 97,950.00	\$ 6.00	\$ 117,540.00	\$ 0.01	\$ 195.90

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
510-AR-30-C900-OPEN CUT-UNPAVED	PIPE IN UNPAVED RIGHT OF WAY OR EASEMENT, OPEN-CUT EXCAVATION, 30" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	1655	\$ 220.00	\$ 364,100.00	\$ 225.00	\$ 372,375.00	\$ 380.00	\$ 628,900.00
510-ARRJ-24-C900-OPEN CUT-PAVED, RESTRAINED JOINTS	PIPE IN PAVED ROADWAY OR DRIVEWAY, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, GEOTEXTILE FILTER FABRIC, BEDDING, BACKFILL, TRACER TAPE, TEMPORARY ASPHALT PAVING REPAIR / REMOVAL, EXTRA-WIDTH CLSM BACKFILL, AND EXTRA-WIDTH ASPHALT ROAD BASE MATERIAL, COMPLETE IN PLACE	LF	3230	\$ 250.00	\$ 807,500.00	\$ 240.00	\$ 775,200.00	\$ 388.00	\$ 1,253,240.00
510-ARRJ-24-C900-OPEN CUT – UNPAVED, RESTRAINED JOINTS	PIPE IN UNPAVED RIGHT-OF-WAY OR EASEMENT, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	9853	\$ 210.00	\$ 2,069,130.00	\$ 210.00	\$ 2,069,130.00	\$ 387.00	\$ 3,813,111.00
510-ARRJ-24-C900-IN CASING, RESTRAINED JOINTS	CARRIER PIPE INSTALLED IN 42" CASING, WITH RESTRAINED JOINTS, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING PIPE CENTRALIZERS AND CASING END SEALS, COMPLETE IN PLACE	LF	1631	\$ 200.00	\$ 326,200.00	\$ 310.00	\$ 505,610.00	\$ 504.00	\$ 822,024.00
510-KR	DUCTILE IRON FITTINGS AND JOINT ACCESSORIES, ALL TYPES AND SIZES, COMPLETE IN PLACE	TON	26.5	\$ 15,000.00	\$ 397,500.00	\$ 12,000.00	\$ 318,000.00	\$ 1.00	\$ 26.50
511S-F	AUTOMATIC COMBINATION AIR/VACUUM RELEASE VALVE ASSEMBLY, 3" DIA., 250 PSI	EA	6	\$ 46,000.00	\$ 276,000.00	\$ 28,590.00	\$ 171,540.00	\$ 42,600.00	\$ 255,600.00
591S-A	DRY ROCK RIPRAP	CY	19	\$ 150.00	\$ 2,850.00	\$ 160.00	\$ 3,040.00	\$ 488.00	\$ 9,272.00
602S-A	BERMUDA BLOCK SODDING	SY	4033	\$ 15.00	\$ 60,495.00	\$ 16.00	\$ 64,528.00	\$ 12.00	\$ 48,396.00
604S-D	NATIVE SEEDING AND PLANTING FOR EROSION CONTROL, HYDRAULIC PLANTING METHOD	SY	45045	\$ 1.00	\$ 45,045.00	\$ 3.75	\$ 168,918.75	\$ 1.00	\$ 45,045.00
610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	LF	2510	\$ 7.00	\$ 17,570.00	\$ 15.00	\$ 37,650.00	\$ 2.25	\$ 5,647.50
628S-B	SEDIMENT CONTAINMENT DIKES WITH FILTER FABRIC	LF	2245	\$ 4.00	\$ 8,980.00	\$ 8.00	\$ 17,960.00	\$ 18.00	\$ 40,410.00
639S	ROCK BERM	LF	290	\$ 75.00	\$ 21,750.00	\$ 80.00	\$ 23,200.00	\$ 40.00	\$ 11,600.00
641S	STABILIZED CONSTRUCTION ENTRANCE	EA	10	\$ 2,000.00	\$ 20,000.00	\$ 3,000.00	\$ 30,000.00	\$ 2,000.00	\$ 20,000.00

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
642S	SILT FENCE FOR EROSION CONTROL	LF	17858	\$ 4.00	\$ 71,432.00	\$ 4.50	\$ 80,361.00	\$ 2.70	\$ 48,216.60
648S	MULCH SOCK	LF	3400	\$ 5.00	\$ 17,000.00	\$ 10.00	\$ 34,000.00	\$ 4.00	\$ 13,600.00
700S-TM	TOTAL MOBILIZATION PAYMENT: MOBILIZATION, CLEAN-UP AND DEMOBILIZATION INCLUDING OBTAINING ALL PERMITS NOT FURNISHED BY OWNER, PREPARING AND FILING NOTICES, COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MOVE-IN, MOVE-OUT, AND RELOCATION WITHIN THE PROJECT AREA OF PERSONNEL AND EQUIPMENT, SET-UP, MAINTENANCE, RELOCATION AND REMOVAL OF TEMPORARY FACILITIES AND CONTROLS, AND CLEAN-UP AND RESTORATION OF SITE UPON COMPLETION OF WORK, COMPLETE IN PLACE (NOT TO EXCEED 5% OF TOTAL AMOUNT BID)	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00	\$ 300,000.00	\$ 1,000,000.00	\$ 1,000,000.00
701S-E	WOOD FENCE, INCLUDING REMOVAL AND REPLACEMENT	LF	16	\$ 100.00	\$ 1,600.00	\$ 78.00	\$ 1,248.00	\$ 400.00	\$ 6,400.00
703	TEMPORARY SAFETY FENCING FOR EXCAVATIONS AND WORK AREAS	LF	2400	\$ 15.00	\$ 36,000.00	\$ 30.00	\$ 72,000.00	\$ 5.00	\$ 12,000.00
722S-A	PROTECTIVE COATINGS (ALL AIR RELEASE VALVES AND PIPING/ CASING VENTS / MANHOLE VENTS)	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 60,000.00	\$ 60,000.00	\$ 20,000.00	\$ 20,000.00
801S	CONSTRUCTING A DETOUR (INCLUDING ALL TEMPORARY PAVEMENT MARKERS AND MARKINGS)	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 65,000.00	\$ 65,000.00	\$ 12,000.00	\$ 12,000.00
802S-ACIP	CIP PROJECT SIGNS	EA	5	\$ 2,000.00	\$ 10,000.00	\$ 3,000.00	\$ 15,000.00	\$ 2,000.00	\$ 10,000.00
803S-MO	BARRICADES, SIGNS, AND TRAFFIC HANDLING / TRAFFIC CONTROLS	MO	12	\$ 7,500.00	\$ 90,000.00	\$ 12,000.00	\$ 144,000.00	\$ 2,000.00	\$ 24,000.00
837S-TSLD	TRAFFIC SIGNAL LOOP DETECTORS REPLACEMENT, INCLUDING TRENCHING AND CONDUIT, ALL DEPTHS AND DIAMETERS	LF	680	\$ 50.00	\$ 34,000.00	\$ 32.00	\$ 21,760.00	\$ 60.00	\$ 40,800.00
860S-A	PAVEMENT MARKING PAINT, REPLACEMENT IN KIND, ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION, PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 5.00	\$ 11,225.00	\$ 22.00	\$ 49,390.00	\$ 14.00	\$ 31,430.00
863S	REFLECTORIZED PAVEMENT MARKERS, ALL TYPES	EA	44	\$ 500.00	\$ 22,000.00	\$ 18.00	\$ 792.00	\$ 10.00	\$ 440.00

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
871S	RELECTORIZED PAVEMENT MARKINGS, REPLACEMENT IN KIND, (ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION), PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 5.00	\$ 11,225.00	\$ 18.00	\$ 40,410.00	\$ 24.00	\$ 53,880.00
02620-A1	PIPE, 24" DIA. HDPE, INSTALLED IN 30" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+41.14 TO STA 29+84.68 AND STA 33+17.28 TO STA 47+67.87, COMPLETE IN PLACE	LF	1195	\$ 415.00	\$ 495,925.00	\$ 805.00	\$ 961,975.00	\$ 471.00	\$ 562,845.00
02620-A2	PIPE, 24" DIA. HDPE, INSTALLED IN 36" DIA. SCH. 10 STEEL ENCASEMENT PIPE, STA 29+84.68 TO STA 33+17.28, COMPLETE IN PLACE	LF	332	\$ 475.00	\$ 157,700.00	\$ 980.00	\$ 325,360.00	\$ 514.00	\$ 170,648.00
02620-B1	SPECIFIC CIVIL DETAIL 2 AT STA 29+41.14, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 85,000.00	\$ 85,000.00	\$ 42,000.00	\$ 42,000.00	\$ 80,800.00	\$ 80,800.00
02620-B2	SPECIFIC CIVIL DETAIL 3 AT STA 29+84.68, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 32,000.00	\$ 32,000.00	\$ 20,500.00	\$ 20,500.00
02620-B3	SPECIFIC CIVIL DETAIL 4 AT STA 33+17.23, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 27,000.00	\$ 27,000.00	\$ 20,500.00	\$ 20,500.00
02620-B4	SPECIFIC CIVIL DETAIL 5 AT STA 38+92.45, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 27,000.00	\$ 27,000.00	\$ 20,500.00	\$ 20,500.00
02620-B5	SPECIFIC CIVIL DETAIL 6 AT STA 44+67.87, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 32,000.00	\$ 32,000.00	\$ 22,000.00	\$ 22,000.00
02620-CC	2-FOOT THICKNESS COMPACTED CLAY CAP WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY CAP, UP TO 6 FT WIDTH, COMPLETE-IN-PLACE	LF	1827	\$ 10.00	\$ 18,270.00	\$ 58.00	\$ 105,966.00	\$ 40.00	\$ 73,080.00
02620-CL	2-FOOT THICKNESS COMPACTED CLAY LINER WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY LINER, UP TO 6 FT WIDTHS, COMPLETE-IN-PLACE	LF	1827	\$ 10.00	\$ 18,270.00	\$ 58.00	\$ 105,966.00	\$ 40.00	\$ 73,080.00
02620-D	SPOILS HAUL-OFF AND DISPOSAL TO PERMITTED MSW LANDFILL WHERE REQUIRED DUE TO WASTE OR CONTAMINATION ENCOUNTERED IN EXCAVATION, COMPLETE-IN-PLACE	CY	2500	\$ 25.00	\$ 62,500.00	\$ 120.00	\$ 300,000.00	\$ 65.00	\$ 162,500.00

Item No.	Description	Unit	Est Qty	Patin Construction		Qro Mex Construction		SJ Louis Construction of Texas	
				Bid Unit Price	Extended Price	Bid Unit Price	Extended Price	Bid Unit Price	Extended Price
501S-UPRR	UPRR PERMIT COMPLIANCE FOR CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, INCLUDING RAILROAD INSURANCE, RAIL PROS COORDINATION AND COST OF MONITORING, FLAGGER IF REQUIRED BY UPRR, SUBSIDENCE STUDIES IF REQUIRED BY UPRR, AND ALL OTHER SAFETY AND TRACK PROTECTION COMPLIANCE	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 140,000.00	\$ 140,000.00	\$ 30,000.00	\$ 30,000.00
TOTAL OF ALL BID ITEMS					\$ 9,959,098.00		\$ 11,962,824.75		\$ 12,590,112.50
TOTAL BID (FROM BID OPENING FORM)					\$ 9,959,098.00		\$ 11,962,824.75		\$ 12,590,112.50

Receipt of Addenda 1-4 Acknowledged	Y	Y	Y
ADA Attachment V Acknowledged	N	Y	Y
Bid Submittal Cover Sheet Signed	Y	Y	Y
Key Personnel Resumes	Y	Y	Y
List of Subcontractors	Note 1	Y	N
Qualifications Statement Form 00 45 13	Note 2	Y	Y
Schedule A	Y	Y	Y
Schedule B	Y	Y	Y
Schedule C	N	Y	Y
Bid Bond	Y	Y	Y
References	Y	Y	Y
Insurance Certificates	Y	Y	Y
Attachment 1 HB 89 Verification	Y	Y	Y
Attachment II Form CIQ	Y	Y	Y
Attachment III HUB Certification	Y (N/A)	Y (N/A)	Y (N/A)
Attachment IV S.B. 252	Y	Y	Y
Attachment VI-A Contractor Worker's Comp.	Y	Note 1	Y
Attachment VI-B Subcontractor Worker's Comp.	Y	N	N
Mobilization % of Amount Bid (Maximum 5%)	1.51%	2.51%	7.94%

- Notes
1. Subcontractor list not submitted; Attachment VI-B completed.
 2. Form 00 45 13 not submitted. Provided unsigned 2-page SOQ using own format.
1. Att. VI-A missing; Insurance certificate includes Workers Comp
 2. Not HUB certified; certified as DBE/SMBE

Prepared By: Martin Rumbaugh, P.E., BCEE, AECOM

2/4/26

Item No.	Description	Unit	Est Qty	Smith Contracting	
				Bid Unit Price	Extended Price
101S-C	PREPARING RIGHT OF WAY	LS	1	\$ 140,000.00	\$ 140,000.00
210S-A	FLEXIBLE BASE	CY	591.5	\$ 110.00	\$ 65,065.00
315-S	MILLING (ALL CATEGORIES) ASPHALTIC CONCRETE PAVEMENT AND NON-PORTLAND CEMENT CONCRETE BASES	SY	12733	\$ 4.25	\$ 54,115.25
340S-B- 3	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 3" MIN. THICKNESS, (TYPE ARTERIAL /COLLECTOR)	SY	7683	\$ 25.00	\$ 192,075.00
340S-B- 2	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2" MIN. THICKNESS, (TYPE LOCAL /RESIDENTIAL)	SY	5050	\$ 17.00	\$ 85,850.00
360S	CONCRETE PAVEMENT, UP TO 8" THICKNESS	SY	340	\$ 165.00	\$ 56,100.00
401S-A	UNCLASSIFIED STRUCTURAL EXCAVATION AND BACKFILL (AT OUTFALL STRUCTURE) , PLAN QUANTITY	CY	78	\$ 50.00	\$ 3,900.00
402S-A	CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL)	CY	895	\$ 190.00	\$ 170,050.00
403S- CY	CONCRETE FOR STRUCTURES (OUTFALL and culverts)	CY	50	\$ 1,200.00	\$ 60,000.00
430S-A	(P.C.CONCRETE CURB AND GUTTER WITH EXCAVATION)	LF	1660	\$ 33.00	\$ 54,780.00
430S-E	(P.C.CONCRETE LAYDOWN CURB WITH EXCAVATION)	LF	530	\$ 34.00	\$ 18,020.00
432SR-4	RECONSTRUCT CONCRETE SIDEWALKS TO 4 INCH THICKNESS, INCLUDING REMOVAL OF EXISTING SIDEWALK	SF	1850	\$ 11.00	\$ 20,350.00
433S	P.C. CONCRETE MEDIANS AND DRIVEWAYS (ALL TYPES AND THICKNESSES)	SF	525	\$ 13.00	\$ 6,825.00
501S-A	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-01	LF	163	\$ 1,500.00	\$ 244,500.00

Item No.	Description	Unit	Est Qty	Smith Contracting	
				Bid Unit Price	Extended Price
501S-B	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT OLD SAN ANTONIO ROAD / MAIN ST, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-07	LF	595	\$ 1,320.00	\$ 785,400.00
501S-C	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT IH-35, ALL DEPTHS, INCLUDING GROUTING, CASING VENTS, SIGNS, AND TEMPORARY SEALS, PLAN SHEET C-09	LF	542	\$ 1,330.00	\$ 720,860.00
501S-D	WELDED STEEL 42 IN. CASING PIPE, INSTALLED BY TRENCHLESS CONSTRUCTION AT FIRECRACKER LN, ALL DEPTHS, INCLUDING GROUTING AND TEMPORARY SEALS, PLAN SHEET C-12	LF	354	\$ 1,350.00	\$ 477,900.00
504S-3W	ADJUSTING WATER VALVE BOXES TO GRADE	EA	3	\$ 1,000.00	\$ 3,000.00
SP504S-CO	ADJUSTING CLEANOUTS	EA	2	\$ 1,600.00	\$ 3,200.00
505S-A	CONCRETE ENCASEMENT FOR 24" DIA. PIPE	LF	100	\$ 88.00	\$ 8,800.00
505S-B	2 IN. CASING PIPE, INSTALLED BY OPEN CUT, MIN. 3/8" THICKNESS OR AS SHOWN/SPECIFIED (ALL DEPTHS)	LF	20	\$ 800.00	\$ 16,000.00
506S-S	SPECIAL MANHOLE, 6' DIA., DEPTH TO 8 FT	EA	8	\$ 27,500.00	\$ 220,000.00
506S-EDM	MANHOLE, 6' DIA, EXTRA DEPTH IN EXCESS OF 8 FT	VF	10	\$ 750.00	\$ 7,500.00
509S-1	DESIGN, CONSTRUCTION, INSTALLATION AND REMOVAL OF TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS	LF	19590	\$ 1.00	\$ 19,590.00
510-AR-30-C900-OPEN CUT-UNPAVED	PIPE IN UNPAVED RIGHT OF WAY OR EASEMENT, OPEN-CUT EXCAVATION, 30" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	1655	\$ 232.00	\$ 383,960.00

Item No.	Description	Unit	Est Qty	Smith Contracting	
				Bid Unit Price	Extended Price
510-ARRJ-24-C900-OPEN CUT-PAVED, RESTRAINED JOINTS	PIPE IN PAVED ROADWAY OR DRIVEWAY, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, GEOTEXTILE FILTER FABRIC, BEDDING, BACKFILL, TRACER TAPE, TEMPORARY ASPHALT PAVING REPAIR / REMOVAL, EXTRA-WIDTH CLSM BACKFILL, AND EXTRA-WIDTH ASPHALT ROAD BASE MATERIAL, COMPLETE IN PLACE	LF	3230	\$ 262.00	\$ 846,260.00
510-ARRJ-24-C900-OPEN CUT – UNPAVED, RESTRAINED JOINTS	PIPE IN UNPAVED RIGHT-OF-WAY OR EASEMENT, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING JOINT RESTRAINTS AT PIPE JOINTS AND FITTINGS, TRENCH EXCAVATION, BEDDING, BACKFILL, AND TRACER TAPE, COMPLETE IN PLACE	LF	9853	\$ 220.00	\$ 2,167,660.00
510-ARRJ-24-C900-IN CASING, RESTRAINED JOINTS	CARRIER PIPE INSTALLED IN 42" CASING, WITH RESTRAINED JOINTS, 24" DIA. PVC C-900 DR-18 (ALL DEPTHS), INCLUDING PIPE CENTRALIZERS AND CASING END SEALS, COMPLETE IN PLACE	LF	1631	\$ 272.00	\$ 443,632.00
510-KR	DUCTILE IRON FITTINGS AND JOINT ACCESSORIES, ALL TYPES AND SIZES, COMPLETE IN PLACE	TON	26.5	\$ 13,300.00	\$ 352,450.00
511S-F	AUTOMATIC COMBINATION AIR/VACUUM RELEASE VALVE ASSEMBLY, 3" DIA., 250 PSI	EA	6	\$ 50,600.00	\$ 303,600.00
591S-A	DRY ROCK RIPRAP	CY	19	\$ 200.00	\$ 3,800.00
602S-A	BERMUDA BLOCK SODDING	SY	4033	\$ 12.50	\$ 50,412.50
604S-D	NATIVE SEEDING AND PLANTING FOR EROSION CONTROL, HYDRAULIC PLANTING METHOD	SY	45045	\$ 4.75	\$ 213,963.75
610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	LF	2510	\$ 5.00	\$ 12,550.00
628S-B	SEDIMENT CONTAINMENT DIKES WITH FILTER FABRIC	LF	2245	\$ 13.75	\$ 30,868.75
639S	ROCK BERM	LF	290	\$ 55.00	\$ 15,950.00
641S	STABILIZED CONSTRUCTION ENTRANCE	EA	10	\$ 2,400.00	\$ 24,000.00
642S	SILT FENCE FOR EROSION CONTROL	LF	17858	\$ 3.50	\$ 62,503.00
648S	MULCH SOCK	LF	3400	\$ 12.50	\$ 42,500.00

Item No.	Description	Unit	Est Qty	Smith Contracting	
				Bid Unit Price	Extended Price
700S-TM	TOTAL MOBILIZATION PAYMENT: MOBILIZATION, CLEAN-UP AND DEMOBILIZATION INCLUDING OBTAINING ALL PERMITS NOT FURNISHED BY OWNER, PREPARING AND FILING NOTICES, COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MOVE-IN, MOVE-OUT, AND RELOCATION WITHIN THE PROJECT AREA OF PERSONNEL AND EQUIPMENT, SET-UP, MAINTENANCE, RELOCATION AND REMOVAL OF TEMPORARY FACILITIES AND CONTROLS, AND CLEAN-UP AND RESTORATION OF SITE UPON COMPLETION OF WORK, COMPLETE IN PLACE (NOT TO EXCEED 5% OF TOTAL AMOUNT BID)	LS	1	\$ 300,000.00	\$ 300,000.00
701S-E	WOOD FENCE, INCLUDING REMOVAL AND REPLACEMENT	LF	16	\$ 135.00	\$ 2,160.00
703	TEMPORARY SAFETY FENCING FOR EXCAVATIONS AND WORK AREAS	LF	2400	\$ 12.50	\$ 30,000.00
722S-A	PROTECTIVE COATINGS (ALL AIR RELEASE VALVES AND PIPING/ CASING VENTS / MANHOLE VENTS)	LS	1	\$ 20,000.00	\$ 20,000.00
801S	CONSTRUCTING A DETOUR (INCLUDING ALL TEMPORARY PAVEMENT MARKERS AND MARKINGS)	LS	1	\$ 30,000.00	\$ 30,000.00
802S-ACIP	CIP PROJECT SIGNS	EA	5	\$ 1,300.00	\$ 6,500.00
803S-MO	BARRICADES, SIGNS, AND TRAFFIC HANDLING / TRAFFIC CONTROLS	MO	12	\$ 11,000.00	\$ 132,000.00
837S-TSLD	TRAFFIC SIGNAL LOOP DETECTORS REPLACEMENT, INCLUDING TRENCHING AND CONDUIT, ALL DEPTHS AND DIAMETERS	LF	680	\$ 120.00	\$ 81,600.00
860S-A	PAVEMENT MARKING PAINT, REPLACEMENT IN KIND, ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION, PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 4.50	\$ 10,102.50
863S	REFLECTORIZED PAVEMENT MARKERS, ALL TYPES	EA	44	\$ 13.75	\$ 605.00
871S	RELECTORIZED PAVEMENT MARKINGS, REPLACEMENT IN KIND, (ALL TYPES AND WIDTHS/SHAPES, INCLUDING SURFACE PREPARATION), PER LF OF PIPE ALIGNMENT IN ROADWAY	LF	2245	\$ 9.00	\$ 20,205.00

Item No.	Description	Unit	Est Qty	Smith Contracting	
				Bid Unit Price	Extended Price
02620-A1	PIPE, 24" DIA. HDPE, INSTALLED IN 30" DIA. SCH. 10 STEEL ENCASUREMENT PIPE, STA 29+41.14 TO STA 29+84.68 AND STA 33+17.28 TO STA 47+67.87, COMPLETE IN PLACE	LF	1195	\$ 366.00	\$ 437,370.00
02620-A2	PIPE, 24" DIA. HDPE, INSTALLED IN 36" DIA. SCH. 10 STEEL ENCASUREMENT PIPE, STA 29+84.68 TO STA 33+17.28, COMPLETE IN PLACE	LF	332	\$ 422.00	\$ 140,104.00
02620-B1	SPECIFIC CIVIL DETAIL 2 AT STA 29+41.14, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 91,000.00	\$ 91,000.00
02620-B2	SPECIFIC CIVIL DETAIL 3 AT STA 29+84.68, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 20,600.00	\$ 20,600.00
02620-B3	SPECIFIC CIVIL DETAIL 4 AT STA 33+17.23, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 21,700.00	\$ 21,700.00
02620-B4	SPECIFIC CIVIL DETAIL 5 AT STA 38+92.45, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 26,300.00	\$ 26,300.00
02620-B5	SPECIFIC CIVIL DETAIL 6 AT STA 44+67.87, ALL ITEMS SHOWN OR SPECIFIED, COMPLETE IN PLACE	LS	1	\$ 27,500.00	\$ 27,500.00
02620-CC	2-FOOT THICKNESS COMPACTED CLAY CAP WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY CAP, UP TO 6 FT WIDTH, COMPLETE-IN-PLACE	LF	1827	\$ 16.00	\$ 29,232.00
02620-CL	2-FOOT THICKNESS COMPACTED CLAY LINER WHERE REQUIRED DUE TO DISTURBANCE OF AN EXISTING CLAY LINER, UP TO 6 FT WIDTHS, COMPLETE-IN-PLACE	LF	1827	\$ 37.00	\$ 67,599.00
02620-D	SPOILS HAUL-OFF AND DISPOSAL TO PERMITTED MSW LANDFILL WHERE REQUIRED DUE TO WASTE OR CONTAMINATION ENCOUNTERED IN EXCAVATION, COMPLETE-IN-PLACE	CY	2500	\$ 200.00	\$ 500,000.00

				Smith Contracting	
Item No.	Description	Unit	Est Qty	Bid Unit Price	Extended Price
501S-UPRR	UPRR PERMIT COMPLIANCE FOR CONSTRUCTION AT GARISON ROAD / UNION PACIFIC RR, INCLUDING RAILROAD INSURANCE, RAIL PROS COORDINATION AND COST OF MONITORING, FLAGGER IF REQUIRED BY UPRR, SUBSIDENCE STUDIES IF REQUIRED BY UPRR, AND ALL OTHER SAFETY AND TRACK PROTECTION COMPLIANCE	LS	1	\$ 75,000.00	\$ 75,000.00
TOTAL OF ALL BID ITEMS					\$ 10,457,567.75
TOTAL BID (FROM BID OPENING FORM)					\$ 10,457,567.75

Receipt of Addenda 1-4 Acknowledged	Y
ADA Attachment V Acknowledged	Y
Bid Submittal Cover Sheet Signed	Y
Key Personnel Resumes	Y
List of Subcontractors	Y
Qualifications Statement Form 00 45 13	Y
Schedule A	Y
Schedule B	Y
Schedule C	Y
Bid Bond	Y
References	Y
Insurance Certificates	Y
Attachment 1 HB 89 Verification	Y
Attachment II Form CIQ	Y
Attachment III HUB Certification	Y (N/A)
Attachment IV S.B. 252	Y
Attachment VI-A Contractor Worker's Comp.	Y
Attachment VI-B Subcontractor Worker's Comp.	Y
Mobilization % of Amount Bid (Maximum 5%)	2.87%



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-292- / J.3

ITEM TITLE: Deliberation and possible action to award Bid #26-094 to MTL Construction, LLC for the City Park East Parking Lot (P19) Project for \$585,776.89, to authorize the City Manager to execute said contract, and to authorize the City Manager to execute potential change orders to the contract, not to exceed the amount permitted under state law, including authority to approve individual change orders increasing or decreasing the contract price by \$50,000 or less, provided that the cumulative total of all change orders shall not increase or decrease the original contract amount by more than twenty-five percent (25%) (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City solicited an invitation for bid for the FY26-094 City Park East Parking Lot Project from February 4th to 26th. We received six (6) total submissions. The team reviewed the provided bid tab and called the references of the two lowest bidders. To summarize the bids here was the order lowest to highest: MTL Construction, LLC, Mills Construction LLC, Bennett Paving Inc., Lone Star Sitework, LLC, Patin Construction, Jerdon Enterprise, L.P. The bid tab is attached for reference. Our design team reviewed the bid proposals to confirm there were no miscalculations and provided a recommendation letter (attached). Construction is anticipated to take 80 calendar days in total, with work starting in late April.

Attached is a copy of the partially executed contract for review, partially executed by the vendor.

2. BACKGROUND/HISTORY

IFB #24-020 City Park Parking Lot Expansion project was initially bid as one project with a cost for each parking lot provided. The project was awarded for bid at the January 3rd, 2024, City Council, but included the east parking lot as an additional alternate bid item. The direction was to construct the north and west parking lots and defer construction of the east parking lot to a later date due to funding constraints.

In January 2024, a different contractor bid \$584,330.70 to construct the east parking lot, the largest of the three (3) parking lots.

The east parking lot improvements include adding approximately 134 parking spaces with an asphalt surface. The scope of the project includes grading and drainage, importing borrow fill material, sub-grade preparation, flexible base, asphalt with curb and gutter, landscaping, revegetation of disturbed areas, signage, striping, etc. The Team organized and prepared the project for bid, with advertisements running from February 4th through 26th. The City solicited an invitation for bid and received six (6) submissions at the Bid Opening on February 26th. The six (6) bids were from MTL Construction, LLC, Mills Construction LLC, Bennett Paving Inc., Lone Star Sitework, LLC, Patin Construction, Jerdon Enterprise, L.P. The City called references for the two (2) lowest bids. At the same time, our design team reviewed the proposal and certified the bid tabulation to confirm there were no miscalculations.

3. ANALYSIS

The City received six (6) bids ranging from \$585,776.89 - \$1,173,329.00. The team reviewed the bid packages for appropriate bonds, reviewed the bid tabs, and called references for the two (2) lowest bids. At the same time, our design team prepared the bid tabulation to confirm there were no miscalculations and a recommendation letter, both of which are attached and provided as references.

4. FINANCIAL IMPACT

The recommendation to award MTL Construction, LLC to construct the F City Park East Parking Lot (P19) for \$585,776.89 is under the available funds on this project (\$725,000.00 - included in 2026 Certificates of Obligation).

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Have a successful Amphitheater with a variety of performances with resident attendance

7. PROS AND CONS

Pros: Expands parking availability and event options for City Park. Strong competitive bidding with Six (6) bids received.

8. ALTERNATIVES

Rebid the projects with hope the cost is reduced and receive additional bidders.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Approve to award MTL Construction, LLC for the City Park East Parking Lot (P19) Project for \$585,776.89, to authorize the City Manager to execute said contract and any potential change orders associated with the contract, not to exceed the amount permitted under State law.

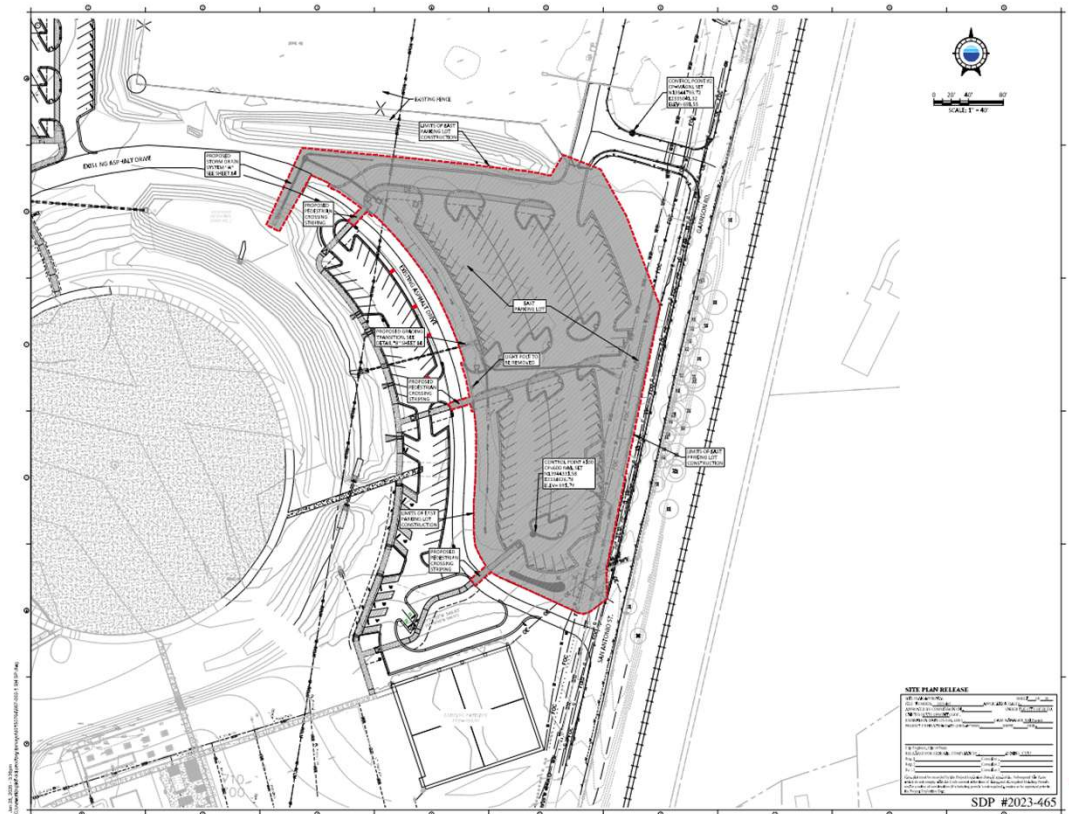
Attachments:

[Presentation - City Park East Parking Lot.pdf](#)

[CityPark_EastParkingLot_RecommedationLetter&BidTab.pdf](#)

City Park East Parking Lot Overview

- Anticipated Start: April 27
- Duration: 80 Calendar Days
- Completes Previous Design
- Additional 134 Parking Spaces



City Park East Parking Lot Scoring

Supplier	Pricing Evaluation / 100 pts	Proposal Cost	Rank
MTL Construction, LLC	100	\$585,776.89	1
Mills Construction LLC	91.67	\$639,034.12	2
Bennett Paving Inc.	87.89	\$666,504.57	3
Lone Star Sitework, LLC	80.55	\$727,211.35	4
Patin Construction	71.33	\$821,170.00	5
Jerdon Enterprise, L.P.	49.92	\$1,173,329.00	6





7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 800.587.2817
DoucetEngineers.com

March 10, 2026

Mr. Austin Messerli, Capital Improvements Program Manager
City of Buda
405 E. Loop St., Ste 100
Buda, TX 78610

Re: Award Recommendation
City Park Parking Lot Expansion - 2026
City of Buda
Solicitation #: 26-107

Dear Mr. Messerli:

We have checked the bids received at 2:00 p.m., Thursday, February 26, 2026, for the City Park Parking Lot Expansion Project. Please find a copy of the Bid Tabulations attached to this letter.

MTL Construction, LLC submitted the low bid for the project in the amount of \$585,776.89. References for MTL Construction, LLC were provided to the City of Buda and WSB Engineers. All references were positive and indicated they would hire MTL Construction, LLC for future work.

Based on the positive references, we recommend that the City accept the bid from MTL Construction, LLC, and award them the contract in the amount of \$ 585,776.89 for construction of the City Park Parking Lot Expansion-2026.

Please contact us if you would like to discuss our evaluation in further detail.

Sincerely,

DOUCET & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "D. J. Hildebrandt", is placed over a light blue rectangular background.

David J. Hildebrandt, P.E.
Senior Program Manager
dhildebrandt@kleinfelder.com

Bid Tabulation

Buda City Park 2026 East Parking Lot Additions

City of Buda, TX

Bids Due By: February 26, 2026 at 2:00 PM local time

Line No.	Bid Item	Description	Qty	Unit	Patin Construction		Lone Star Sitework, LLC		MTL Construction, LLC		Mills Construction, LLC		Bennett Paving Inc		Jerdon Enterprise, LP	
					Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
#1-1	101-S-A	Preparing Right of Way	2.5	Acre	\$ 20,000.00	\$ 50,000.00	\$ 300.00	\$ 750.00	\$ 826.80	\$ 2,067.00	\$ 16,400.00	\$ 41,000.00	\$ 4,600.00	\$ 11,500.00	\$ 2,326.00	\$ 5,815.00
#1-2	102S-A	Clearing and Grubbing	2.5	Acre	\$ 1,500.00	\$ 3,750.00	\$ 500.00	\$ 1,250.00	\$ 1,258.40	\$ 3,146.00	\$ 50.00	\$ 125.00	\$ 57.50	\$ 143.75	\$ 2,370.00	\$ 5,925.00
#1-3	101-S	Remove Light Pole	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 6,900.00	\$ 6,900.00	\$ 1,040.00	\$ 1,040.00	\$ 1,500.00	\$ 1,500.00	\$ 1,725.00	\$ 1,725.00	\$ 8,325.00	\$ 8,325.00
#1-4	110S-B	Excavation, Plan Quantity	170	CY	\$ 10.00	\$ 1,700.00	\$ 30.00	\$ 5,100.00	\$ 72.65	\$ 12,350.50	\$ 6.00	\$ 1,020.00	\$ 6.90	\$ 1,173.00	\$ 20.00	\$ 3,400.00
#1-5	130S-B	Class B (Borrow), Plan Quantity	4100	CY	\$ 19.00	\$ 77,900.00	\$ 36.40	\$ 149,240.00	\$ 4.31	\$ 17,671.00	\$ 26.00	\$ 106,600.00	\$ 29.90	\$ 122,590.00	\$ 43.00	\$ 176,300.00
#1-6	201S	Subgrade Preparation	7634	SY	\$ 5.00	\$ 38,170.00	\$ 4.10	\$ 31,299.40	\$ 3.58	\$ 27,329.72	\$ 2.00	\$ 15,268.00	\$ 2.30	\$ 17,558.20	\$ 4.00	\$ 30,536.00
#1-7	210S-A	10" Flexible Base - (To 1.5' behind curb & gutter and ribbon curb)	2120	CY	\$ 75.00	\$ 159,000.00	\$ 61.50	\$ 130,380.00	\$ 55.73	\$ 118,147.60	\$ 44.00	\$ 93,280.00	\$ 48.30	\$ 102,396.00	\$ 135.00	\$ 286,200.00
#1-8	315S-A	Milling Asphaltic Concrete Pavement at proposed driveways	10	SY	\$ 150.00	\$ 1,500.00	\$ 200.00	\$ 2,000.00	\$ 195.00	\$ 1,950.00	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 56.00	\$ 560.00
#1-9	340S-B	Hot Mix Asphaltic Concrete Pavement, 2 inches, Type D	6681	SY	\$ 20.00	\$ 133,620.00	\$ 14.90	\$ 99,546.90	\$ 15.53	\$ 103,755.93	\$ 13.21	\$ 88,256.01	\$ 12.58	\$ 84,046.98	\$ 14.00	\$ 93,534.00
#1-10	430S-A	PC Concrete Curb and Gutter (Excavation)	1137	LF	\$ 18.00	\$ 20,466.00	\$ 36.30	\$ 41,273.10	\$ 25.36	\$ 28,834.32	\$ 25.00	\$ 28,425.00	\$ 28.75	\$ 32,688.75	\$ 37.00	\$ 42,069.00
#1-11	430S-E	PC Concrete Ribbon Curb 2' wide (Excavation)	1369	LF	\$ 18.00	\$ 24,642.00	\$ 29.50	\$ 40,385.50	\$ 23.88	\$ 32,691.72	\$ 25.00	\$ 34,225.00	\$ 28.75	\$ 39,358.75	\$ 35.00	\$ 47,915.00
#1-12	432S-5	New PC Concrete Sidewalks, 5 inch thickness	1562	SF	\$ 6.00	\$ 9,372.00	\$ 9.90	\$ 15,463.80	\$ 7.52	\$ 11,746.24	\$ 12.00	\$ 18,744.00	\$ 13.80	\$ 21,555.60	\$ 14.00	\$ 21,868.00
#1-13	430S-D	New PC Concrete Sidewalks curb, 6" wide x 11" deep at islands	172	LF	\$ 50.00	\$ 8,600.00	\$ 15.60	\$ 2,683.20	\$ 31.82	\$ 5,473.04	\$ 30.00	\$ 5,160.00	\$ 34.50	\$ 5,934.00	\$ 33.00	\$ 5,676.00
#1-14	439S	Parking Lot Bumper Curbs 6' long	62	EA	\$ 500.00	\$ 31,000.00	\$ 115.00	\$ 7,130.00	\$ 120.75	\$ 7,486.50	\$ 130.00	\$ 8,060.00	\$ 110.00	\$ 6,820.00	\$ 123.00	\$ 7,626.00
#1-15	506J-3'x3'	Area Inlet, 3' x 3'	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,550.00	\$ 4,550.00	\$ 6,000.00	\$ 6,000.00	\$ 6,900.00	\$ 6,900.00	\$ 3,752.00	\$ 3,752.00
#1-16	508S-H	Headwall, wingwall for 24" pipe	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 5,400.00	\$ 5,400.00	\$ 4,550.00	\$ 4,550.00	\$ 3,000.00	\$ 3,000.00	\$ 3,450.00	\$ 3,450.00	\$ 5,435.00	\$ 5,435.00
#1-17	508S-H	Headwall, sloped for 24" pipe	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 2,300.00	\$ 4,600.00	\$ 2,080.00	\$ 4,160.00	\$ 2,500.00	\$ 5,000.00	\$ 2,875.00	\$ 5,750.00	\$ 1,779.00	\$ 3,558.00
#1-18	508S-H	Headwalls, sloped for 18" pipe	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 1,900.00	\$ 3,800.00	\$ 2,080.00	\$ 4,160.00	\$ 2,000.00	\$ 4,000.00	\$ 2,300.00	\$ 4,600.00	\$ 1,795.00	\$ 3,590.00
#1-19	509S	Excavation Safety Systems	393	LF	\$ 5.00	\$ 1,965.00	\$ 5.00	\$ 1,965.00	\$ 3.90	\$ 1,532.70	\$ 2.00	\$ 786.00	\$ 2.30	\$ 903.90	\$ 9.00	\$ 3,537.00
#1-20	510-ASD_18Dia	Pipe, 18 Dia, RCP CL V (all Depths), including excavation and backfill	212	LF	\$ 75.00	\$ 15,900.00	\$ 145.00	\$ 30,740.00	\$ 84.50	\$ 17,914.00	\$ 120.00	\$ 25,440.00	\$ 136.85	\$ 29,012.20	\$ 255.00	\$ 54,060.00
#1-21	510-ASD_24Dia	Pipe, 24 Dia, RCP CL V (all Depths), including excavation and backfill	181	LF	\$ 85.00	\$ 15,385.00	\$ 160.00	\$ 28,960.00	\$ 115.70	\$ 20,941.70	\$ 170.00	\$ 30,770.00	\$ 189.75	\$ 34,344.75	\$ 279.00	\$ 50,499.00
#1-22	610S-A	Protective Fencing Type A Chain Link fence (Typical Application-high damage potential)	300	LF	\$ 7.00	\$ 2,100.00	\$ 6.30	\$ 1,890.00	\$ 20.70	\$ 6,210.00	\$ 2.35	\$ 705.00	\$ 2.70	\$ 810.00	\$ 5.00	\$ 1,500.00
#1-23	641S	Stabilized Construction Entrance	3	EA	\$ 2,000.00	\$ 6,000.00	\$ 4,530.00	\$ 13,590.00	\$ 2,070.00	\$ 6,210.00	\$ 2,300.00	\$ 6,900.00	\$ 2,645.00	\$ 7,935.00	\$ 2,775.00	\$ 8,325.00
#1-24	Rock Berm	Rock Berm	130	LF	\$ 70.00	\$ 9,100.00	\$ 72.50	\$ 9,425.00	\$ 40.25	\$ 5,232.50	\$ 41.15	\$ 5,349.50	\$ 47.32	\$ 6,151.60	\$ 56.00	\$ 7,280.00
#1-25	Tree Protection	Tree Protection	160	LF	\$ 7.00	\$ 1,120.00	\$ 7.00	\$ 1,120.00	\$ 9.20	\$ 1,472.00	\$ 6.50	\$ 1,040.00	\$ 7.48	\$ 1,196.80	\$ 6.00	\$ 960.00
#1-26	642S	Silt Fence for Erosion Control	673	LF	\$ 5.00	\$ 3,365.00	\$ 5.15	\$ 3,465.95	\$ 2.99	\$ 2,012.27	\$ 3.94	\$ 2,651.62	\$ 4.53	\$ 3,048.69	\$ 5.00	\$ 3,365.00
#1-27	700S-TM	Total Mobilization Payment	1	LS	\$ 53,000.00	\$ 53,000.00	\$ 24,000.00	\$ 24,000.00	\$ 19,689.15	\$ 19,689.15	\$ 10,000.00	\$ 10,000.00	\$ 5,750.00	\$ 5,750.00	\$ 57,165.00	\$ 57,165.00
#1-28	701S-T	Temporary Chain Link Fence, 6-ft - (as required)	100	LF	\$ 15.00	\$ 1,500.00	\$ 10.00	\$ 1,000.00	\$ 19.50	\$ 1,950.00	\$ 1.60	\$ 160.00	\$ 1.84	\$ 184.00	\$ 5.00	\$ 500.00
#1-29	703	Safety Fencing - (as required)	50	LF	\$ 5.00	\$ 250.00	\$ 8.00	\$ 400.00	\$ 7.80	\$ 390.00	\$ 8.30	\$ 415.00	\$ 9.55	\$ 477.50	\$ 7.00	\$ 350.00
#1-30	860S-C	Parking lot Striping	3053	LF	\$ 5.00	\$ 15,265.00	\$ 2.00	\$ 6,106.00	\$ 1.15	\$ 3,510.95	\$ 0.83	\$ 2,533.99	\$ 0.70	\$ 2,137.10	\$ 1.00	\$ 3,053.00
#1-31	803S-CD	Barricades, Signs, and Traffic Handling	45	CD	\$ 100.00	\$ 4,500.00	\$ 27.50	\$ 1,237.50	\$ 72.22	\$ 3,249.90	\$ 67.00	\$ 3,015.00	\$ 77.05	\$ 3,467.25	\$ 103.00	\$ 4,635.00
#1-32	Landscaping	Landscaping	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 11,110.00	\$ 11,110.00	\$ 78,614.00	\$ 78,614.00	\$ 24,255.00	\$ 24,255.00	\$ 27,893.25	\$ 27,893.25	\$ 154,760.00	\$ 154,760.00
#1-33	Electrical	Electrical	0	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
#1-34	Irrigation	Irrigation	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 39,000.00	\$ 39,000.00	\$ 22,425.00	\$ 22,425.00	\$ 61,750.00	\$ 61,750.00	\$ 71,012.50	\$ 71,012.50	\$ 68,592.00	\$ 68,592.00
#1-35	Stormwater Pollution	Stormwater Pollution Prevention Plan Permitting, Maintenance, Etc. for items not included in the bid above	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,313.15	\$ 3,313.15	\$ 2,600.00	\$ 2,600.00	\$ 2,990.00	\$ 2,990.00	\$ 2,664.00	\$ 2,664.00
TOTAL					\$ 821,170.00		\$ 727,211.35		\$ 585,776.89		\$ 639,034.12		\$ 666,504.57		\$ 1,173,329.00	



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Anthony Host
Agenda Item ID / Number: 2026-68- / J.4

ITEM TITLE: Deliberation and possible action regarding Futsal at City Park facilities (Tony Host Parks Director) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

This discussion was requested by Mayor Pro Tem Ture.

Staff will present information to the City Council regarding futsal opportunities within the City's park system, including potential use of existing facilities, operational considerations, programming options, and community interest. The City Council will have the opportunity to discuss the value and feasibility of futsal-related improvements and/or programming and provide direction to staff.

2. BACKGROUND/HISTORY

Futsal is a growing sport (small-sided soccer) that can be played on a hard court or dedicated futsal surface and is commonly used for youth development, recreation leagues, and skills training. Communities across Central Texas are adding futsal programming due to increasing demand for year-round athletic options that require limited space and can be hosted in multi-use courts.

The city has received interest in expanding athletic programming and exploring additional field/court uses that support youth development, sports tourism, and broader recreation offerings. Introducing futsal may provide an efficient and flexible use of park space while supporting existing soccer development and expanding indoor/outdoor recreation opportunities.

3. ANALYSIS

Staff has identified two potential locations that could support futsal use, either through immediate programming opportunities or future capital improvements:

Option 1 – Stoneridge Park

Stoneridge Park may provide an opportunity to introduce futsal as a neighborhood-level amenity and expand recreational programming in a growing service area. Potential benefits include:

Aligns with a neighborhood park setting and local demand for active recreation

Opportunity to diversify park amenities and create a structured youth sport option

Potential ability to schedule futsal programming with minimal impact to existing large-field athletics

Option 2 – City Park Pavilion Area

The City Park Pavilion area may provide a centrally located option for futsal programming, drop-in play, and community events. Potential benefits include:

High visibility location that could support community engagement and usage

Existing amenities (parking, restrooms, pavilion shelter, pedestrian access)

Potential to incorporate futsal as a multi-use court concept for broader recreation activity

4. FINANCIAL IMPACT

Futsal has a grant opportunity that provides an 80/20 match. The futsal facilities are, on average, \$100,000, 20% of which the city would contribute. The grant is facilitated by the Verde Pitch

Alliance, an affiliate of Austin FC and 4ATX.

5. STRATEGIC PLAN/GOALS
FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES
Quality of life

7. PROS AND CONS

Pros:

- Expands recreation opportunities in Buda
- Potentially leverages a grant opportunity

Cons:

- Lack of space to include in current parks
- 20% match
- Unknown if desired by the community

8. ALTERNATIVES

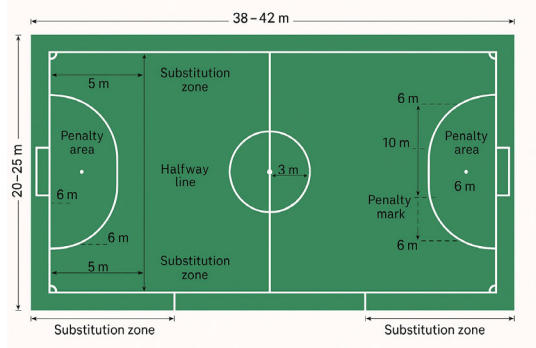
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff seeks Council's direction on if this is something to pursue and preferred location.

Attachments:

[j4 Expanding_Programming_to_Buda_Futsal.pdf](#)

Expanding Programming to Buda: FUTSAL



1

What is FUTSAL?

Futsal is a small-sided indoor version of soccer.

- *Key characteristics:*
 - Played **5 vs. 5**, including a goalkeeper
 - Played on a **hard court roughly the size of a basketball court**
 - Uses a **smaller, low-bounce ball**
 - Two **20-minute halves**
 - Emphasizes **skill, passing, and quick decision-making**
- *Why it works:*
 - Fast paced
 - Requires less space
 - Can be played indoors or outdoors
- *Global context:*
 - Played in **100+ countries**
 - Over **30 million players worldwide**

2

Why FUTSAL?

A Growing Sport in the United States

- Key trends:
 - Youth futsal leagues and academies are expanding rapidly across the country
 - Organizations now operate in **30+ states with over 100 local leagues**
 - Participation is largely **youth-driven (about 90% of players)**
- Drivers of growth:
 - Skill development for soccer players
 - Year-round play
 - Smaller space requirements
 - Affordable programming

3

Who Plays FUTSAL?

• Primary User Demographics

Youth (Ages 6–18)

- Largest participation group
- Soccer athletes improving technical skills
- Recreational youth leagues

Young Adults (18–35)

- Recreational leagues
- Intramural and competitive play

Adult Recreational Players

- Evening leagues
- Social sports programming

Women and Girls

- Rapid growth in participation and national-level competition

4



5



6

Why it Fits the Buda Community

Soccer is Already Popular

- Soccer participation in the U.S. exceeds **14 million players** and continues growing

Buda's Demographics

- Young families
- Youth sports participation
- A growing and diverse population

Year-Round Programming

- Allows play during:
 - extreme heat
 - rain
 - off-season for outdoor soccer

Inclusive and Accessible

- Smaller teams
- Lower cost
- Easy entry for beginners

7

Benefits to the Community

Skill Development

Futsal promotes:

- Ball control
- Creativity
- Faster decision-making

Many international soccer stars trained in futsal.

Health & Wellness

- Increases youth physical activity
- Supports lifelong recreation

Social Benefits

- Encourages teamwork
- Builds leadership and cooperation skills

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Benefits to the City of Buda

Efficient Use of Facilities

Can use:

- gymnasiums
- outdoor courts
- multi-use spaces

Low-Cost Startup

Minimal equipment required:

- goals
- futsal balls
- court striping

New Programming Revenue Potential:

- youth leagues
- adult leagues
- tournaments
- camps and clinics

Sports Tourism

Potential to host:

- regional futsal tournaments
- youth club competitions



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Alignment with Buda Strategic Goals

Supports:

Community Health

- Active recreation opportunities

Youth Development

- Skill-building sports programs

Efficient Use of Facilities

- Maximizes existing courts

Community Engagement

- New leagues and tournaments

10

Financial Overview (Rough Estimates)

Startup Costs (Pilot):

- Portable goals: \$2,000–\$4,000
- Balls and equipment: \$1,000
- Court striping (optional): \$2,000–\$10,000
- Building a court: \$20,000 - \$100,000

Revenue Potential:

- Youth league registrations
- Adult league fees
- Camps and clinics

Low-cost, scalable program.

11

Possible Grant Opportunities

- Futsal is a grant opportunity that provides an 80/20 match in 2027.
- 20% would be the City's contribution.
- Grant is facilitated by the Verde Pitch Alliance, an affiliate of Austin FC and 4ATX.

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Futsal Proposed Locations

- Staff has identified two potential locations that could support futsal use, either through immediate programming opportunities or future capital improvements:
- *Option 1 – Stoneridge Park*
 - Stoneridge Park may provide an opportunity to introduce futsal as a neighborhood-level amenity and expand recreational programming in a growing service area. Potential benefits include:
 - Aligns with a neighborhood park setting and local demand for active recreation
 - Opportunity to diversify park amenities and create a structured youth sport option
 - Potential ability to schedule futsal programming with minimal impact to existing large-field athletics

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Futsal Proposed Locations

- *Option 2 – City Park Pavilion Area*
 - The City Park Pavilion area may provide a centrally located option for futsal programming, drop-in play, and community events. Potential benefits include:
 - High-visibility location that could support community engagement and usage
 - Existing amenities (parking, restrooms, pavilion shelter, pedestrian access)
 - Potential to incorporate futsal as a multi-use court concept for broader recreation activity

14

Discussion

Does Council support introducing futsal programming?
Should staff develop a pilot league proposal for FY27 programming?
Should staff evaluate potential future futsal court locations?
Should staff assess the feasibility of dedicated futsal courts in upcoming park developments or renovations?



15



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Wendy Smith
Agenda Item ID / Number: 2026-158- / J.5

ITEM TITLE: Deliberation and possible action to adopt a Resolution repealing Resolution 2022-R-04, thereby dissolving the Buda Bond Oversight Committee and creating and appointing members to the Buda Bond Committee (Assistant City Manager Wendy L. Smith) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The purpose of the Bond Committee is to review the City of Buda's master plans, community surveys, capital improvement plans, and other documents; to analyze potential projects for consideration in a bond election for constructability, cost, and public benefit; and to recommend a slate of projects to the City Council for consideration. Furthermore, the Committee would advise City Council and staff on the fair, transparent, efficient, timely and equitable implementation of Bond projects approved by Buda voters.

Resolution 2022-R-04 created the 2021 Buda Bond Oversight Committee (BBOC). This Resolution would absorb the current, active members, allowing them to continue carrying out their duties until the completion of the 2021 bond program, while also providing for their participation in the consideration of a future bond election.

The attached workplan contains draft schedules for both November 2027 and November 2028 bond elections.

2. BACKGROUND/HISTORY

The City Council previously created Buda Bond Advisory and Oversight Committees to serve in an advisory capacity to review the City of Buda's master plans, community surveys, capital improvement plans, and other documents; to analyze potential projects for consideration in a bond election for constructability, cost, and public benefit; to recommend a slate of projects to the City Council for consideration; and to advise City Council and staff on the fair, transparent, efficient, timely and equitable implementation of Bond projects approved by Buda voters. This Resolution and associated Workplan contemplates combining advisory and oversight functions into a single Bond Committee for continuity purposes.

3. ANALYSIS

The Committee would serve in an advisory capacity and at the pleasure of the City Council. Their work could be paused - or the Resolution repealed - if the Council determines not to proceed with a bond election on the timelines provided in the Workplan.

4. FINANCIAL IMPACT

The Tax and Debt Model included in the attached presentation illustrates the following:

1. A current I&S rate of \$0.2594
2. An I&S rate of \$0.2789 once the 2026 COs authorized by Council close on March 26
3. An assumption that the remaining 2021 GOs will be issued in Spring/Summer 2027, with the resulting I&S rate of \$0.3225

- 4. Scenario 1 for a bond election of \$14.765M (a 2 cent increase) = I&S rate of \$0.3425
- 5. Scenario 2 for a bond election of \$22.145M (a 3 cent increase) = I&S rate of \$0.3525
- 6. Scenario 3 for a bond election of \$29.525M (a 4 cent increase) = I&S rate of \$0.3625

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

Reduce traffic congestion and improve traffic flow

7. PROS AND CONS

Pros: Public participation in the development of bond programs is essential to the strength and success of the program.

A 2028 election provides additional time for preliminary engineering and design, making for a more informed process overall. The 2027 calendar also recommends preliminary engineering but on a smaller scope, given the available time.

Con: None foreseen.

8. ALTERNATIVES

Continue with separate committees for advisory and oversight or repeal the committee process.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the Resolution. Furthermore, staff requests Council's direction regarding a proposed election date.

Attachments:

- [RESOLUTION for Buda Bond Committee.docx](#)
- [Buda Bond Committee Workplan March 2026.docx](#)
- [Bond Election Presentation.pdf](#)

RESOLUTION NO. 2026-R-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, REPEALING RESOLUTION 2022-R-04, THEREBY DISSOLVING THE BUDA BOND OVERSIGHT COMMITTEE, AND CREATING AND APPOINTING MEMBERS TO THE BUDA BOND COMMITTEE

WHEREAS, public participation in the development of bond programs is essential to the strength and success of the program; and

WHEREAS, the City's timely and adequate investment in public infrastructure and other public facilities, improvements, and property will facilitate the future development and redevelopment of the City and support its continued growth and viability; and

WHEREAS, in order to accommodate and encourage such growth and development, the City Council desires, through the establishment and appointment of a bond committee, to initiate a process to review and make recommendations to the City Council regarding future capital projects and other needs of and opportunities for the City, with an eye toward the possibility of financing the same through the issuance of bonds approved at a future bond election; and

WHEREAS, the purpose of the bond committee will be to receive information about proposed projects and the estimated costs thereof, to discuss any other projects initiated by the committee, to make a recommendation to Council as to the final bond program list, should Council make the decision to call a bond election, and to and to advise City Council and staff on the fair, transparent, efficient, timely and equitable implementation of Bond projects approved by Buda voters.

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

Section 1. The City Council hereby creates the Buda Bond Committee to provide input regarding projects to be included in a future bond program election. The committee will be comprised of individuals appointed by the City Council and conduct the duties referenced in the attached Workplan.

Section 2. The Committee shall be advisory and ad hoc in nature.

Section 3. The City Council shall appoint a chairperson to act as the spokesperson and to preside over the committee meetings and a vice-chairperson to fulfill the duties of the chairperson when the chairperson is not available.

Section 4. Severability. If any clause or provision of this resolution shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the resolution, which shall continue to have full force and effect.

Section 5. Repeal. All resolutions or parts of resolutions in conflict herewith are expressly repealed.

Section 6. Effective Date. This resolution shall be effective upon passage by the City Council.

PASSED, APPROVED, AND ADOPTED THIS 24th day of March, 2026.

THE CITY OF BUDA, TEXAS

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk

CITY OF BUDA
BUDA BOND COMMITTEE WORKPLAN
Considered March 24, 2026

PURPOSE

The purpose of the Bond Committee is to review the City of Buda’s master plans, community surveys, capital improvement plans, and other documents; to analyze potential projects for consideration in a bond election for constructability, cost, and public benefit; to recommend a slate of projects to the City Council for consideration; and to advise City Council and staff on the fair, transparent, efficient, timely and equitable implementation of Bond projects approved by Buda voters.

COMMITTEE MEMBERS

City Councilmembers shall appoint resident members and alternates to serve on the Committee. Staff recommends that the following current, active Bond Oversight Committee members continue to serve to close out the 2021 Bond Program while also being eligible to serve on the committee for future potential bond elections. No minimum or maximum number of members and alternates is suggested. Appointments may be made at future City Council meetings.

Theo Kosub (Garlic Creek)	Wendy Scott (Bonita Vista)
Lori Moya (Stonewood Commons)	Betsy Urban (EDC)
Tia Pair (Stone Ridge)	

STAFF SUPPORT

City Manager Micah Grau	CRADS Director Lysa Gonzalez
Assistant City Manager Wendy L Smith	Parks Director Tony Host
Assistant City Manager Lindsey Baker	Finance Director Bianca Redmon
Capital Projects Manager Austin Messerli, P.E.	City Eng/Dev Svcs Director Angela Kennedy, P.E.
Library Director Melinda Hodges	Public Works Director Blair Murski, P.E.

MEETING DECORUM

Meetings of the Buda Bond Committee may be called as needed by City of Buda staff. A meeting quorum is a majority of the members present. Meetings may occur in-person or through a virtual meeting platform. Meetings may be posted on the City’s website and some meetings may be open to the public. Public comments will be accepted on items only when noted on the agenda.

Chair: The Chair shall preside over the meeting. In his or her absence, the Vice-Chair will lead the meeting. It is the Chair’s responsibility to ensure that discussions stay on topic and that input is received from all members.

Resignation of Committee Members: If a member resigns from the Committee, an alternate shall automatically take their place in the order in which they were appointed starting with Alternate 1.

PUBLIC INPUT

Public input is vital when considering a bond referendum. The Committee will conduct meetings in a transparent process. Public comments will be limited to the “Public Comments” section of the agenda, when applicable. The Chair may place time limits on public comments, when appropriate, to facilitate an efficient meeting and to give everyone an opportunity to provide input.

A website – BudaBonds.com - was created as a central repository of information for the Committee and for the public. Meeting notices and materials will be posted to this site.

Public input workshops will be scheduled as needed during the process and input may also be solicited through surveys to provide input to the Committee.

DRAFT BOND ELECTION CALENDARS

	November 2, 2027 Election
1. City Council Workshop on Bond Election	March 2026
2. City Council discuss possible projects (6 months)	May – November 2026
3. City Council Adopt Calendar and Advertise for Bond Committee Appointments	September 1, 2026
4. Advertise RFP for Bond Facilitation Services	September 16, 2026
5. Preliminary Engineering (recommended)	October 2026 – March 2027
6. Close RFP for Bond Facilitation Services	October 14, 2026
7. City Council Establishes Bond Committee and Appoints members; Assigns Chair and Vice-Chair	December 1, 2026
8. City Council Award RFP for Bond Facilitation Services	December 1, 2026
9. Bond Committee Meeting 1: <ul style="list-style-type: none"> • Welcome & Introductions • Discuss Committee Purpose • Overview of Bond Elections • Process, Goals, and Schedule • Review Community Survey Results • Introduce Master Plans: Transportation Master Plan, Parks Master Plan, Facilities Master Plan, Comprehensive Plan, Downtown Master Plan, Drainage Master Plan 	Week of January 18, 2027
10. Bond Committee Meeting 2: Transportation Master Plan	Week of February 1, 2027
11. Bond Committee Meeting 3: <ul style="list-style-type: none"> • Transportation Follow-up • Drainage • Facilities 	Week of February 15, 2027
12. Bond Committee Meeting 4: Parks Master Plan	Week of March 1, 2027

13. Financial Advisor Evaluates Tax Rate Impacts	December 21, 2026 – January 8, 2027
14. Bond Committee Meeting 5: • Financial and Tax Rate Discussion	Week of March 22, 2027
15. Bond Committee Meeting 6: • Wrap-up • Adopt Recommendations	Week of April 5, 2027
16. Bond Committee Meeting 7: (If needed)	Week of April 12, 2027
17. Bond Committee Meeting 8: (If needed)	Week of April 19, 2027
18. Bond Committee Report to City Council	May 4, 2027
19. City Council Workshop on Bond Election	June 2027
20. City Council Workshop on Bond Election (if needed)	June 2027
21. City Council Orders Bond Election	July 20, 2027
22. Last Day to Order Election (78 days before)	August 16, 2027
23. Community Information on Bond Election	August – November
24. General Election	November 2, 2027

**The Bond Election Calendar is presented to guide the process and discussions for a proposed November 2027 bond referendum election. The process and dates are subject to change.*

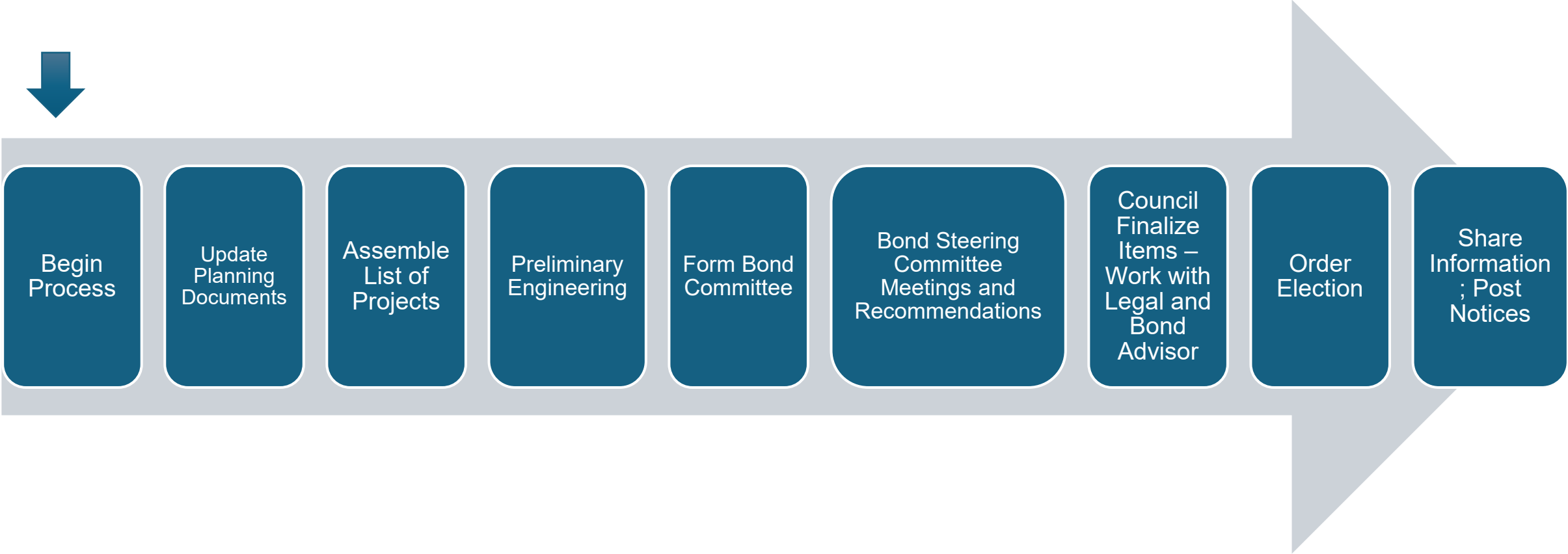
OR

	November 5, 2028 Election
1. City Council Workshop on Bond Election	March 2026
2. City Council Discusses Possible Projects (6 months) and Funding Amount for Preliminary Engineering to be Included in FY27 Budget	May – November 2026
3. City Council Adopt Calendar and Advertise for Bond Committee Appointments	September 1, 2026
4. Advertise RFP for Bond Facilitation Services	September 16, 2026
5. Preliminary Engineering (recommended)	October 2026 – March 2028
6. Close RFP for Bond Facilitation Services	October 14, 2026
7. City Council Establishes Bond Committee and Appoints members; Assigns Chair and Vice-Chair	December 1, 2026
8. City Council Award RFP for Bond Facilitation Services	December 1, 2026
9. Financial Advisor Evaluates Tax Rate Impacts	December 21, 2026 – January 8, 2027
10. Bond Committee Meeting 1: • Welcome & Introductions • Discuss Committee Purpose • Overview of Bond Elections • Process, Goals, and Schedule • Review Community Survey Results • Introduce Master Plans: Transportation Master Plan, Parks Master Plan, Facilities Master Plan, Comprehensive Plan, Downtown Master Plan, Flood Protection Master Plan	Week of January 18, 2027

11. Bond Committee Meeting 2: Transportation Master Plan	Week of February 1, 2027
12. Bond Committee Meeting 3: <ul style="list-style-type: none"> • Transportation Follow-up • Drainage/Flood Protection • Facilities 	Week of February 15, 2027
13. Bond Committee Meeting 4: Parks Master Plan	Week of March 1, 2027
14. Bond Committee Meeting 5: <ul style="list-style-type: none"> • Financial and Tax Rate Discussion 	Week of March 22, 2027
15. Bond Committee Meeting 6: <ul style="list-style-type: none"> • Wrap-up • Adopt Recommendations 	Week of April 5, 2027
16. Bond Committee Meeting 7: (If needed)	Week of April 12, 2027
17. Bond Committee Meeting 8: (If needed)	Week of April 19, 2027
18. Bond Committee Report to City Council	May 4, 2027
19. City Council Workshop on Committee Report, Preliminary Engineering, and Bond Election	June 2027
20. Financial Advisor Evaluates Tax Rate Impacts	March 2028
21. City Council Workshop on Bond Election (if needed)	June 2028
22. City Council Orders Bond Election	July 18, 2028
23. Last Day to Order Election (78 days before)	August 19, 2028
24. Community Information on Bond Election	August – November
25. General Election	November 5, 2028

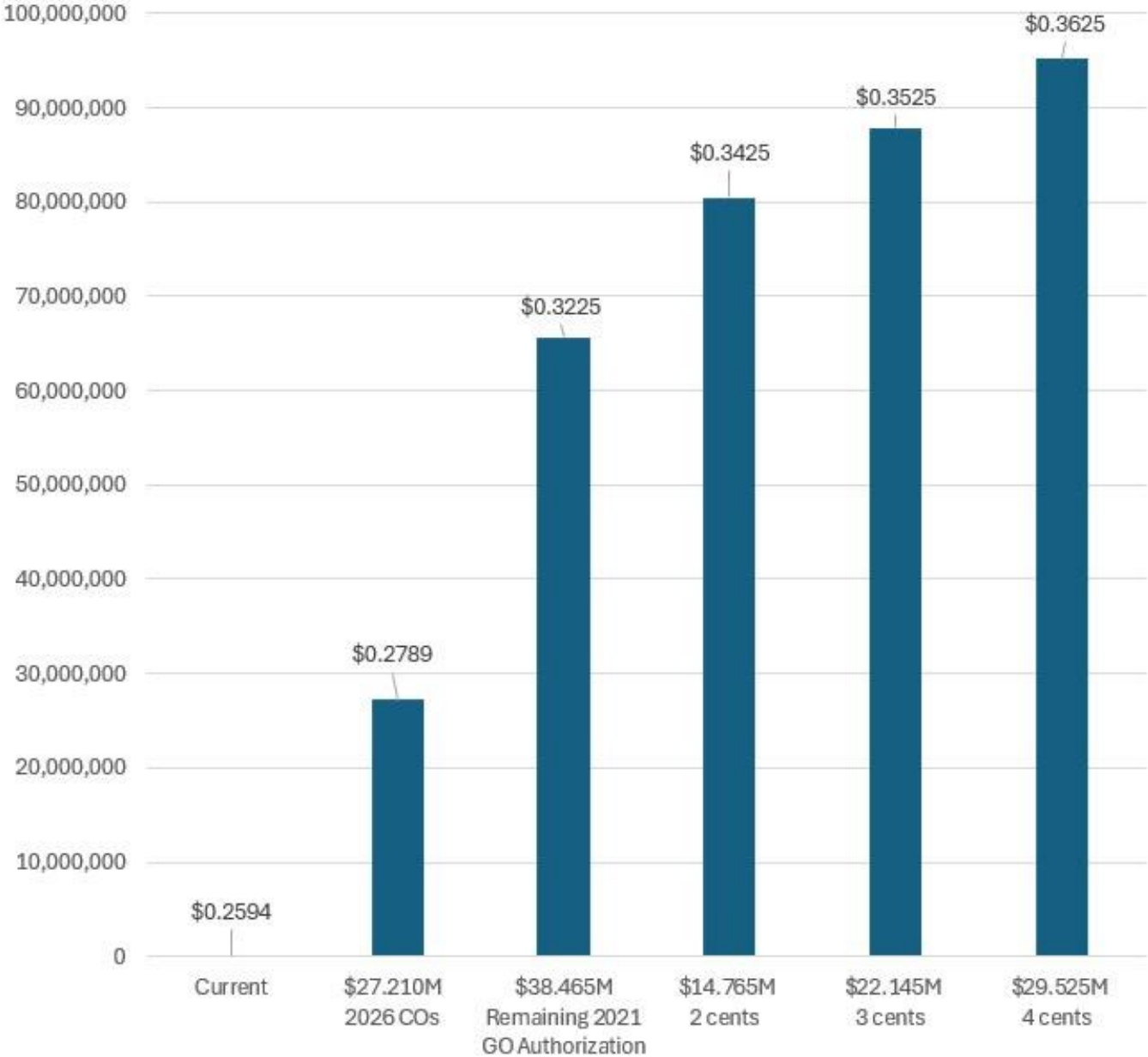
**The Bond Election Calendar is presented to guide the process and discussions for a proposed November 2028 bond referendum election. The process and dates are subject to change.*

BOND ELECTION PROCESS



TAX & DEBT MODEL

Maximum I&S Rate Per Bond Par



BOND ELECTION CALENDAR - DRAFT

	November 2027 Election	November 2028 Election
City Council Workshop on Bond Election	March 2026 and June 2027	March 2026 and June 2028
Discuss/Select Possible Projects	May – November 2026	May – November 2026
Conduct Preliminary Design on Projects	October 2026 – March 2027	October 2026 – March 2028
City Council Appoints Bond Committee	December 2026	December 2026
Bond Committee Meetings	January – April 2027	January – April 2027
Bond Committee Provides Report to City Council	May 2027	May 2027
City Council Workshop on Report and Prelim Eng	June 2027	June 2027 and 2028
Last Day to Order Election (78 days before)	August 16, 2027	August 19, 2028
Community Information on Bond Election	August – November 2027	August – November 2028
General Election	November 2, 2027	November 5, 2028



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-56- / J.6

ITEM TITLE: Deliberation and possible action to consider Ordinances on first and final reading and to adopt said Ordinances amending Chapter 1, Section 1.02.003 Procedures and sections related to Officers; rules; meetings; quorum; record; conflict of interest, for the provision regarding the election of officers, setting the number of terms for said positions for each Board/Commission and to designate ex-officio members for the Historic Preservation Commission & Planning & Zoning Commission (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

1. Arts Commission: § 1.02.303. Officers; rules; meetings; quorum; record; conflict of interest.
2. Commission on Aging (COA): §1.02.403. Officers; rules; meetings; quorum; record; conflict of interest.
3. Construction Board of Appeals (CBA): §1.02.123. Officers; rules; meetings; quorum; record; conflict of interest.
4. Historic Preservation Commission (HPC): §1.02.075. Officers; rules; meetings; quorum; record; conflict of interest.
5. Library Commission (LC): §1.02.163. Officers; rules; meetings; quorum; record; conflict of interest.
6. Main Street Advisory Board (MSAB): §1.02.203. Officers; rules; meetings; quorum; record; conflict of interest.
7. Parks & Recreation Commission (PRC): §1.02.183. Officers; rules; meetings; quorum; record; conflict of interest.
8. Planning & Zoning Commission (PZC): §1.02.103. Officers; rules; meetings; quorum; record; conflict of interest.
9. Sustainability Commission (SC): §1.02.143. Officers; rules; meetings; quorum; record; conflict of interest.
10. Zoning Board of Adjustment (ZBA): §1.02.033. Officers; rules; meetings; quorum; record; conflict of interest.

1. EXECUTIVE SUMMARY

The City Council adopted the standardized bylaws for all advisory boards and commissions on March 3, 2026. This item updates the ordinance section related to "Officers; rules; meetings; quorum; record; conflict of interest" for each board and commission regarding:

- 1) The appointment of officers and setting the number of terms for said positions: **SAMPLE LANGUAGE:** (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed, therefore elected, annually by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board or commission.
- 2) Designating ex-officio members for the Historic Preservation Commission & Planning & Zoning Commission.

2. BACKGROUND/HISTORY

Boards and commissions play a vital role in advising the governing body and supporting public engagement. Over time, individual boards and commissions have operated under varying bylaws, which has resulted in inconsistencies related to meeting procedures, officer roles, quorum

requirements, and terms of service. On December 16, 2025, the Council adopted Resolution 2025-R-68 to establish the annual election of executive board members to the City Council and Resolution 2026-R-11 adopting the Uniform Bylaws for all boards and commissions that establishes consistent governance standards while allowing flexibility where required by ordinance, resolution, or state law.

3. ANALYSIS

The proposed Ordinances amends the section "Officers; rules; meetings; quorum; record; conflict of interest" for each board and commission regarding the election of officers, the terms, and designating ex-officio members.

4. FINANCIAL IMPACT

There is no fiscal impact associated with the adoption of the Uniform Bylaws.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Not applicable.

7. PROS AND CONS

8. ALTERNATIVES

1. Adopt the Ordinances as presented.
2. Adopt the Ordinances with modifications as directed.
3. Take no action.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff seeks Councils direction to adopt or reject the adoption of the Resolution establishing Uniform Bylaws for all Boards and Commissions and directive to amend the required ordinances.

Attachments:

[j6 Chapter 2 Updates.pdf](#)

DIVISION 1
Generally

§ 1.02.001. Purpose.

This directive sets forth the comprehensive process for items pertaining to appointments to the city's boards and commissions including advertising for candidates, processing information to the city council, interviewing of candidates, appointment timetable, attendance records, and oaths of offices. (Ordinance 2016-20, sec. 1, adopted 10/11/16)

§ 1.02.002. Policy.

The city council has the right to appoint citizens to various boards and commissions. It is the stated desire and intent of the city council to provide for an orderly appointment process to be followed by city staff and to encourage participation by interested citizens. All appointments and removals are made at the discretion of the city council. This policy is intended to create consistency for all boards and commissions of the city, therefore, any portion of an ordinance or policy which conflicts with this policy, as amended, is repealed. All other portions of said ordinances or policies shall remain in full force and effect.

(Ordinance 2016-20, sec. 1, adopted 10/11/16)

§ 1.02.003. Procedures.

- (a) It is hereby declared to be the policy of the city to provide for consistent procedures and standards when appointing board, commission, and committee members. Current ordinances and bylaws governing appointments to boards and commissions of the city shall be amended in such a manner so that the appointments shall be effective on one uniform month each year, April or May.
- (b) The city council may establish rules or written policies that:
 - (1) Better advertise and improve citizen interest in serving on a board, commission, or committee;
 - (2) Make city council aware of member vacancies and new members aware of board, commission, or committee roles;
 - (3) Enable staff to work efficiently in filling appointments; and
 - (4) As necessary for the orderly conduct of its appointments, subject to approval by the city council.

(Ordinance 2016-20, sec. 1, adopted 10/11/16)

§ 1.02.004. through § 1.02.030. (Reserved)

DIVISION 2
Zoning Board of Adjustment and Appeals

§ 1.02.031. Created; appointment of members; terms.

- (a) This division creates the zoning board of adjustment and appeals (“board”) appointed by the city council. The board shall consist of five (5) members and two (2) alternate members. All of the members and alternate members shall be residents of the city at the time they are appointed and during their term in office.
 - (b) Members and alternate members shall serve two-year staggered terms with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
 - (c) The initial board shall consist of three (3) regular members appointed to two-year terms and two (2) regular members appointed to a one-year term; and one alternate member appointed to a two-year term and an alternate member appointed to a one-year term. After the initial one-year terms have expired, all members, both regular and alternate, shall be appointed to two-year terms.
 - (d) When there will be an absence of one or more members at a scheduled board meeting, alternate members may serve when requested to do so by the city manager or his/her designee.
 - (e) Members and alternate members may only be removed for cause as found by the city council, on a written charge after a public hearing.
- (Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 2, adopted 10/11/16)

§ 1.02.032. Qualifications of members.

- (a) When appointing members, the city council shall make every reasonable and practical attempt to appoint board members and alternate board members from different geographical locations within the corporate limits of the city and from different interest groups. The council shall avoid appointing a board that has a concentration of members from the same or similar economic, business, racial or vocational interests, but instead shall endeavor to the extent reasonably practical to diversify the membership of the board to the end that the entire community is represented thereon.
- (b) If a city resident member of the board ceases to reside in the city and his or her relocation reduces the number of city residents, that person shall give notice of such fact and may be deemed to have resigned, upon approval by the city council, from the board as of the date his or her residence changed, and, if approved by council, the city council shall appoint a resident board member to fill the remainder of the resigning member’s term. A quorum of the board shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant’s history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the zoning board of adjustment and appeals if he or she is also serving on the economic development corporation board of directors or local government corporation. (Ordinance

2013-21, sec. 1, adopted 8/20/13; Ordinance 2018-05, sec. 2, adopted 4/3/18)

§ 1.02.033. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) All cases before the board must be heard by at least 75% of the members. The concurring vote of 75% of the members of the board is necessary to:
- (1) Reverse an order, requirement, decision or determination of an administrative official;
 - (2) Decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance or issue; or
 - (3) Authorize a variation from the terms of a zoning ordinance or issue.

In all other cases, a simple majority of the members present at an official meeting is necessary to approve a matter.

- (b) The board shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed, therefore elected, annually by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board.
- (c) The chairperson shall preside over the board and shall have the right to vote on all items before the board. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (d) The city manager or his or her designee shall be an ex officio member of the board.
- (e) The board, by majority vote, may adopt rules or bylaws in accordance with this division and the requirements of the Local Government Code as necessary for the orderly conduct of its business, subject to approval by the city council.
- (f) The board shall meet upon the call of the presiding officer and at other times as determined by the board rules. The presiding officer or acting presiding officer may administer oaths and compel attendance of witnesses. All meetings of the board shall comply with the Texas Open Meetings Act.
- (g) The board shall keep minutes of its proceedings and indicate the vote of each member on each question or the fact that a member is absent or abstains. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed with the city secretary and its records are public records.
- (h) A board member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A board member having any potential conflict of interest on any policy, decision, or determination before the board shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the board member recognizes a conflict or clear potential

for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the board's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

- (j) When there will be an absence of one or more members at a scheduled board meeting, alternate members may serve when requested to do so by the mayor, city manager or his or her designee, or presiding officer or acting presiding officer.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2018-05, sec. 2, adopted 4/3/18)

§ 1.02.034. Powers and duties.

The board shall have the following powers and duties:

- (1) To hear and decide appeals where the applicant alleges that there is an error in any order, requirement, decision or determination made by city staff or the city council in the enforcement of the city's zoning regulations and ordinances;
- (2) To hear and decide requests for special exceptions to the city's zoning regulations and ordinances;
- (3) To hear and decide judicial variances; and
- (4) To decide such other matters as may be assigned by the city council from time to time.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2018-05, sec. 2, adopted 4/3/18)

§ 1.02.035. Appeals.

- (a) Any of the following persons may appeal to the board a decision made by an administrative official:

- (1) A person aggrieved by the decision.
- (2) Any officer, department, board, commission or bureau of the city affected by the decision.
- (3) Only the city manager shall have the right to request an administrative exception.

- (b) Appeal of a board decision. Appeal of any decision of the board shall be taken to a state court of competent jurisdiction by filing a verified petition stating that the decision of the board is illegal in whole or in part and specifying the grounds of the illegality. The petition must be filed within ten (10) days after the date that the board's decision is filed with the city clerk.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2018-05, sec. 2, adopted 4/3/18)

§ 1.02.036. through § 1.02.070. (Reserved)

DIVISION 3
Historic Preservation Commission

§ 1.02.071. Purpose; subject to Unified Development Code.

The city council hereby declares that the purpose of this division is to preserve, protect and enhance areas of historical or cultural significance, including sites, structures, and landmarks within the city and its extraterritorial jurisdiction in order to promote the economic, cultural, educational and general welfare of the public. Where there is a conflict between any provision of this division and any provision of the Unified Development Code, the Unified Development Code shall control.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.072. Definitions.

For the purposes of this division, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Appurtenant feature. Features that define the design of a building or property, which may include, but are not limited to, porches, railings, columns, shutters, fences, sidewalks, driveways, garages, outbuildings, arbors, ponds and pools.

Certificate of design compliance. A certificate issued by the historic preservation commission pursuant to this division and/or the city's Unified Development Code. The term includes a certificate of historic design compliance.

Commission. The Buda Historic Preservation Commission.

Designated historic district, historic district or district. A geographically defined area established pursuant to this division and/or pursuant to the city's Unified Development Code.

Designated historic landmark, historic landmark or landmark. Any site designated as a landmark pursuant to this division and/or the city's Unified Development Code.

Exterior features. Features that include the architectural style, general design, and general arrangement of the exterior of a building or structure, including type and texture of materials, and types and styles of all windows, doors, walls, roofs, light fixtures, signs, and significant trees and other foliage.

Person. An individual, group, corporation, political subdivision or government agency.

Significant trees. Trees which measure 24 caliper inches four feet above the ground, or those that are identified with historic personages or important events in city, county, state or national history.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.073. Created; appointment of members; terms.

- (a) This division creates the historic preservation commission ("commission") appointed by the city council. The commission shall consist of seven (7) members who shall reside either in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the commission shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) On the initial commission, four (4) of the members shall be appointed for one-year terms and three (3) of the members shall be appointed for two-year terms. Thereafter, all terms shall be

two-year terms.

- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.074. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this commission shall reside within the corporate limits of the city and no more than two (2) members shall be residents of the city's extraterritorial jurisdiction. The city council shall consider individuals who show an interest, competence or knowledge in the architectural, archeological, cultural, social, economic, ethnic or political history and/or heritage activities of the city. Moreover, the city council may allow for preferential consideration of applicants residing along Old Black Colony Road from Cole Springs to FM 1626.
- (b) If a city resident member of the commission ceases to reside in the city and his or her relocation reduces the number of city resident commission members below four (4), that person shall give such notice of such fact and may be deemed to have resigned from the commission as of the date his or her residence changed, and the city council shall appoint a resident commission member to fill the remainder of the resigning member's term. The temporary lack of four (4) resident members created by the vacancy shall not impair the ability of the commission to perform its duties nor the actions taken by the commission. If a resident commission member moves to the city's extraterritorial jurisdiction and the relocation leaves at least four (4) resident members on the commission, the relocated member shall continue to hold his or her place on the commission. A quorum of the commission shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant's history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the historic preservation commission if he or she is also serving on the planning and zoning commission, economic development corporation board of directors, or local government corporation.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.075. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The board shall have a chairperson and a vice-chairperson elected from its membership to serve for a one-year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such appointment.
- (b) The chairperson shall preside over the commission and shall have the right to vote on all items before the commission. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) A city councilmember, the city manager, or his or her designee shall be an ex officio member of the board.

- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
 - (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
 - (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
 - (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
 - (h) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
 - (i) A commission member having any potential conflict of interest, as defined by this code or state law, on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.
- (Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.076. Powers and duties.

The commission shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the commission:

- (1) Advise the city council about uses of funds available from private and/or public sources for the benefit of local heritage and/or historic activities, projects or organizations serving the city and its citizens, as allowed by law;
- (2) Review applications for certificates of design compliance in accordance with the city's Unified Development Code;
 - (3) Prepare rules and procedures of the commission, subject to approval by the city council;
 - (4) Adopt criteria for the designation of historic, architectural, and cultural landmarks and properties located in the city or historic districts therein, subject to city council approval;
- (5) Conduct surveys and maintain an inventory of significant historic, architectural and cultural landmarks and properties located in the city or historic districts therein;
- (6) Recommend the designation of resources as landmarks and historic districts;
- (7) Establish subcommittees from among its members and delegate responsibilities to these subcommittees to carry out the purposes of this division;

- (8) Develop and participate in public education programs to promote public awareness of the value of historic preservation in the city;
 - (9) Recommend the acquisition of landmark structures by the city where their preservation is essential to the purpose of this division but private preservation is not feasible;
 - (10) Accept on behalf of the city the donation of preservation easements, development rights, and other gifts of value for the purpose of historic preservation, subject to approval by the city council;
 - (11) Recommend to the city council tax abatement programs for historic landmarks or districts;
 - (12) Prepare design guidelines for the review of historic landmarks and districts, subject to approval by the city council;
 - (13) Provide for the design of signs and/or markers designating properties and historic landmarks or districts, subject to the approval of the city council;
 - (14) Recommend amendments to this division, to the city council as the commission deems necessary to effectuate the purposes of this division;
 - (15) Conduct studies regarding the protection, enhancement, restoration, perpetuation or use of local historic landmarks and historic districts, and submit reports and recommendations to the city council or other city agencies based on the studies; and
 - (16) At the request of the city council, prepare and submit an annual report to the city council summarizing the work of the commission performed during the previous year.
- (Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.077. Appointment of historic preservation officer.

The city council shall appoint the city manager or his or her designee to serve as the historic preservation officer. This officer shall administer this division and advise the commission on matters submitted to it. The officer also is responsible for coordinating the city's historic preservation activities with those of county, state and federal agencies and non-profit organizations.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.078. through § 1.02.100. (Reserved)

DIVISION 4
Planning and Zoning Commission

§ 1.02.101. Created; appointment of members; terms.

- (a) This division creates the planning and zoning commission (“commission”) appointed by the city council. The commission shall consist of seven (7) members who shall reside either in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the commission shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) On the initial commission, four (4) of the members shall be appointed for one-year terms and three (3) of the members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 3, adopted 10/11/16)

§ 1.02.102. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this commission shall reside within the corporate limits of the city and no more than two (2) members shall be residents of the city’s extraterritorial jurisdiction.
- (b) If a city resident member of the commission ceases to reside in the city and his or her relocation reduces the number of city resident commission members below four (4), that person shall give such notice of such fact and may be deemed to have resigned from the commission as of the date his or her residence changed, and the city council shall appoint a resident commission member to fill the remainder of the resigning member’s term. The temporary lack of four (4) resident members created by the vacancy shall not impair the ability of the commission to perform its duties nor the actions taken by the commission. If a resident commission member moves to the city’s extraterritorial jurisdiction and the relocation leaves at least four (4) resident members on the commission, the relocated member shall continue to hold his or her place on the commission. A quorum of the commission shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant’s history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the planning and zoning commission if he or she is also serving on the city historic preservation commission, parks and recreation commission, economic development corporation board of directors, or local government corporation.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 4, adopted 10/11/16)

§ 1.02.103. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one-year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the commission. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such appointment.
- (b) The chairperson shall preside over the commission and shall have the right to vote on all items before the commission. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) A city councilmember, the city manager, or his or her designee shall be an ex officio member of the board.
- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (h) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A commission member having any potential conflict of interest on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 4, adopted 10/11/16)

§ 1.02.104. Powers and duties.

The commission shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the commission:

- (1) Develop, support, and recommend updates and amendments to the city's comprehensive plan, at the direction and with the approval of the mayor and city council;
- (2) Advise the mayor, city council and staff on matters related to the creation of and amendments

to the Land Development Code for the city;

- (3) Propose regulations governing the subdivision and zoning of land within the planning and platting jurisdiction of the city;
- (4) Review and recommend consent, denial, or conditional consent to zoning and subdivision platting and zoning and site development applications within the platting and planning jurisdiction of the city;
- (5) Hear and decide appeals from staff decisions regarding sign regulations, section 4.02 of the Unified Development Code;
- (6) Hear and decide special exceptions to the terms of the sign regulations;
- (7) Authorize, upon appeal in specific cases, such variances from the terms of the sign regulations as will not be contrary to the public interest, where literal enforcement would result in unnecessary hardship; and
- (8) Perform such other functions as the city council may from time to time grant to the commission for the purpose of promoting the health, safety, morals or general welfare of the city.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 4, adopted 10/11/16; Ordinance 2022-16 adopted 6/21/2022)

§ 1.02.105. through § 1.02.120. (Reserved)

DIVISION 5
Construction Board of Appeals

§ 1.02.121. Created; appointment of members; terms.

- (a) This division creates the construction board of appeals (“board”) appointed by the city council. The commission shall consist of five (5) members and two (2) alternates who shall reside either in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the board shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) The initial board shall consist of three (3) regular members appointed to two-year terms and two (2) regular members appointed to a one-year term; and one alternate member appointed to a two-year term and an alternate member appointed to a one-year term. After the initial one-year terms have expired, all members, both regular and alternate, shall be appointed to two-year terms.
- (d) Should an alternate member be appointed to serve as a board member, such appointment shall be for two (2) full two-year terms regardless of time served as an alternate member.
- (e) When there will be an absence of one or more members at a scheduled board meeting, alternate members may serve when requested to do so by the city manager or his/her designee.
- (f) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2013-21, sec. 1, adopted 8/20/13; Ordinance 2016-20, sec. 4, adopted 10/11/16)

§ 1.02.122. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) members of the entire board membership shall reside within the corporate limits of the city and no more than two (2) members of the entire board membership shall be residents of the city’s extraterritorial jurisdiction.
- (b) It is preferred that at least three (3) members have a background in at least one of the following professions or disciplines:
 - (1) Registered design professional who is a registered architect or engineer; or a builder or superintendent of building construction with years of experience in a responsible charge of work.
 - (2) Registered design professional with structural engineering or architectural experience.
 - (3) Registered design professional with mechanical and plumbing engineering experience; or a mechanical contractor with years of experience in a responsible charge of work.
 - (4) Registered design professional with electrical engineering experience; or an electrical contractor with years of experience in a responsible charge of work.
 - (5) Registered design professional with fire protection engineering experience; or a fire protection contractor with years of experience in a responsible charge of work.

At the discretion of the city council, council members may elect to choose more than one board member from the same profession or discipline.

- (c) If a city resident member of the board ceases to reside in the city and his or her relocation reduces the number of city resident board members below five (5), that person shall give such notice of such fact and may be deemed to have resigned from the board as of the date his or her residence changed, and the city council shall appoint a resident board member to fill the remainder of the resigning member's term. The temporary lack of five (5) resident members created by the vacancy shall not impair the ability of the board to perform its duties nor the actions taken by the board. If a resident board member moves to the city's extraterritorial jurisdiction and the relocation leaves at least five (5) resident members on the board, the relocated member shall continue to hold his or her place on the board.
 - (d) The city council may take into consideration an applicant's history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
 - (e) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the board if he or she is also serving on the city economic development corporation board of directors, or local government corporation.
- (Ordinance 2013-21, sec. 1, adopted 8/20/13)

§ 1.02.123. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. . If the board wishes to appoint an officer residing outside of the city limits, then the board must request city council approve such appointment.
- (b) The chairperson shall preside over the board and shall have the right to vote on all items before the board. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) The city manager or his or her designee shall be an ex officio member of the board.
- (d) The board may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The board shall meet upon the call of the presiding officer and at other times as determined by the board rules. The presiding officer or acting presiding officer may administer oaths and compel attendance of witnesses. All meetings of the board shall comply with the Texas Open Meetings Act.
 - (f) A quorum of the board shall be required to open meetings, conduct business and take action on any agenda items. A quorum shall consist of a majority of the members of the board except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The board shall keep minutes of its proceedings and indicate the vote of each member on each question or the fact that a member is absent or abstains. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed with the city secretary and its records are public records.

- (h) A board member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A board member having any potential conflict of interest on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in this code.
- (j) When there will be an absence of one or more members at a scheduled board meeting, alternate members may serve when requested to do so by the mayor, city manager or his or her designee, or presiding officer or acting presiding officer.
(Ordinance 2013-21, sec. 1, adopted 8/20/13)

§ 1.02.124. Powers and duties.

The board shall have the following purposes and duties:

- (1) To hear and decide appeals of orders, decisions or determinations made by the building or code official relative to the application and interpretation of chapter 6 of this code as adopted and amended from time to time by the city council; and
- (2) To decide such other matters as may be assigned by the city council from time to time.
(Ordinance 2013-21, sec. 1, adopted 8/20/13)

§ 1.02.125. Applicability, process, approval criteria and appeals.

- (a) Applicability. The owner of property within the city limits may seek relief from the regulations found in chapter 6 of this code by requesting an appeal from the construction board of appeals.
- (b) Process.
 - (1) The owner of the affected property or its authorized agent may seek an appeal by applying to the city manager or his or her designee on such forms and with such supporting documents as may be required by the city. An applicant for relief may appeal the decision of the city manager or city staff to the construction board of appeals within ten (10) days of the written decision of the city manager or city staff.
 - (2) The construction board of appeals shall set a hearing on the appeal of the staff decision, give public notice in an official newspaper or a newspaper of general circulation in the municipality containing the time and place of the hearing and a general description of the item to be considered or reviewed as well as written notice to the applicant seeking relief, and decide the same within forty-five (45) days of the making of the appeal. Any party may appear at the hearing in person or by agent. The applicant bears the burden of proof in establishing that relief is justified.
 - (3) Public notice. Before the 15th day before the date of the hearing before the construction board of appeals, the city manager or his/her designee shall cause to be published public notice in an official newspaper or a newspaper of general circulation in the municipality.

The notice shall contain notice of the time and place of the hearing and a description of the item to be considered or reviewed.

- (c) Approval criteria. In considering whether to grant relief from the regulations found in chapter 6 of this code, the construction board of appeals shall consider the following criteria:
- (1) An application for appeal shall be based on a claim that the true intent of the codes as adopted in chapter 6 of this code or the rules or any amendments legally adopted thereunder have been incorrectly interpreted, do not fully apply to the development in question or an equally good or better form of construction or means are proposed to satisfy the requirements of the codes.

The construction board of appeals shall have no authority to waive requirements of the codes as adopted in chapter 6 of this code.

- (d) Responsibility for final action. The ruling of the construction board of appeals is final, unless the applicant timely appeals the ruling to the city council for review and final action.
- (e) Appeals from the construction board of appeals. The applicant or the city may appeal a decision of the construction board of appeals to the city council for “de novo” reconsideration and final determination. An appeal from a decision of the construction board of appeals shall be submitted in writing, on a form prescribed by the city, to the city secretary within ten (10) days of the meeting date of the decision by the construction board of appeals.

(Ordinance 2013-21, sec. 1, adopted 8/20/13)

§ 1.02.126. through § 1.02.140. (Reserved)

DIVISION 6
Sustainability Commission

§ 1.02.141. Created; appointment of members; terms.

- (a) This division creates the sustainability commission (“commission”) appointed by the city council. The commission shall consist of seven (7) members who shall reside in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the commission shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) On the initial commission, four (4) of the members shall be appointed for one-year terms and three (3) members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2016-19 adopted 9/20/16)

§ 1.02.142. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this commission shall reside within the corporate limits of the city and no more than two (2) members shall be residents of the city’s extraterritorial jurisdiction.
- (b) If a city resident member of the commission ceases to reside in the city and his or her relocation reduces the number of city resident commission members below four (4), that person shall give such notice of such fact and may be deemed to have resigned from the commission as of the date his or her residence changed, and the city council shall appoint a resident commission member to fill the remainder of the resigning member’s term. The temporary lack of four (4) resident members created by the vacancy shall not impair the ability of the commission to perform its duties nor the actions taken by the commission. If a resident commission member moves to the city’s extraterritorial jurisdiction and the relocation leaves at least four (4) resident members on the commission, the relocated member shall continue to hold his or her place on the commission. A quorum of the commission shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant’s history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the sustainability commission if he or she is also serving on the city council, economic development corporation board of directors, or local government corporation.

(Ordinance 2016-19 adopted 9/20/16)

§ 1.02.143. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive

one (1) year terms and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such appointment.

- (a) The chairperson shall preside over the commission and shall have the right to vote on all items before the commission. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (b) The city manager or his or her designee shall be an ex officio member of the commission.
- (c) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (d) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (e) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (f) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (g) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (h) A commission member having any potential conflict of interest on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2016-19 adopted 9/20/16)

§ 1.02.144. Powers and duties.

The commission shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the commission:

- (1) Act in the interest of sustainable practices, recognizing all three aspects of sustainability, including environmental stewardship, social responsibility and economic development. Make advisory policy recommendations to the city council on issues relating to the environment, efforts or programs to address environmental issues such as air quality, water quality, and resource conservation relating to the protection and integrity of the natural environment.
- (2) In an advisory capacity, assist and advise the city council, any other boards and commissions, and city staff in assessing the environmental impact of proposed undertakings, including physical

projects as well as policy changes, that fall in part or in total under the city's jurisdiction and recommend changes that would lessen or eliminate the environmentally detrimental effects of such undertakings.

- (3) Recommend to the city council additional environmental policy provisions and ordinances for enactment, as well as actions and programs that will maintain or improve environmental quality and conservation of natural resources.
- (4) Request that the city council authorize studies on matters pertaining to environmental quality and natural resources and recommend, when necessary, the employment of professional qualified persons to carry out such studies.
- (5) Establish educational programs and public forums that provide information to community residents, businesses, and other institutions about environmental issues and initiatives.
- (6) Establish environmental programs, volunteer opportunities and initiatives that community residents can take part in.
- (7) Identify and pursue local, regional, state and national programs and grants in support of sustainable practices.
- (8) Support the implementation of the city's comprehensive plan and any other adopted long-range plans of the city.
- (9) To perform such other duties as may be assigned by the city council from time to time.
- (10) At the request of the city council, the commission shall prepare an annual work plan, make a complete annual report and other required reports to the city council.

(Ordinance 2016-19 adopted 9/20/16)

§ 1.02.145. through § 1.02.160. (Reserved)

DIVISION 7
Library Commission

§ 1.02.161. Created; appointment of members; terms.

- (a) This division creates the public library commission (“commission”) appointed by the city council. The commission shall consist of seven (7) members who shall reside either in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the commission shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) On the initial commission, four (4) of the members shall be appointed for one-year terms and three (3) members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.162. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this commission shall reside within the corporate limits of the city and no more than two (2) members shall be residents of the city’s extraterritorial jurisdiction.
- (b) If a city resident member of the commission ceases to reside in the city and his or her relocation reduces the number of city resident commission members below four (4), that person shall give such notice of such fact and may be deemed to have resigned from the commission as of the date his or her residence changed, and the city council shall appoint a resident commission member to fill the remainder of the resigning member’s term. The temporary lack of four (4) resident members created by the vacancy shall not impair the ability of the commission to perform its duties nor the actions taken by the commission. If a resident commission member moves to the city’s extraterritorial jurisdiction and the relocation leaves at least four (4) resident members on the commission, the relocated member shall continue to hold his or her place on the commission. A quorum of the commission shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant’s history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the public library commission if he or she is also serving on the city council, or local government corporation.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.163. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms

and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such appointment.

- (b) The chairperson shall preside over the commission and shall have the right to vote on all items before the commission. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) The city manager or his or her designee shall be an ex officio member of the commission.
- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (h) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A commission member having any potential conflict of interest on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.164. Powers and duties.

The commission shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the commission:

- (1) Recommend policies for the operation of the library.
- (2) Act in an advisory capacity to the city council for the continued development and improvement of the public library.
- (3) Promote close communication between the city and all private citizens in order to secure the greatest degree of public benefit from library resources and services.
- (4) Advise in the formulation of reasonable policies governing the use of library facilities and

§ 1.02.164

§ 1.02.165

resources based upon recommendations of the library director.

(5) To perform such other duties as may be assigned by the city council from time to time.
(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.165. through § 1.02.180. (Reserved)

DIVISION 8
Parks and Recreation Commission

§ 1.02.181. Created; appointment of members; terms.

- (a) This division creates the parks and recreation commission (“commission”) appointed by the city council. The commission shall consist of seven (7) members who shall reside either in the incorporated city limits or its extraterritorial jurisdiction.
- (b) The members of the commission shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) The initial commission, four (4) of the members shall be appointed for one-year terms and three (3) members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.182. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this commission shall reside within the corporate limits of the city and no more than two (2) members shall be residents of the city’s extraterritorial jurisdiction.
- (b) If a city resident member of the commission ceases to reside in the city and his or her relocation reduces the number of city resident commission members below four (4), that person shall give such notice of such fact and may be deemed to have resigned from the commission as of the date his or her residence changed, and the city council shall appoint a resident commission member to fill the remainder of the resigning member’s term. The temporary lack of four (4) resident members created by the vacancy shall not impair the ability of the commission to perform its duties nor the actions taken by the commission. If a resident commission member moves to the city’s extraterritorial jurisdiction and the relocation leaves at least four (4) resident members on the commission, the relocated member shall continue to hold his or her place on the commission. A quorum of the commission shall be required to open meetings, conduct business and take action on any agenda items.
- (c) The city council may take into consideration an applicant’s history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and so forth in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the parks and recreation commission if he or she also serves on the city planning and zoning commission, economic development corporation board of directors, or local government corporation.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.183. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such appointment.
- (b) The chairperson shall preside over the commission and shall have the right to vote on all items before the commission. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) The city manager or his or her designee shall be an ex officio member of the commission.
- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (h) A commission member shall be required to complete any state-mandated training, to include but not limited to open meetings act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A commission member having any potential conflict of interest on any policy, decision, or determination before the commission shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.184. Powers and duties.

The commission shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the commission:

- (1) The commission shall act in an advisory capacity to the city council and the planning and zoning commission with advice and recommendations on all policies, rules and regulations relating to the administration of a public parks and recreation program.
- (2) The commission shall provide advisory oversight of public playgrounds, athletic fields, recreation

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centers and other facilities and activities on any of the properties owned or controlled by the city or on other properties with the consent of the owners and authorities.

- (3) The commission shall have the power to conduct any form of recreation activity that will employ the leisure time of the people in a constructive and wholesome manner.
- (4) At the request of the city council, the commission shall make a complete annual report and other required reports to the city council.
- (5) The commission will act in an advisory capacity with other municipal departments and/ or political subdivisions to provide and establish, operate, conduct, and maintain a supervised recreation system and to acquire, operate, improve and maintain property, both real and personal, for parks, playgrounds, recreation centers, and other recreation facilities and activities.
- (6) The commission will follow the directives of the city's comprehensive plan and any subsequent master plans regarding parks, recreation, trails and so forth.

(Ordinance 2016-20 adopted 10/11/16)

§ 1.02.185. through § 1.02.200. (Reserved)

DIVISION 9
Main Street Advisory Board

§ 1.02.201. Created; appointment of members; terms.

- (a) This division creates the main street advisory board ("board") appointed by the city council. The board shall consist of seven (7) members who shall reside in the incorporated city limits, reside in the ETJ or own businesses within the incorporated city limits.
- (b) The members of the board shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2017-01 adopted 1/3/17; Ordinance 2024-08 adopted 2/6/2024)

§ 1.02.202. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this board shall reside within the corporate limits of the city, and at least two (2) may reside in the ETJ or own or operate a business within the corporate limits of the city.
- (b) If a city resident member of the board ceases to reside in the city and his or her relocation reduces the number of city resident board members below five (5), that person shall give such notice of such fact and may be deemed to have resigned from the board as of the date his or her residence changed, and the city council shall appoint a resident board member to fill the remainder of the resigning member's term. The temporary lack of five (5) resident members created by the vacancy shall not impair the ability of the board to perform its duties nor the actions taken by the board. A quorum of the board shall be required to open meetings, conduct business, and take action on any agenda items.
- (c) The city council may take into consideration an applicant's history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and similar criteria in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter, or by state law, a person may not serve as a member of the main street advisory board if he or she is also serving on the city council or local government corporation.

(Ordinance 2017-01 adopted 1/3/17; Ordinance 2024-08 adopted 2/6/2024)

§ 1.02.203. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. If the board wishes to appoint an officer residing outside of the city limits, then the board must request city council approve such appointment.
- (b) The chairperson shall preside over the board and shall have the right to vote on all items before the board. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.

- (c) The city manager or his or her designee shall be an ex officio member of the board.
- (d) The board may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The board shall meet at least monthly, if there is business at hand, at a time and place established by the board. Special meetings may be called by the chairperson or interim chairperson of the board, city manager or his or her designee or upon the request of any three (3) board members. All meetings of the board shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the board except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The board shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings, and actions.
- (h) A board member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A board member having any potential conflict of interest on any policy, decision, or determination before the board shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the board member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the board's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2017-01 adopted 1/3/17)

§ 1.02.204. Powers and duties.

The board shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the board:

- (1) Advising the main street program manager on matters related to main street program policy.
- (2) Developing strategic plans, and establishing goals and priorities for the main street program, including assisting with annual reports.
- (3) Monitoring expenditures of program funds and assessing the effectiveness of the program.
- (4) Formulating proposed budgets for the program and making recommendations to the city manager and city council on the budgets.
- (5) Building support for the program.
- (6) Reviewing and approving designs for incentive programs.
- (7) Fundraising for the main street program, or for special projects organized through Main Street, including identifying and utilizing local, state, federal and private sources including grants and contributions.

§ 1.02.204

§ 1.02.205

- (8) Sponsoring public forums on Main Street issues.
- (9) Developing criteria needed for the board's activities.
- (10) To perform such other duties as may be assigned by the city council from time to time.
- (11) At the request of the city council, the board shall prepare an annual work plan, make a complete annual report and other required reports to the city council.
(Ordinance 2017-01 adopted 1/3/17)

§ 1.02.205. through § 1.02.300. (Reserved)

DIVISION 10
Arts Commission

§ 1.02.301. Created; appointment of members; terms.

- (a) This division creates the arts commission ("commission") appointed by the city council. The board shall consist of seven (7) members.
- (b) The members of the board shall serve two-year staggered terms, with four (4) members being appointed in April of even-numbered years and three (3) members being appointed in April of odd-numbered years.
- (c) On the initial board, four (4) of the members shall be appointed for one-year terms and three (3) members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2022-18 adopted 6/21/22; Ordinance 2024-05 adopted 1/3/2024)

§ 1.02.302. Qualifications of members.

- (a) Unless otherwise determined by city council, at least five (5) of the members of this board shall reside within the corporate limits of the city, with the remaining two (2) but no more than three (3) residing in the extraterritorial jurisdiction (ETJ) or owning or operating a business within the corporate limits of the city.
- (b) If a city resident member of the board ceases to reside in the city and his or her relocation reduces the number of city resident board members below five (5), that person shall give such notice of such fact and may be deemed to have resigned from the board as of the date his or her residence changed, and the city council shall appoint a resident board member to fill the remainder of the resigning member's term. The temporary lack of five (5) resident members created by the vacancy shall not impair the ability of the board to perform its duties nor the actions taken by the board. A quorum of the board shall be required to open meetings, conduct business, and take action on any agenda items.
- (c) The city council may take into consideration an applicant's history on delinquency in payment of any city taxes, utility bills, citations, municipal court judgments and assessments and similar criteria in qualifying the applicant.
- (d) Notwithstanding any city ad hoc committees or except where duplicate appointments are authorized by ordinance, city charter or by state law, a person may not serve as a member of the arts commission if he or she is also serving on the city council, or local government corporation.

(Ordinance 2022-11 adopted 5/3/22; Ordinance 2022-18 adopted 6/21/22; Ordinance 2024-05 adopted 1/3/2024)

§ 1.02.303. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request city council approve such

appointment.

- (b) The chairperson shall preside over the board and shall have the right to vote on all items before the board. The vice-chairperson shall fulfill the duties of the chairperson when the chairperson is not available for any reason.
- (c) The city manager or his or her designee shall be an ex officio member of the commission.
- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (h) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A commission member having any potential conflict of interest on any policy, decision, or determination before the board shall disclose to each of the other members the nature of his potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2022-11 adopted 5/3/22)

§ 1.02.304. Powers and duties.

The board shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the board:

- (1) Advising the city council and the destination services department on matters related to arts and arts programming policy.
- (2) Developing strategic plans and establishing goals and priorities for the city council regarding the arts, arts programming, and establishment of cultural arts districts, including assisting with annual reports.
- (3) Monitoring expenditures of program funds and assessing the effectiveness of the program.
- (4) Formulating proposed budgets for the program and making recommendations to the city manager and city council on the budgets.

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- (5) Building support for the program.
 - (6) Reviewing and approving designs for incentive programs and grants.
 - (7) Fundraising for public art, art programming, or for special projects organized through the city, including identifying and utilizing local, state, federal and private sources including grants and contributions.
 - (8) Sponsoring public forums on public arts and art programming issues.
 - (9) Developing criteria needed for the commission's activities.
 - (10) To perform such other duties as may be assigned by the city council from time to time.
 - (11) At the request of the city council, the commission shall prepare an annual work plan, make a complete annual report and other required reports to the city council.
- (Ordinance 2022-11 adopted 5/3/22)

§ 1.02.305. through § 1.02.400. (Reserved)

DIVISION 11
Commission on Aging

§ 1.02.401. Created; appointment of members; terms.

- (a) This division creates the commission on aging ("commission") appointed by the city council. The commission on aging shall consist of nine (9) members in accordance with the enabling ordinance adopted by the city, as it may be amended from time-to-time.
- (b) Members shall be appointed for staggered two-year terms beginning in April of the year they are appointed.
- (c) On the initial board, four (4) of the members shall be appointed for one-year terms and five (5) members shall be appointed for two-year terms. Thereafter, all terms shall be two-year terms.
- (d) Unless otherwise required by state law, all members serve at the pleasure of the city council and may be removed at any time with or without cause.

(Ordinance 2023-25 adopted 11/28/2023)

§ 1.02.402. Qualifications of members.

- (a) A majority (51%) of the members will be persons 60 or older.
- (b) Members of the commission will be residents of the city except for three (3) positions that may be residents of the city's extra territorial jurisdiction (ETJ) and two (2) positions that may be held by representatives of aging services organizations located in the Central Texas area which serve the city and its ETJ. Eligible organizations include nonprofit, not-for-profit, governmental, and educational entities. People representing for-profit organizations shall not be considered eligible.
- (c) Members of the current city task force on aging shall be grandfathered into the newly organized city commission on aging during its first year of existence.
- (d) If the enabling ordinance sets specific residency requirements, then those requirements must be observed, provided that if a vacancy occurs because of the death, incapacity, resignation, or change or residency of a member (as provided above), the commission may continue its functions in the interim during the process of filling the vacancy.
- (e) Unless otherwise required by ordinance or other applicable local, state and federal law, all matters shall be decided by a majority vote of the members present and voting when a quorum is present. Proxy voting shall not be permitted.

(Ordinance 2023-25 adopted 11/28/2023)

§ 1.02.403. Officers; rules; meetings; quorum; record; conflict of interest.

- (a) The commission shall have a chairperson and a vice-chairperson elected from its membership to serve for a one (1) year term. The chairperson shall be appointed annually, therefore elected, by the City Council for a maximum of two (2) consecutive one (1) year terms and the remaining officers shall be elected annually by the board. If the commission wishes to appoint an officer residing outside of the city limits, then the commission must request the city council approve such an appointment.
- (b) The chairperson shall preside over the board and shall have the right to vote on all items before the board. The vice-chairperson shall fulfill the duties of the chairperson when the

chairperson is not available for any reason.

- (c) The city manager or his or her designee shall be an ex officio member of the commission.
- (d) The commission may establish rules or bylaws as necessary for the orderly conduct of its business, subject to approval by the city council.
- (e) The commission shall meet at least monthly, if there is business at hand, at a time and place established by the commission. Special meetings may be called by the chairperson or interim chairperson of the commission, city manager or his or her designee or upon the request of any three (3) commission members. All meetings of the commission shall be open to the public and shall conform with the Texas Open Meetings Act, section 551 of the Government Code.
- (f) A quorum shall consist of a majority of the members of the commission except that when a vacancy exists, a quorum shall consist of a majority of the remaining members.
- (g) The commission shall keep a record, which shall be reasonably available to the public, of its resolutions, proceedings and actions.
- (h) A commission member shall be required to complete any state-mandated training, to include but not limited to Open Meetings Act training, within ninety (90) days after appointment. Any training expenses incurred by the member may be eligible for reimbursement by the city subject to the city's travel and training policy.
- (i) A commission member having any potential conflict of interest on any policy, decision, or determination before the board shall disclose to each of the other members the nature of his or her potential conflict and shall abstain from voting on such policy, decision or determination. In the event that the commission member recognizes a conflict or clear potential for conflict of interest, he or she shall recuse him or herself from discussion and action on the topic involving such conflict. The disclosure shall be recorded in the commission's minutes. Intentional or knowing failure to disclose a conflict of interest shall be governed under the general penalty section as set forth in section 1.01.009 of this code.

(Ordinance 2023-25 adopted 11/28/2023)

§ 1.02.404. Powers and duties.

The board shall serve in an advisory capacity to the mayor and city council and shall have the following purposes and duties, as well as other duties as assigned by the city council, as necessary to perform the business of the board:

- (1) Represent the interest of older persons.
- (2) Sponsor, conduct, and support public hearings, conferences, and other meetings designed to obtain and publish information related to the problems, needs, accomplishments, and interests of older persons. The commission shall make recommendations to the city council on ways to make the city a more age-friendly city.
- (3) Work with and seek advice from other groups on aging, senior advocacy organizations, other aging commissions, elected officials, and the general public for the purpose of advocating for and making presentations on issues of concern to older persons.
- (4) Review and comment on all community policies, programs and actions that affect older persons with the intent of assuring maximum coordination and responsiveness to older persons.

- (5) Solicit, vet, and approve community partner organizations which agree to collaborate to make the city a more age-friendly city.
(Ordinance 2023-25 adopted 11/28/2023)



Agenda Item Report

Legislative Board: City Council
Date: March 24, 2026
Contact: Shannon Cameron, Office Manager
Agenda Item ID / Number: 2026-262- / K.1

ITEM TITLE: Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter 551, Section 551.071(Consultation with Attorney) regarding: a) Barr v. Buda litigation regarding City Park, b) Section 551.072 (Deliberation regarding Real Estate) and 551.087 (Economic Development) regarding: Project Hard Hat, Project GG, Project Train Depot, Project Stapler, Project Sam, and Promotional agreement with Art Seen Alliance, and c) Section 551.072 and Section 551.087 regarding feasibility and legal considerations for Sportsplex Bid Bond

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
BALANCED AND INTENTIONAL GROWTH
6. STRATEGIC PLAN OBJECTIVES
economic development
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF BUDA, TEXAS, APPROVING A PROJECT OF THE BUDA ECONOMIC DEVELOPMENT CORPORATION, AND AUTHORIZING A PERFORMANCE AGREEMENT TO PROVIDE FINANCIAL INCENTIVES NOT TO EXCEED THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$312,500.00) FROM THE BUDA ECONOMIC DEVELOPMENT CORPORATION TO PROJECT GG, OR ITS APPROVED ASSIGNEE, IN EXCHANGE FOR ECONOMIC DEVELOPMENT OBLIGATIONS TO THE BUDA ECONOMIC DEVELOPMENT CORPORATION; COMPLYING WITH SECTION 505.158, TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Buda Economic Development Corporation ("EDC") is a Type B Economic Development Corporation, organized and operated pursuant to Chapters 501, 502, 504 and 505, Texas Local Government Code; and

WHEREAS, Subsection 505.158, Texas Local Government Code, requires that a Type B Corporation authorized by a city with a population of 20,000 or less that approves a project requiring an expenditure of \$10,000 or more may not undertake the project until the governing body of the city adopts a resolution authorizing the project after giving the resolution at least two separate readings; and

WHEREAS, Subsection 505.158(a), Texas Local Government Code defines an authorized "project" for a Type B Economic Development Corporation created by a city with a population of 20,000 or less to include expenditures found by the corporation's board of directors to promote new or expanded business development; and

WHEREAS, in exchange for economic development obligations to the BEDC including the establishment of a manufacturing facility within the City or its extraterritorial jurisdiction, the Board of Directors of the EDC has approved a project whereby the BEDC has agreed to contribute qualified financial incentives to Project GG, ("Company"), or its approved assignee or successor not to exceed Three Hundred Twelve Thousand and Five Hundred Dollars (\$312,500.00) for the creation and maintenance of up to twenty-five (25) new jobs in Buda under the BEDC's RISE program (the "Project"); and

WHEREAS, the Board of Directors of the EDC found the Project was appropriate pursuant to Texas Local Government Code Chapter 505, Subchapter D, Section 505.158 and promotes new or expanded business development in Buda; and

WHEREAS, the Project has been or will be presented to the public by publication in the Hays Free Press as a general large business incentive project in accordance with Tex. Loc. Gov't Code Sec. 505.160 prior to the Buda EDC making any expenditures for the Project; and

WHEREAS, the EDC held a public hearing for the Project and the expenditure of the economic development incentives at a meeting held on March 9, 2026; and

WHEREAS, the Board of Directors of the EDC has authorized a performance agreement with Company outlining the parties' obligations regarding the incentives to be approved by its general counsel; and

WHEREAS, pursuant to Section 501.073, Texas Local Government Code, the City will approve all programs and expenditures of the EDC and annually review the financial statements of the corporation; and

WHEREAS, the City Council finds the Project will promote new or expanded business enterprises in and near the City of Buda as authorized by Section 505.158, Texas Local Government Code; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out of the authority granted by law to the City and the EDC;

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

I.

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Council hereby incorporates such recitals as a part of this Resolution.

II.

The Project approved by the BEDC, being the qualified jobs incentives not to exceed Three Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$312,500.00), as described above, and the corresponding performance agreement with Company, as approved by the EDC Board of Directors, is hereby in all things approved and authorized.

III.

This Resolution shall be and is hereby cumulative of all other resolutions of the City of Buda, Texas and this resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

IV.

If any section, subsection, sentence, clause or phrase of this resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

V.

This resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Buda, Texas, and upon approval thereof by the Mayor of the City of Buda, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Buda, Texas this _____ day of _____, 2026.

THE CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF BUDA, TEXAS, APPROVING A PROJECT OF THE BUDA ECONOMIC DEVELOPMENT CORPORATION, AND AUTHORIZING A PERFORMANCE AGREEMENT TO PROVIDE FINANCIAL INCENTIVES NOT TO EXCEED FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$412,500.00) FROM THE BUDA ECONOMIC DEVELOPMENT CORPORATION TO PROJECT HARD HAT, OR ITS APPROVED ASSIGNEE, IN EXCHANGE FOR ECONOMIC DEVELOPMENT OBLIGATIONS TO THE BUDA ECONOMIC DEVELOPMENT CORPORATION; COMPLYING WITH SECTION 505.158, TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Buda Economic Development Corporation ("EDC") is a Type B Economic Development Corporation, organized and operated pursuant to Chapters 501, 502, 504 and 505, Texas Local Government Code; and

WHEREAS, Subsection 505.158, Texas Local Government Code, requires that a Type B Corporation authorized by a city with a population of 20,000 or less that approves a project requiring an expenditure of \$10,000 or more may not undertake the project until the governing body of the city adopts a resolution authorizing the project after giving the resolution at least two separate readings; and

WHEREAS, Subsection 505.158(a), Texas Local Government Code defines an authorized "project" for a Type B Economic Development Corporation created by a city with a population of 20,000 or less to include expenditures found by the corporation's board of directors to promote new or expanded business development; and

WHEREAS, in exchange for economic development obligations to the BEDC, the Board of Directors of the EDC has approved a project whereby the BEDC has agreed to contribute qualified financial incentives to Project Hard Hat, ("Company"), or its approved assignee or successor not to exceed Four Hundred Twelve Thousand and Five Hundred Dollars (\$412,500.00) to support the relocation of its principal business operations to the City of Buda including: tenant build-out funding not to exceed \$100,000.00 and qualified jobs incentives for the creation and maintenance of up to twenty-five (25) new jobs in Buda under the BEDC's RISE program, not to exceed \$312,500.00 (the "Project"); and

WHEREAS, the Board of Directors of the EDC found the Project was appropriate pursuant to Texas Local Government Code Chapter 505, Subchapter D, Section 505.158 and promotes new or expanded business development in Buda; and

WHEREAS, the Project has been or will be presented to the public by publication in the Hays Free Press as a general large business incentive project in accordance with Tex. Loc. Gov't Code Sec. 505.160 prior to the Buda EDC making any expenditures for the Project; and

WHEREAS, the BEDC held a public hearing for the Project and the expenditure of the economic development incentives at a meeting held on March 9, 2026; and

WHEREAS, the Board of Directors of the EDC has authorized a performance agreement with Company outlining the parties' obligations regarding the incentives to be approved by its general counsel; and

WHEREAS, pursuant to Section 501.073, Texas Local Government Code, the City will approve all programs and expenditures of the EDC and annually review the financial statements of the corporation; and

WHEREAS, the City Council finds the Project will promote new or expanded business enterprises in and near the City of Buda as authorized by Section 505.158, Texas Local Government Code; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out of the authority granted by law to the City and the EDC;

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

I.

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Council hereby incorporates such recitals as a part of this Resolution.

II.

The Project approved by the BEDC, being the financial incentives to Company not to exceed One Hundred Thousand Dollars and No/100 (\$100,000.00) for tenant build

out of its new headquarters in Buda and being the additional qualified jobs incentives not to exceed Three Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$312,500.00), as described above, and the corresponding performance agreement with Company, as approved by the EDC Board of Directors, is hereby in all things approved and authorized.

III.

This Resolution shall be and is hereby cumulative of all other resolutions of the City of Buda, Texas and this resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

IV.

If any section, subsection, sentence, clause or phrase of this resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

V.

This resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Buda, Texas, and upon approval thereof by the Mayor of the City of Buda, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Buda, Texas this _____ day of _____, 2026.

THE CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, City Clerk

PENDING ITEMS LIST

3/6/2026

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
2/17/2026	Ture	Discussion of City Park Phase 2 improvements	Parks
2/17/2026	Ture	Additional reporting on water usage and drought stages during Items of Community Interest	PW/CRADS
1/20/2026	Mayor	Provide a memo redistricting, timelines and census	City Clerk
12/16/2025	Mayor	Transportation report/timeline/media releases	Development Services/CRADS
12/16/2025	LVH	Presentation on micro-transit	Development Services
	Staff	CIP Goforth Road & Drainage Expansion Prjt- eminent domain	Admin
	ET	Futsal Courts	Parks
	Staff	Railcar Revival Update	Parks
	Staff	Persimmon ROW License Agreement	Development Services
	Staff	Colony at Cole Springs Cost Share Agreement	Development Services
	Staff	Sunfield Effluent Force Main RFP Award	DS/PW
	Staff	Proclamation: ROAD Ready certification PWs/PD - TMLIRP	Human Resources
	Staff	BC Ordinances regarding selection of Chair, etc.	City Clerk
	Staff	Audit 2025	Finance
	Staff	2026 TMMP Update Adoption	Development Services
	Staff	Construction Manager at Risk / Public Works Expansion	Public Works
	Staff	Microtrenching Ordinance / ROW	Development Services
		Persimmon ROW License Agreement	
	Staff	SL4 Segment B & C IFB Award	Public Works
	Staff	FM 2770 Nighthawk Waterline PSA	Development Services
	Staff	Monument Signs in West Buda	Public Works
	Staff	Presentation on Buda's Birthday	CRADS
	Staff	City Park East Parking Lot Contract Award	Capital Projects
	Staff	TxDOT LOSAs	Capital Projects
	Staff	Pro Rata Cost Share Agreements to \$100k	Development Services
	Staff	Colony DA Amendment #2	Development Services
	PENDING (Not Scheduled) REQUESTS		
	gb	financial operations plan-Sportsplex	Parks
	Staff	Garison Park Construction Award	Capital Projects/Parks
	Staff	Tourism Study	CRADS
	Staff	Purchasing Policy Revisions	Purchasing
10/8/2025	ms	Downtown Crosswalks	

PENDING ITEMS LIST

3/6/2026

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
	Staff	Persimmon PID #2 Bonds Public Notice	Development Services
	Staff	Persimmon PID #2 Bonds	Development Services
	JOINT COUNCIL & BOARD AND COMMISSION MEETINGS		
	Staff/Liaison	Joint Meeting: Library Commission	March - Library Wk
	Staff/Liaison	Special Joint Meeting: EDC /P&Z	Dev Services
	Staff/Liaison	Joint Meeting: Main Street	April - Main St 3rd Week
	Staff/Liaison	Joint Meeting: HPC	May is Historic Month;
	Staff/Liaison	Joint Meeting: Sustainability Commission	
	Staff/Liaison	Joint Meeting: Parks & Recreation	July - Natl Parks Month
	Staff/Liaison	Joint Meeting: Art Commission	Destination Services
	Staff/Liaison	Joint Meeting: Planning and Zoning	Oct - Planning Month
	Staff/Liaison	Joint Meeting: Commission on Aging	Older Americans Month
	Staff/Liaison	Joint Meeting: BBOC	
	Staff/Liaison	Joint Meeting: EDC	Budget
	QUARTERLY ITEMS		
	Staff	Human Service Grants - Quarterly Payment	City Clerk
	Exec.Dir.	BEDC Quarterly Updates	BEDC
	Judge Smith	Annual Municipal Court Update	Finance/Court