



**NOTICE OF MEETING OF THE
CITY COUNCIL
OF
BUDA, TX
5:30 PM - Tuesday, December 15, 2020
VIA VIDEO CONFERENCE
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.

A. VIDEO CONFERENCE

*Please register to attend the online Buda City Council Meeting - December 15, 2020 at 5:30 PM CDT at:
<https://attendee.gotowebinar.com/register/6330621127425818124> Webinar ID 196-757-507*

- After registering, you will receive a confirmation email containing information about joining the meeting.*
- Attendees may call in to listen only.*
- CALL-IN NUMBER (LONG DISTANCE) +1 (562) 247-8422*
- ATTENDEE ID-muted 403-768-664*

OPPORTUNITY FOR PUBLIC COMMENT OR PUBLIC TESTIMONY:

Public Comment and Public Testimony will be recognized upon the Mayor's announcement. When recognized, please state your name and address for the record.

An attendee has three options:

- 1) Access the webinar and use the "raise the hand" feature during the meeting.*
- 2) Complete the online form for Virtual Public Comment / Public Testimony.*
- 3) Use the email option at comments@ci.buda.tx.us. Please include the Council, or which Board/Commission name, and meeting date in subject line.*

B. CALL TO ORDER

C. INVOCATION

Moment of Silence.

D. ROLL CALL

E. ITEMS OF COMMUNITY INTEREST

F. PUBLIC COMMENTS

Members of the public who wish to participate in Public Comment must complete a sign-in 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 sign-in form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.

G. 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.

G.1. Approval of the December 1, 2020 City Council Meeting Minutes (City Clerk Alicia Ramirez)

[2020-1201 DRAFT Minutes.pdf](#)

G.2. Second reading and adoption of an Ordinance request to consider a Zoning Map amendment request from Form District 4H (F4H) and Form District 3H (F3H) to Planned Development (PD) for the property known as A005 S V R Eggleston Survey, City of Buda, Hays County, TX being +/- 6.57 acres located at the southeast corner of Main Street and Sequoyah Street and addressed as 767 Main Street Buda, TX 78610 (Z 20-03) (Director of Planning Melissa McCollum)

[SR CC 12.15.2020 Cantina PD.pdf](#)

[2020.12.07 Cantina Zoning PD Ordinance \(with Attachments\).pdf](#)

[Neighborhood Communication Cantina PD.pdf](#)

[Neighbor opposition.pdf](#)

G.3. Authorization for the City Manager to execute an extension to the agreement, subject to approval of form by the City Attorney, with CVS Health for the "Return Ready" program to provide COVID-19 testing for the City of Buda (Human Resources Director Vicki Fuchs) [PUBLIC TESTIMONY]

[2020-16 FY20 Budget Amendment.pdf](#)

[Proposed Spending Plan - Coronavirus Relief Fund \(1\).pdf](#)

[City of Buda Return Ready Proposal POC.pdf](#)

[HR City Of Buda COVIDTesting Onsite Standard LOA 7-30-20.pdf](#)

G.4. Adoption of a Resolution authorizing the Buda Public Library's updated policies (Library Director Melinda Hodges) [PUBLIC TESTIMONY]

[policies resolution 12.15.2020.pdf](#)

[Exhibit A - Buda Public Library policies.pdf](#)

[Buda Public Library policies - tracked changes.pdf](#)

[American Library Association Statements.pdf](#)

[volunteer application and agreement.pdf](#)

G.5. Acceptance of Texas Downtown Association Anice Read Fund of Communities Foundation of Texas Grant award in the amount of \$5,000 for Safety Related Improvement Projects as part of the Buda Main Street Program Downtown Improvement Grant.

[Anice Read Terms Conditions Buda 2020.cleaned.pdf](#)

[DIG Fillable Rev. 6.2020.pdf](#)

H. PRESENTATIONS

H.1. Presentation on the 2020 Buda Community Resident Survey results (Deputy City Manager Micah Grau and Dr. Tom Longoria, Texas State University)

[i1 City of Buda 2020 Resident Survey Final 12.1.pdf](#)

[Buda 2020 Citizen Survey Report.pdf](#)

I. REGULAR AGENDA

- I.1. Hold a public hearing and first reading of the Ordinance for a Specific Use Permit (SUP) for an Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district being 3.553 +/- acres out of the S.V.R. Eggleston Survey, City of Buda, Hays County, TX. The property is addressed as 835 Main Street, Buda, TX 78610 (SUP 20-04 The Well) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[12.15.20 CC The Well \(SUP 20-04\) SR.doc](#)
[SUP 20-04 The Well Ordinance.doc](#)
[SUP 20-04-SUP Request Letter.pdf](#)
[The Well \(SUP 20-04\) Notification map.pdf](#)
[j1 THE WELL Site Plan2.pdf](#)
[2020-455-Floodplain Report.pdf](#)

- I.2. Deliberation and possible action authorizing the City Manager to negotiate and execute a wholesale wastewater service agreement with the Guadalupe-Blanco River Authority (GBRA) to provide wastewater service to an approximately 15.89 acre site located along FM 2001 within the City of Buda's extra-territorial jurisdiction, subject to approval of form by the City Attorney (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]**

[Buda - GBRA Wholesale Wastewater Agreement FINAL \(01292694x7A30F\).pdf](#)
[j2 GBRA Wholesale WW Agreement.pdf](#)

- I.3. Deliberation and possible action authorizing the City Manager to execute Supplement #6 - Task Order #7 with Freese and Nichols, Inc. for the Proposition 4, Project Area 1 Drainage Improvement Project, subject to approval of form by the City Attorney (Project Manager Kenny Crawford) [PUBLIC TESTIMONY]**

[2020-12-08 Attachments - A B C D - DRAFT TO07.pdf](#)
[Task Order #7 \(Freese and Nichols, Inc. Supplement 6 to PSA\) 12.15.20.pdf](#)
[FNI PSA SUP 06 TO#7 \(12.15.20\).pdf](#)
[Supplement 6 for Task Order #7 - Cover Sheet.pdf](#)

- I.4. Deliberation and possible action to adopt a Resolution establishing and appointing members to serve on the 2021 Buda Bond Advisory Committee for the City of Buda (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]**

[Resolution - Est and Appointing Members Community BAC 2021.pdf](#)
[Bond Election Calendar - November 2021 12.1.20.pdf](#)
[Bond Committee - Council Appointed.docx](#)
[j4 Bond Election Committee - Appointments to Bond Advisory Committee.pdf](#)

- I.5. Deliberation and possible action to accept the resignation of resigning board/commission members and to consider mid-term appointments using the 2020 pool of applicants (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

J. EXECUTIVE SESSION

J.1. Council will recess regular session and convene into executive session pursuant to Texas Government Code Chapter 551, to consider the following: 1) Pursuant to Section 551.071, to deliberate upon, seek legal advice and direct the City Attorney regarding: a request for a determination of zoning vested rights for property subject to a final plat on 15 acres located at 101 Eulalah Ln, Buda, TX 78610. Lot 1A of the Resubdivision of CVS Buda Subdivision & Lot 2B-8B of the Replat of Lot 2A, Resubdivision of CVS Buda Subdivision dated December 4, 2020; drainage way maintenance obligations beneath Robert S. Light near IH-35; and regarding contractual non-compliance by the Barr Company in connection with the construction of Proposition 5 City Park.

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

K.1. Deliberation and possible action directing the City Manager to terminate the contract with The Barr Company, AIA for the construction of City Park (Deputy City Manager Micah Grau and City Attorney George Hyde)

[Barr Co. Solitation No. IFB 18-012 City Park.pdf](#)

[Barr Co - City Park bid documents.pdf](#)

L. STAFF REPORT

L.1. Staff Report on City of Buda Water Rates, Rate Structure, and Incentive Programs (Water Resource Coordinator Blake Neffendorf)

[m1 Water Rates 2020.pdf](#)

L.2. Staff report on grant utilization and opportunities for the City of Buda (Deputy City Manager Micah Grau)

[m2 Grant Staff Report 12.15.pdf](#)

L.3. Staff report on Summer Pointe Park Project (Parks and Recreation Director Greg Olmer)

[SUBMITTAL PACKAGE BUDA.pdf](#)

[m3 City Council Update Dec.pdf](#)

M. CITY MANAGER'S REPORT

COVID-19, 2014 Bond Program, Capital Improvement 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, Road Projects, Status-Future Agenda Request, Special Projects, Tourism Projects, Transportation, Wastewater Projects, and Water Projects (City Manager Kenneth Williams)

N. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

Alliance Regional Water Authority (Urbanovsky)

Buda Economic Development Corporation (Bryant & Urbanovsky)

Capital Area Council of Governments General Assembly (Urbanovsky)

Capital Area Council of Governments Clean Air Coalition (Ture)

Combined Emergency Communication Center (Urbanovsky)

Dupre Local Government Corporation (Davidson, Smith, & Urbanovsky)

Greater San Marcos Partnership (Urbanovsky)

City of Buda Audit Committee (Cummings, Davidson, & Ture)

City of Buda Information Technology Committee (Bryant, Daugereau, & Smith)

City of Buda Board & Commission Nomination Committee (Bryant, Cummings, & Daugereau)

City of Buda City Park Planning/Programming Ad-Hoc Committee (Daugereau, Smith, & Ture)

City of Buda Planning Mobile Food Vendor Ad-hoc Committee (Davidson)

City of Buda Water/Wastewater Committee (Davidson, Daugereau, & Urbanovsky)

O. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

O.1. Update on Pending Items requested by City Council

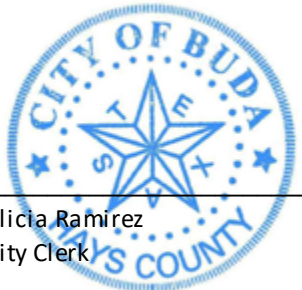
[Pending Items.pdf](#)

P. ADJOURNMENT

Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Clerk at (512) 312-0084, or FAX (512) 312-1889 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 5:00 pm on December 11, 2020.

/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 City Council 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 City Council to allow members of the public to participate and speak to the City Council 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 City Council. 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 City Council 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.

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.

CALL TO ORDER

Mayor Urbanovsky called the meeting to order at 5:33 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 C Terry Cummings
Councilmember At-Large, Position 1 Matt Smith
Councilmember At-Large, Position 2 Monica Davidson
Councilmember At-Large, Position 3 Ray Bryant
City Manager Kenneth Williams

Councilmember, SMD A Paul Daugereau was absent and excused from the meeting.

City Staff in attendance: Deputy City Manager Micah Grau, Assistant City Manager Lauren Middleton-Pratt, City Clerk Alicia Ramirez, Chief of Police Bo Kidd, City Engineer John Nett, Parks & Recreation Director Greg Olmer, Public Works Director Mike Beggs, and Communications Director David Marino

ITEMS OF COMMUNITY INTEREST

Trail of Lights
Budafest Holiday Tour
Downtown Buda Festival of Trees
Buda Traffic Alert at Old Black Colony Road
Cares funding for Hays CISD
Hays County Food Bank fund raiser

PUBLIC COMMENT

Comments were made by Chamber of Commerce President John Hatch regarding the Hays County Food Bank event.

CONSENT AGENDA

APPROVAL OF THE NOVEMBER 16, 2020 AND NOVEMBER 17, 2020 CITY COUNCIL MEETING MINUTES

ACCEPTANCE OF THE CITY'S INVESTMENT REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2020

SUBMITTAL OF THE FISCAL YEAR 2020 FOURTH QUARTER FINANCIAL UPDATE

APPOINTMENT OF CITY ENGINEER JOHN NETT AS THE CITY OF BUDA'S REPRESENTATIVE TO THE CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION TECHNICAL ADVISORY COMMITTEE

ADOPTION OF ORDINANCE #2020-35 OF THE CITY OF BUDA, TEXAS, ON SECOND READING, TO ADOPT THE CITY OF BUDA 2020 TRANSPORTATION MOBILITY MASTER PLAN REPORT, FUTURE CAPITAL IMPROVEMENT PLAN MOBILITY PROJECTS, AND RECOMMENDED TRANSPORTATION-RELATED POLICIES

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A CONTRACT RENEWAL WITH ALCON DATA-TEL SOLUTIONS FOR INFORMATION TECHNOLOGY AND NETWORK SUPPORT

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH HAYS COUNTY FOR THE PROVISION OF LIBRARY SERVICES TO HAYS COUNTY RESIDENTS

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

PRESENTATIONS

PRESENTATION ON THE UPCOMING TEXAS 87TH REGULAR LEGISLATIVE SESSION AND THE ISSUES AFFECTING THE CITY OF BUDA

Deputy City Manager Micah Grau introduced Texas Solutions Group representatives Jeff Heckler, Randy Lee, and Scott Miller. The representatives presented background information.

General discussion was held on the presumptive House speaker Dade Phalen, the type of legislation bills expected for the next session, the local control bills, the economic bills, and the preparations to be implemented. Further discussion was held on the use of the rainy day fund. Mr. Lee noted the state projections are not as bad as anticipated; therefore, there may be more support to use this funding.

Responding to Councilmember Ture, Mr. Heckler noted creative ways to conduct Buda Legislative Day include hiring a contractor to deliver the goodie bags and host a brown bag event. He stated Texas Solutions is moving to the Texas Building and has a patio to handle these events.

City Manager Kenneth Williams stated staff would continue to work with legislators, recalling previous session fillings to diminish local control.

REGULAR AGENDA

TABLING OF A RESOLUTION TO DECEMBER 15TH ESTABLISHING AND APPOINTING MEMBERS TO SERVE ON THE BUDA BOND ADVISORY COMMITTEE FOR THE CITY OF BUDA

Deputy City Manager Micah Grau presented background information. A copy of the presentation is part of the supplemental information. He reviewed the recommended Member Composition:

- Eleven (11) committee members
- City of Buda residents Appointment Process: The City Council will have the opportunity to nominate one representative each for a total of seven (7).

The City Council will then have the opportunity to nominate up to four (4) more members to serve on the Committee for a total of eleven (11) members.

To have a cross-representation of the community, the City Council may wish to consider appointees that include representatives from:

- Parks Commission
- Main Street Advisory Board
- Planning & Zoning Commission
- Hays CISD
- Representation from neighborhoods across the City including east and west sides of IH-35
- Business community such as Chamber, EDC, Downtown Merchants Group, or other Buda business owners
- Recreation/sport organizations

He stated several staff members would serve in advisory roles to the Committee.

Councilmember Ture suggested ex-officio representatives also be considered, e.g., HCISD or Chamber of Commerce.

Motion, to table the Resolution until the December 15 meeting, and suggest Councilmembers submit the names of three individuals for consideration, was made by Mayor Urbanovsky and seconded by Councilmember Ture. Motion carried unanimously.

APPROVAL OF THE BUDA ECONOMIC DEVELOPMENT CORPORATION (BEDC) BUDGET AMENDMENT #2

BEDC Executive Director Traci Anderson presented background information. A copy of the presentation is part of the supplemental information.

Motion, to approve the Budget Amendment, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Davidson. Motion carried unanimously.

DELIBERATION ON THE CONSTRUCTION PROGRESS AND RELATED MATTERS OF THE CITY OF BUDA WASTEWATER TREATMENT PLANT PHASE III EXPANSION CAPITAL IMPROVEMENT PROJECT

City Engineer John Nett and Marty Rambaum presented background information. A copy of the presentation is part of the supplemental information.

ACCEPTANCE OF THE CHANGE PROPOSAL REQUESTS #011 THROUGH #018 AND EXECUTION OF CHANGE ORDER #2 IN AN AGGREGATE AMOUNT OF \$130,116.00 UNDER THE TERMS OF THE CONSTRUCTION CONTRACT WITH ARCHER WESTERN CONSTRUCTION, LLC, FOR THE CITY OF BUDA WASTEWATER TREATMENT PLANT PHASE III EXPANSION AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE SAID REQUESTS

City Engineer John Nett presented background information. A copy of the presentation is part of the supplemental information.

Motion, to approve Change Order #2, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Smith. Motion carried unanimously.

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE SUPPLEMENT #5 TO THE PROFESSIONAL SERVICE AGREEMENT WITH AECOM FOR THE BUDA WASTEWATER TREATMENT PLANT PHASE III EXPANSION PROJECT

City Engineer John Nett presented background information. A copy of the presentation is part of the supplemental information.

Motion, to approve Supplement #5, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Smith. Motion carried unanimously.

APPROVAL ON FIRST READING, AN ORDINANCE REQUEST TO CONSIDER A ZONING MAP AMENDMENT REQUEST FROM FORM DISTRICT 4H (F4H) AND FORM DISTRICT 3H (F3H) TO PLANNED DEVELOPMENT (PD) FOR THE PROPERTY KNOWN AS A005 S V R EGGLESTON SURVEY, CITY OF BUDA, HAYS COUNTY, TX BEING +/- 6.57 ACRES LOCATED AT THE SOUTHEAST CORNER OF MAIN STREET AND SEQUOYAH STREET AND ADDRESSED AS 767 MAIN STREET BUDA, TX 78610 (Z 20-03)

Director of Planning Melissa McCollum presented background information. A copy of the presentation is part of the supplemental information.

General discussion was held on the anticipated rental rates; the demographic for the type of proposed housing, specifically for the age 55+ residents and extended family; the traffic concerns, the need for a traffic impact study, and trip rate impact; the design proposal for the main house; and the implications of overflow parking and possible restrictions of on-street parking. City Engineer John Nett informed the project did not require a Traffic Impact Analysis due to its use and the number of units.

In conclusion, the Councilmembers agreed with the Planning and Zoning Commission's recommendations.

Motion, to approve the Ordinance on first reading, as presented, with the conditions made by the Planning and Zoning Commission, was made by Councilmember Ture and seconded by Councilmember Bryant. Motion carried unanimously.

RECESS

At 8:01 p.m., Mayor Urbanovsky called for a recess.

RECONVENE

At 8:11 p.m., Council reconvened, and the following business was transacted:

APPROVAL OF A TEMPORARY CURBSIDE PROGRAM IN HISTORIC DOWNTOWN BUDA AS A RESPONSE TO THE COVID-19 PANDEMIC

Main Street Manager Maggie Gillespie presented background information. A copy of the presentation is part of the supplemental information.

City Attorney George Hyde informed that should the program become permanent, the Council would approve the program in the form of an ordinance under restrictive parking.

Motion, to approve a temporary curbside program, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Cummings. Motion carried unanimously.

APPROVAL OF THE FOLLOWING COMMITTEE APPOINTMENTS: ALLIANCE REGIONAL WATER AUTHORITY, CAPITAL AREA REGIONAL COMMITTEE, COMBINED EMERGENCY COMMUNICATION CENTER, CITY OF BUDA AUDIT COMMITTEE, CITY OF BUDA INFORMATION TECHNOLOGY COMMITTEE, CITY OF BUDA CITY PARK PLANNING/PROGRAMMING AD-HOC COMMITTEE, CITY OF BUDA PLANNING MOBILE FOOD VENDOR AD-HOC COMMITTEE, AND CITY OF BUDA WATER/WASTEWATER COMMITTEE

City Clerk Alicia Ramirez presented background information. A copy of the presentation is part of the supplemental information.

- Alliance Regional Water Authority: Mayor Urbanovsky
- Capital Area Regional Committee: *Ms. Ramirez informed this committee is no longer active.*
- Combined Emergency Communication Center: Mayor Urbanovsky
- City of Buda Audit Committee: Councilmember Davidson
- City of Buda Information Technology Committee: Councilmember Smith
- City of Buda City Park Planning/Programming Ad-Hoc Committee: Councilmember Smith
- City of Buda Planning Mobile Food Vendor Ad-hoc Committee: Councilmember Davidson
- City of Buda Water/Wastewater Committee: Mayor Urbanovsky and Councilmember Davidson

Motion, to approve the appointments, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Ture. Motion carried unanimously.

APPOINTMENT OF MEMBERS (MID-TERM VACANCIES) TO THE ECONOMIC DEVELOPMENT CORPORATION, DUPRE LOCAL GOVERNMENT CORPORATION, AND PARKS & RECREATION COMMISSION

City Clerk Alicia Ramirez presented background information. A copy of the presentation is part of the supplemental information.

- Economic Development Corporation: Kelly Herbert
- Dupre Local Government Corporation: Councilmember Smith and Councilmember Davidson
- Parks & Recreation Commission: Roberta Salas

Motion, to approve the appointments, as presented, was made by Councilmember Bryant and seconded by Councilmember Smith. Motion carried unanimously.

MAYOR'S REPORT ON EMERGENCY MANAGEMENT DIRECTOR ACTIVITIES RELATED TO THE DECLARED STATE OF DISASTER REGARDING COVID-19 AND DISCUSS AND CONSIDER ANY ACTION OR DIRECTION CONSIDERED APPROPRIATE AND NECESSARY BY THE CITY COUNCIL TO RESPOND TO THE CURRENT STATE OF DISASTER AS RENEWED BY THE TEXAS GOVERNOR

RECESS

At 8:44 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 551.071 to deliberate, seek legal advice, and direct the City Manager and City Attorney regarding contractual non-compliance by the Barr Company in connection with the construction and completion of Proposition 5 City Park, park improvements and related legal and administrative remedies, and regarding settlement negotiations with Dripti, LLC, operating at 17020 I-35, Buda, Texas 78610 regarding ongoing code and UDC violations and enforcement efforts.

At 10:10 p.m., Council reconvened and took no action on matters discussed in executive session.

STAFF REPORT

STAFF REPORT ON PARKS MASTER PLAN PROCESS

Parks and Recreation Director Greg Olmer presented background information. A copy of the presentation is part of the supplemental information.

General discussion was held on the open house, the survey marketing, the Hays County bond package. Mr. Olmer informed staff is working on the City's project submittals. City Manager Kenneth Williams stated Commissioner Jones reported the Commissioners discussed the item at their last meeting and have placed \$10m aside for the Buda and Kyle, but was uncertain of the percentage between the two cities.

UPDATE ON THE COVID ENFORCEMENT

Assistant City Manager Lauren Middleton-Pratt presented background information. A copy of the presentation is part of the supplemental information.

General discussion was held on the frequent and random inspections by the County.

Council commended staff on their efforts.

UPDATE ON 2014 BUDA BOND PROPOSITIONS 3 - STREETS, PROPOSITION 4 - DRAINAGE, AND PROPOSITION 5 - PARKS AND TRAILS

Project Manager Kenny Crawford and Parks Director Greg Olmer presented background information. A copy of the presentation is part of the supplemental information.

CITY MANAGER'S REPORT

- 2014 Bond Program
- Capital Improvement 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
- Tourism Projects
- Wastewater Projects
- Water Projects

City Manager Kenneth Williams provided an update on the following:

- Staff is working on a preliminary schedule for a Council retreat in January.
- The staff is scheduling a joint meeting with City Council, Planning & Zoning Commission, and Economic Development Corporation in February.
- He recommended Council review the future Agenda List regarding Council's various requests and the tentative schedule to discuss the items.
- Continuance of the COVID testing program for employees and the City, he noted extending the program would require additional funding.
 - Staff has submitted the reimbursement claim.
- The state representatives contacted Human Resources staff regarding the number of employees and their family members to begin administering the COVID vaccine within the month.

CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

Alliance Regional Water Authority (Urbanovsky)

Buda Economic Development Corporation (Bryant & Urbanovsky)

Capital Area Council of Governments General Assembly (Urbanovsky)

Capital Area Council of Governments Clean Air Coalition (Ture)

Combined Emergency Communication Center (Urbanovsky)

Dupre Local Government Corporation (Davidson, Smith, & Urbanovsky)

Greater San Marcos Partnership (Urbanovsky)

City of Buda Audit Committee (Cummings, Davidson, & Ture)

City of Buda Information Technology Committee (Bryant, Daugereau, & Smith)

City of Buda Board & Commission Nomination Committee (Bryant, Cummings, & Daugereau)

City of Buda City Park Planning/Programming Ad-Hoc Committee (Daugereau, Smith, & Ture)

City of Buda Planning Mobile Food Vendor Ad-hoc Committee (Davidson)

City of Buda Water/Wastewater Committee (Urbanovsky, Davidson, & Daugereau)

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Ture commented on the four-way stop at Cabelas and Old San Antonio. He suggested adding signage as one approaches the stop signs.

Mayor Urbanovsky requested an item for December 15 to hold the Barr Company for breach of contract and not completing City Park.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Councilmember Ture and seconded by Councilmember Smith. Motion carried unanimously.

There being no further business, the meeting was adjourned at 10:54 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.)



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-395- #G.2

Contact: Melissa McCollum

Subject: Second reading and adoption of an Ordinance request to consider a Zoning Map amendment request from Form District 4H (F4H) and Form District 3H (F3H) to Planned Development (PD) for the property known as A005 S V R Eggleston Survey, City of Buda, Hays County, TX being +/- 6.57 acres located at the southeast corner of Main Street and Sequoyah Street and addressed as 767 Main Street Buda, TX 78610 (Z 20-03) (Director of Planning Melissa McCollum)

1. Executive Summary

The item was passed on first reading on December 1, 2020. This will be the second and final reading if approved.

This Planned Development (PD) project is limited to 76 new active adults residential (55+) units and the existing home on the property serves as the "Great House" and will provide amenities at approximately 4,000 square feet for the residential units (Cantina residents). In addition, the site will be developed with the following incidental uses: parking lot, landscape, fencing, and sidewalk/trails within the site and planned connection to the City park facilities. Future applications of the plat and site plan must substantially comply with the attached exhibits and site layout shown and serves at the "master plan" (Exhibits C and D) in conformance with Section 2.10.08.

2. Background/History

This is the second reading and action item regarding the rezoning for the Cantina Development.

The Planning and Zoning Commission took action of this application at their October 13, 2020 meeting. A public hearing was held and this was first considered by the Planning and Zoning Commission on July 14, 2020. Additionally, at the July 28, 2020 meeting a workshop was held to discuss this project.

The Planned Development (PD) zoning application has been revised to be 76 units at 11.57 units to the acre and access to Sequoyah Street and tree encroachments have been modified and reduced. Previously the project was presented at 86 residential units of a density of 13.09 units to the acre

(July submittal).

The proposed rezoning is from Form District 3H (F3H) and Form District 4H (F4H) to Planned Development (PD), for the areas depicted in the attached exhibits.

3. Staff's review and analysis

Multifamily and attached housing are appropriate uses within the Heritage District. Staff believes the F4H base district with combined preservation of the existing house and working within the existing characteristic of the site is appropriate in the proposed area. In addition, the proposed project will provide additional housing units tailored to the 55+ aged community members.

Based on information from the comprehensive plan and surrounding uses, this zoning is considered consistent with the Comprehensive Plan. The detail and Exhibits attached to the ordinance establishes and provides the base and use standards for development. The proposed development must show substantial compliance with the PD standards and exhibits adopted as part of this zoning ordinance.

Since the July submittal the applicant reduced the number of units from 86-76 and revised the plans to move the driveway onto Sequoyah Street further north away from being directly across the street from existing neighbor. In addition, the applicant is keeping all trees onsite but seeking consideration of an Arborist to provide a tree care plan for some encroachment of pavement and patio/porches into the critical root zone. During the July meetings, Commissioners requested the applicant address historical character of the community and the applicant is committed to incorporating at least one design element of side gables, natural materials (wood or stone) or Craftsmen-style columns for the 15 units adjacent to the northwest corner of the site near Sequoia and Main streets. Lastly the applicant is no longer seeking a parking waiver as the site is providing 116 parking spaces.

This project is limited to 76 senior housing dwelling units and the following incidental uses: a Great House amenity center and parking lot, sidewalks. The proposed PD exhibits are attached to the ordinance and all Site Plan requirements shall comply with the intent of the PD and "master plan". Exhibit C outlines all the setback and requirements that are unique to this development, Staff has not identified critical issues with the potential uses in the proposed PD district, and believes these uses would not negatively affect the health, safety or general welfare of the City and the safe, orderly and healthful development of the City and the surrounding unincorporated areas.

For any development on this property, the applicant will be required to comply with applicable development standards such as platting, site development plans, maximum impervious cover, water detention/quality, and site/building design, pursuant to the Unified Development Code and subsequent Planned Development (PD). Please see Exhibit C for additional clarification regarding the unique development standards the applicant is proposing.

The applicant intends to pursue attached 55+ housing for rental. The property will be developed as one lot with 76 units, shared parking and amenities. The following are the standards proposed and highlighted in Exhibit C, Section vii.

The applicant, as well as staff, have determined a project consistent with the property's characteristics is possible with the Planned Development (PD) district regulations. The proposed zoning change does not negatively affect infrastructure capacity or adequacy. The property is within the City of Buda water and wastewater service area. The City of Buda has anticipated development of this and nearby properties as part of its water and wastewater models. The applicant, as with any developer, is responsible for construction of their infrastructure improvements as well as any

off-site improvements caused by the project.

The applicant held a community/neighborhood outreach virtual meeting on June 10, 2020 and attached is the meeting summary.

4. Financial Impact

The proposed rezoning would facilitate the redevelopment of the 6.57 acre site, thus generating a plat, site plan, impact and building permit fees, while increasing the assessed value of the site.

5. Summary/Conclusion

Staff believes the requested zoning change is appropriate based on the location and surroundings of the site and the Buda Comprehensive Plan's guidance. Future plat and site plan applications must substantially conform to the attached Exhibits C and Exhibit D, Master Plan. Any changes to the standards would require a rezoning.

6. Pros and Cons

Pros: Will allow re-development of site to become more economically productive.

Cons: Will limit the site to 55+ housing and limit the transition of alternative uses since the site will be residentially developed and zoned Planned Development with an attached master plan.

7. Alternatives

None

8. Recommendation

Staff recommends approval of the zoning change request. Planning and Zoning Commission recommended approval by a vote of 6-1 with the following conditions: 1) update the traffic count and level of service (LOS) designation at the intersection, 2) Fee in lieu of mitigation for protected trees not be an option and go straight to tree mitigation and 3) Drainage features must be adequately screened in accordance with staff. These conditions have been added to Exhibit C in the ordinance attachments. There was one neighbor opposition that attended all three P&Z meetings and his comments are attached.



City Council Meeting Agenda Item Report

December 15, 2020

Contact – Melissa McCollum, AICP, Planning Director
512-312-5745 / melissa.mccollum@ci.buda.tx.us

SUBJECT: SECOND READING AND ADOPTION OF AN ORDINANCE REQUEST TO CONSIDER A ZONING MAP AMENDMENT REQUEST FROM FORM DISTRICT 4H (F4H) AND FORM DISTRICT 3H (F3H) TO PLANNED DEVELOPMENT (PD) FOR THE PROPERTY KNOWN AS A005 S V R EGGLESTON SURVEY, CITY OF BUDA, HAYS COUNTY, TX BEING +/- 6.57 ACRES LOCATED AT THE SOUTHEAST CORNER OF MAIN STREET AND SEQUOYAH STREET AND ADDRESSED AS 767 MAIN STREET BUDA, TX 78610 [Z 20-03] (PLANNING DIRECTOR MELISSA MCCOLLUM).

1. PROJECT SUMMARY

The first reading was passed at the December 1, 2020 meeting. The public hearing was held before City Council on November 17, 2020.

This is the action item regarding the rezoning for the Cantina Development.

A public hearing was held, and this was first considered by the Planning and Zoning Commission (P&Z) on July 14, 2020. Additionally, at the July 28, 2020 P&Z meeting a workshop was held to discuss this project. P&Z acted at the October 13, 2020 meeting approving the PD zoning by a vote of 6-1 with the following conditions. 1) update the traffic count and level of service (LOS) designation at the intersection, 2) fee in lieu not be an option and go straight to tree mitigation and 3) drainage features must be adequately shielded in accordance with staff. These conditions are included in the ordinance.

The Planned Development (PD) zoning application has been revised to be 76 units at 11.57 units to the acre and access to Sequoia Street and tree encroachments have been modified and reduced. Previously the project was presented at 86 residential units of a density of 13.09 units to the acre. The following staff report and exhibits will enumerate the changes.

The proposed rezoning is from Form District 3H (F3H) and Form District 4H (F4H) to Planned Development (PD), for the areas depicted in the attached exhibits.



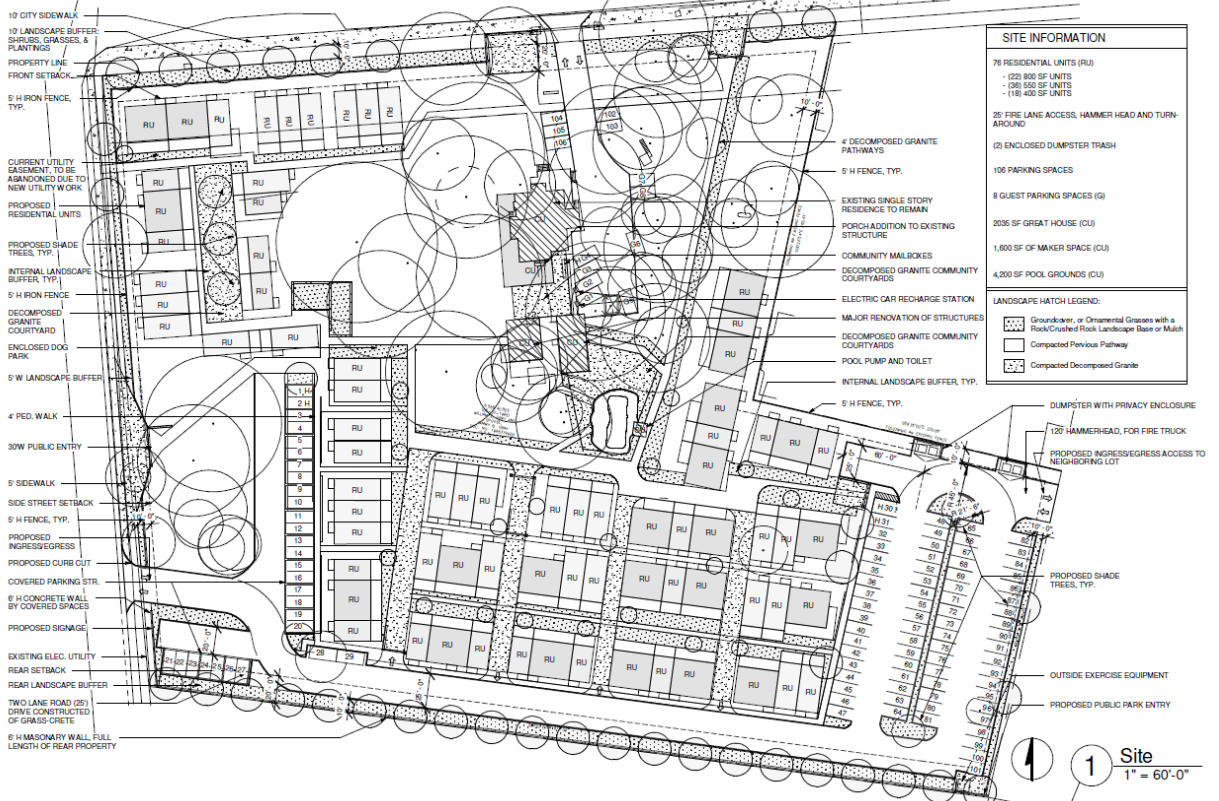
In accordance with the Unified Development Code (UDC) Section 2.05.04, *the purpose of the Planned Development (PD) District is to provide land for uses and developments that promote development that is more sensitive to the natural environment, create a significantly enhanced natural setting or sense of place, or otherwise enhance the standard pattern of development in Buda. Development must provide a higher level of amenities to its users or residents than is usually required under the normal standards of this code. A PD may be used to permit new or innovative concepts in land use not permitted by other zoning districts in this Code or to permit development projects that existing districts cannot easily accommodate*

The attachments submitted with this application, if approved, will be part of the ordinance and serve as the "Master Plan" for the PD at this site. Any future plat and site plan submittals must conform to these plans for standards or be revised in accordance with the rezoning process and be considered for approval by P&Z and City Council.

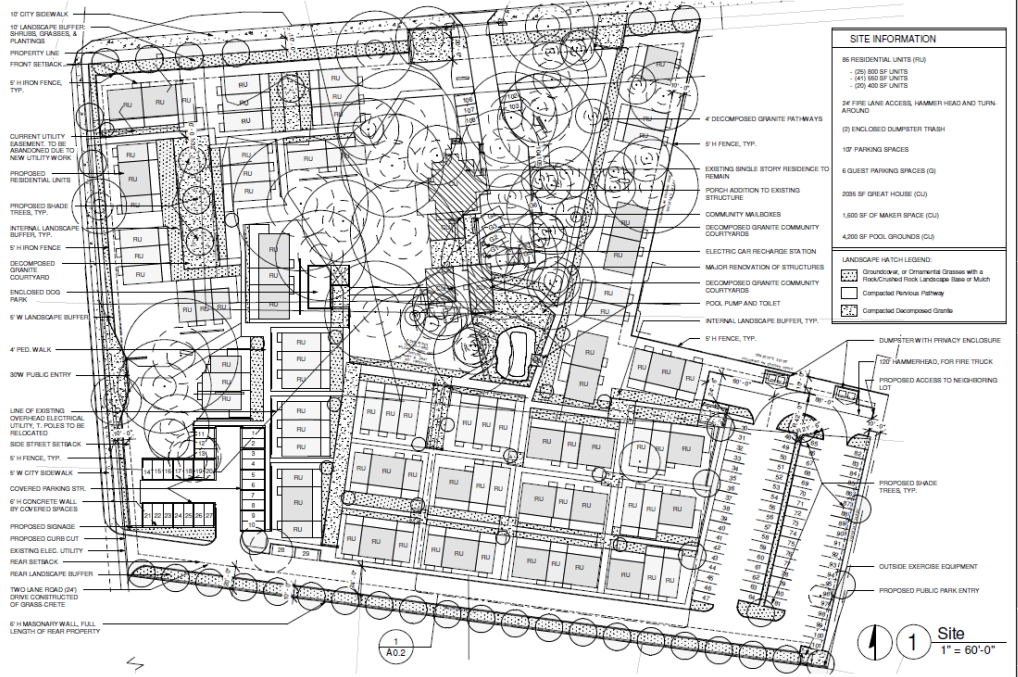
Master Plan

This project is limited to 76 new active adults residential (55+) units and the existing "Great House" and amenities at approximately 4,000 square feet. The Great House will be used as an amenity for the proposed residential units (Cantina residents) but is proposed to be an area that is available for events and shared uses. Use of the Great House will be limited to uses allowed within F4H. In addition, the site will be developed with the following incidental uses: parking lot, landscape, fencing, and sidewalk/trails within the site and planned connection to the City park facilities. Future applications of the plat and site plan must substantially comply with the attached exhibits and site layout shown and serves as the "master plan" in conformance with Section 2.10.08. The following is a snapshot of Exhibit D.

Exhibit D



OLD/previous Exhibit D from July 2020



Existing Zoning and Surrounding Land Uses

Adjacent land uses include:

North	F5H (across N Loop 4) <ul style="list-style-type: none"> • City Hall Complex
East	F4H <ul style="list-style-type: none"> • Nonresidential uses (retail, office, daycare)
South	R2 <ul style="list-style-type: none"> • Single family residential
West	F4H and F3H (across Sequoyah Street) <ul style="list-style-type: none"> • Large lot residential



2. FINDINGS/CURRENT ACTIVITY

For the public hearing held on July 14, 2020, 24 adjacent property owners were notified within 400 feet of the subject property. Staff has received a response from neighboring property owner Mr. McCormick regarding the proposed development. Additional newspaper notification was placed in the September 30 Hays Free Press for possible consideration of the PD at the October 20th City Council meeting.

The following constitutes an evaluation of the proposed zoning change:

Pertinent excerpts from the Buda 2030 Comprehensive Plan as well as the Future Land Development Plan contained within it are attached. This property is within the Heritage District Area. The goal of the Heritage District is intended to provide a growth-friendly environment that positively impacts the existing and historic parts of Buda.

CHARACTER DISTRICT AND MIXED USE NODES: APPROPRIATE DEVELOPMENT TYPES

	Development Type										
	Mixed Use	Regional Retail Center	Neighborhood Shopping Center	Office	Industrial Park or Distribution Ctr	Low Density Single Family & Agriculture Uses (≥ 1 acre)	Medium Density Single Family (0.25-1 acre)	High Density Single Family (<0.25 acre)	Attached Housing	Multifamily (for sale or rent units)	Cluster Development
CHARACTER DISTRICTS											
Green Growth District	●	×	●	●	×	○	●	●	●	○	●
Emerging Growth District	●	○	●	●	×	○	●	●	●	○	●
Heritage District	●	×	●	●	×	×	●	●	●	○	○
Industrial Growth District	○	×	×	○	●	○	×	×	×	○	○
Business Growth District	●	○	○	●	○	×	×	○	○	○	○
Interstate Corridor	●	●	×	●	○	×	×	×	×	●	×
MIXED USE NODES											
Neighborhood Node	●	×	●	●	×	×	○	○	●	●	○
Community Node	●	×	×	●	×	×	×	○	●	●	○
Business Node	●	×	×	●	●	×	×	×	○	●	×
Regional Node	●	●	×	●	×	×	×	×	×	●	×
Downtown Node	●	○*	●	●	×	×	○	○	○	●	×
● Appropriate ○ Conditional × Not Appropriate											
Notes: * Regional retail in the downtown node would include destination shops such as antique shops and other destination boutique stores.											

Multifamily and attached housing are appropriate uses within the Heritage District. Staff believes the F4H base district with combined preservation of the existing house and working within the existing characteristic of the site is appropriate in the proposed area. In addition, the proposed project will provide additional housing units tailored to the 55+ aged community members.

Based on information from the comprehensive plan and surrounding uses, this zoning is considered consistent with the Comprehensive Plan. The detail and Exhibits attached to the ordinance establishes and provides the base and use standards for development. The

proposed development must show substantial compliance with the PD standards and exhibits adopted as part of this zoning ordinance.

Since the July submittal the applicant reduced the number of units from 86-76 and revised the plans to move the driveway onto Sequoia Street further north away from being directly across the street from existing neighbor. In addition, the applicant is keeping all trees onsite but seeking consideration of an Arborist to provide a tree care plan for some encroachment of pavement and patio/porches into the critical root zone. During the July meetings, Commissioners requested the applicant address historical character of the community and the applicant is committed to incorporating at least one design element of side gables, natural materials (wood or stone) or Craftsmen-style columns for the 15 units adjacent to the northwest corner of the site near Sequoia and Main streets. Lastly the applicant is no longer seeking a parking waiver as the site is providing 116 parking spaces.

This project is limited to 76 senior housing dwelling units and the following incidental uses: a Great House amenity center and parking lot, sidewalks. The proposed PD exhibits are attached to the ordinance and all Site Plan requirements shall comply with the intent of the PD and "master plan". Exhibit C outlines all the setback and requirements that are unique to this development, Staff has not identified critical issues with the potential uses in the proposed PD district, and believes these uses would not negatively affect the health, safety or general welfare of the City and the safe, orderly and healthful development of the City and the surrounding unincorporated areas.

For any development on this property, the applicant will be required to comply with applicable development standards such as platting, site development plans, maximum impervious cover, water detention/quality, and site/building design, pursuant to the Unified Development Code and subsequent Planned Development (PD). Please see Exhibit C for additional clarification regarding the unique development standards the applicant is proposing.

The applicant intends a minimum of 80% of the rental units to be set aside for 55+ aged residents. The property will be developed as one lot with 76 units, shared parking and amenities. The following are the standards proposed and highlighted in Exhibit C, Section vii.

			Changes since July Submittal
LOT AREAS	Lot Area 286,102 sf (6.568 acres)	Lot Area 286,102 sf (6.568 acres)	
	Building Components	76 residential units ~4,000 sq ft of common spaces (Great House + Maker Space)	Reduction of 10 units from 86-76
	Impervious Coverage	65% MAX (185,966 sf)	
	Building Coverage	55% MAX (157,356 sf)	
	Parking Ratio	96 residential spaces MIN / Project = 106 spaces 8 guest spaces MIN / Project = 8 guest spaces Total 114	No parking reduction is being sought
BUILDING SETBACK AND HEIGHT	Front Primary Street Setback (Main St.)	15 feet	
	Interior Side Setback	5 feet	
	Street Side Setback (Sequoyah)	10 feet	
	Rear Setback to Property Line	15 feet	
	Maximum Building Height	35' feet	

	Side Setback between structures	12' feet	
	Rear Setback between structures	17' feet	
DWELLINGS	Dwelling size	400, 550, and 800 square feet (see Exhibit D)	
	Density 12 DUA MAX* / Project density = 11.6 DUA	Density 12 DUA MAX* / Project density = 11.6 DUA	11.57 vs. 13.09 units per acre
PARKING SETBACKS	From Primary Street (Main St.)	50 feet	
	From Side Street (Sequoyah St.)	15 feet	
	From Side Lot Line	--	
	From Rear Lot Line (Neighborhood adj.)	20 feet	
LANDSCAPE & SCREENING BUFFER	Frontage	10'	
	Street Side	5'	
	Interior Side Yard	5'	
	Rear (Neighborhood Adj.)	10' buffer with 6' High Visual and Sound Screening Wall	
	Frontage	Required multifamily street-front landscaping*	
	Street Side	Required multifamily street-side landscaping	

The applicant, as well as staff, have determined a project consistent with the property's characteristics is possible with the Planned Development (PD) district regulations. The proposed zoning change does not negatively affect infrastructure capacity or adequacy. The property is within the City of Buda water and wastewater service area. The City of Buda has anticipated development of this and nearby properties as part of its water and wastewater models. The applicant, as with any developer, is responsible for construction of their infrastructure improvements as well as any off-site improvements caused by the project.

The applicant held a community/neighborhood outreach virtual meeting on June 10, 2020 and attached is the meeting summary.

Public Meetings:

- Planning and Zoning Commission, Public Hearing July 14, 2020
- Planning and Zoning Commission Workshop: July 28, 2020
- Planning and Zoning Commission Action: October 13, 2020
- Public Hearing City Council November 17, 2020.
- City Council 1st Reading December 1, 2020
- City Council 2nd Reading December 15, 2020

3. FINANCIAL IMPACT

The proposed zoning change will confer greater economic potential on the site, allowing the site to bring in greater property taxes as it develops. The rezoned site should also generate city revenues in building and plan review fees.

4. RECOMMENDATION

City Council passed on first reading with the conditions included and proposed by the Planning and Zoning Commission on December 1, 2020 by a vote of 6-0.

The Planning and Zoning Commission recommended approval of the zoning change at its meeting held October 13, 2020 by a vote of 6-1.

Commissioner Chair Strother moved to recommend the Planned Development (PD) to City Council with the following conditions: 1) update the traffic count and level of service (LOS) designation at the intersection, 2) fee in lieu not be an option and go straight to tree mitigation and 3) drainage features must be adequately shielded in accordance with staff. The motion was seconded by Commissioner Jones with Commissioner Altmiller opposing. The motion passed 6-1.

5. ATTACHMENTS

Ordinance with Exhibits
Neighborhood Communication Summary
Neighbor Opposition
PowerPoint Presentations

ORDINANCE NO. 2020-_____

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY PERTAINING TO APPROXIMATELY 6.57 ACRES OF LAND ACRES LOCATED AT THE SOUTHEAST CORNER OF MAIN AND SEQUOYAH STREETS, KNOWN AS A005 S V R EGGLESTON SURVEY AND ADDRESSED AS 767 MAIN STREET; CHANGING THE ZONING CLASSIFICATION OF SAID PROPERTY FROM FORM DISTRICT 4H (F4H) AND FORM DISTRICT 3H (F3H) TO PLANNED DEVELOPMENT (PD) NO. Z 20-03; DESCRIBING SAID LAND; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, Willie E. and Tammy B. Gray (the “Owners”) own certain real property consisting of approximately 6.57 acres of land located in Hays County, Texas, such real property being more particularly described in **Exhibit A** and depicted in **Exhibit B** attached hereto and fully incorporated herein for all purposes (the “Property”); and

WHEREAS, the Property presently has a zoning classification of Form District 4H (F4H) and Form District 3H (F3H); and

WHEREAS, the Owners’ authorized agent, KRDB, LLC , has made application to the City of Buda to change the zoning classification of the Property from Form District 4H (F4H) and Form District 3H (F3H) to PD Planned Development No. Z 20-03; and

WHEREAS, said application was submitted to the City of Buda, Texas with proof of ownership or control of all of the Property; and

WHEREAS, the City Council finds all requirements of the City of Buda Unified Development Code (UDC) pertaining to zoning map amendments have been met; and

WHEREAS, the City Council has determined that adoption of this ordinance is in the interest of the general health, safety, welfare and morals of the community; and

WHEREAS, the City has determined that this ordinance was passed and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members were present and voting; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Buda, Texas have each conducted, in the time and manner and after the notice required by law and the City of Buda Unified Development Code, a public hearing on such zoning classification; and

WHEREAS, the City of Buda Planning and Zoning Commission and the Director of Planning have issued recommendations regarding the zoning classification of Property, and the City Council of the City of Buda, Texas now deems it appropriate to grant such requested zoning classification; and

WHEREAS, the City Council of the City of Buda now deems it appropriate to grant such requested change in zoning classification.

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

Section 1: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2: As required by law, the City Council of the City of Buda conducted the public hearing on the request for zoning classification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3: The zoning classification of the Property is hereby instituted as Planned Development No. Z 20-03. The Property is described in Exhibit A, and depicted in Exhibit B. In the event Exhibit A conflicts with Exhibit B, Exhibit A shall prevail.

Section 4: The Zoning Map of the City of Buda, Texas is hereby amended to reflect the zoning classification as set forth above.

Section 5: The planned development district shall be developed in accordance with the Buda Code of Ordinances, including the City of Buda Unified Development Code, specifically all regulations that apply to Form District 4H (F4H) unless otherwise provided herein, and shall be developed as specified below in accordance with the Concept Overview, Exhibit C and Master Plan Exhibit D both attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district shall be developed as an age-restricted residential development with associated amenities.
- B. Use regulations.** In the planned development district, no building, structure or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance. Only the following uses shall be allowed:
 - 1. Housing for 55 and older persons, in compliance with all State of Texas and Federal Fair Housing Laws, including but not limited to the following:
 - a. At least 80% of the occupied units are occupied by at least one (1) person who is fifty-five (55) years of age or older; and
 - b. The management of the community must publish and adhere to policies and procedures that demonstrate an intent to meet all provisions of the Housing for Older Persons Act of 1995; and
 - c. The management of the community must comply with all applicable rules for verification of occupancy.
 - 2. Amenity Center/Activity Center (“Great House”).

C. Height, area, setback, landscaping and screening buffers and density regulations. Except as provided herein, the height and area regulations for Form District 4H (F4H) shall apply:

1. Minimum lot dimensions, building setbacks, dwelling dimensions parking setbacks and landscape and screen buffers shall be as shown on Section vii of **Exhibit C**.
2. All residential structures shall be one-story.
3. No more than 76 residential units shall be constructed on the Property.
4. All ponds shall be screened from the Main Street right of way.

D. Architectural standards. Except as provided herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with City Ordinances:

1. All residential structures shall have a front porch with a minimum area of 80 square feet and a minimum depth of eight feet.
2. Installation of wood or stone shall be required on at least 60% of each residential unit's exterior walls, excluding windows and doors, for each residential unit located along Main Street and each residential unit located along Sequoyah Street. In addition, at least one of the following design elements shall be installed on each residential unit located along Main Street and on each residential unit located along Sequoyah Street:
 - a. Side Gables
 - b. Craftsman style columns
3. At least 15 residential units shall have design elements required in Section 5.D.2 of this Ordinance installed.
4. Planters shall be installed as specified on **Exhibit D**.

E. Amenities. The following amenities shall be required:

1. The Great House shall be generally developed in accordance with **Exhibit C**. The Great House shall be constructed to provide areas for cooking, communal dining, meeting, café space, group fitness and interior and exterior lecture and art events and performance series. At least 2500 square feet of interior space and 500 square feet of developed exterior space shall be provided. No residential certificate of occupancy shall issue prior to the issuance of the certificate of occupancy for the Great House.
2. A dog park of at least 500 square feet shall be constructed prior to the issuance of any residential certificate of occupancy.
3. The existing pool shall be converted to a wading pool prior to the issuance of any residential certificate of occupancy.
4. Centralized greenspace of at least 5000 square feet shall be provided. No residential certificate of occupancy shall issue prior to the installation of the centralized greenspace.
5. All amenities shall be owned and maintained by a private management company.

- F. Access.** Except as provided herein, the planned development district shall be constructed in accordance with City Ordinances:
1. All residential structures shall be accessible by internal sidewalks.
 2. The internal sidewalks shall connect to municipal sidewalks.
 3. All parking areas, internal streets and alleys, and garages shall be located at least five (5) feet from all residential structures, as shown on **Exhibit C**.
 4. The internal sidewalks specified in subsection G.2. of **Exhibit C**, shall be constructed as emergency access routes.
- G. Traffic regulations.** A level of service analysis of traffic at the intersection of Main Street and Sequoia Streets must be provided at the time of platting, and improvements shall be installed in compliance with the level of service and requirements of the City's Unified Development Code prior to the issuance of the Certificate of Occupancy.
- H. Drives.** If the drives are not to be located as depicted on the Master Plan, **Exhibit D**, any request for relocation of same must be supported with written confirmation of all regulatory approvals and must secure alternative compliance approval prior to site plan review.
- I. Drainage regulations.** Drainage information including number of acres in the drainage area and delineation of applicable flood levels shall be submitted at site plan review.
- J. Tree preservation.** The City of Buda Ordinances regulating trees and tree preservation shall apply, except as provided below:
1. No encroachments into the critical root zone of trees on the Property shall be allowed except as shown on the diagram on page 7 of Exhibit C, subject to written certification from a certified arborist that such encroachments shall not endanger or damage the trees of which the critical root zones are being encroached.
 2. In the event that any tree experiences long-term damage within five years of the issuance of the Certificate of Occupancy, the tree mitigation requirements outlined in subsection 4.04.01.D of the Unified Development Code shall be required; except that fee in lieu of tree mitigation shall not be allowed.
 3. Shade tree installation along Main Street shall not be required.
 4. At least 40 additional shade trees shall be provided on the Property.
- K. Outside placement, storage, sales and services regulations.**
1. The outside placement of materials, merchandise, or equipment is prohibited.
 2. The provision of outside sales and services is prohibited.
- L. Parking regulations.**
1. A minimum of 106 residential parking spaces and eight guest parking spaces shall be constructed.

2. 53 of the residential spaces shall be covered with a combination or wood arbors, irrigated greenery, or other natural materials.
3. At least 5 parking spaces shall be designed as disabled parking spaces, at least one of which shall be a van-accessible disabled parking space.

M. Additional fencing and landscaping regulations.

1. A solid masonry or mixed masonry fence shall be installed as referenced in section B of Exhibit C.
2. A 10' planted area between the fence and the southern property line, including a row of shade trees planted on 30' centers, shall be installed along the entire length of the fence as referenced in section B of Exhibit C.
3. A 5' wrought iron fence shall also be installed at the location specified in Exhibit C, between the property and the northern and eastern neighbors.
4. 4 feet high shrubs planted on 6-foot centers shall be installed along the entire length of the residential units located on Main Street.

Section 6: Conflicts. In the event the language of this Ordinance conflicts with Exhibit C or Exhibit D, the language in this Ordinance shall prevail.

Section 7: Comprehensive plan deviation. To the extent this Ordinance represents any deviation from the Future Land Development Plan of the City of Buda 2030 Comprehensive Plan, such plan is hereby amended to conform with this Ordinance.

Section 8: Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Buda, Texas and this Ordinance shall not operate to amend, change, supplement or repeal any such other ordinances except, save and except the changes in zoning classification and the imposition of the findings, regulations, restrictions and conditions contained herein. Insofar as the provisions of any ordinances of the City of Buda, Texas might be inconsistent or in conflict with the provisions of this Ordinance, such conflicting provisions, if any, in such other ordinances are hereby repealed.

Section 9: Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 10: Passage. Pursuant to Section 3.12 of the Charter of the City of Buda, Texas, if the Council determines that the first reading of this ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance is passed by the affirmative vote of four or more members of the City council, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

Section 11: Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$2000.00 Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this

Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 12: *Effective Date.* This Ordinance shall become effective in accordance with Section 3.12 of the Charter of the City of Buda, Texas, provided, prior to such date, the entirety of the Ordinance or a caption summarizing the purposes of this Ordinance and the penalty for violating this Ordinance is published in a newspaper designated as the official newspaper of the City.

Section 13: *Texas Open Meetings Act Compliance.* It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, *Texas Government Code*, as amended.

PASSED AND APPROVED on first reading on the 1st day of December 2020, at a regular meeting of the City Council of the City of Buda, Texas.

PASSED, APPROVED AND ADOPTED on second and final reading on the ____ day of _____, 2020, at a regular meeting of the City Council of the City of Buda, Texas.

Lee Urbanovky, Mayor
City of Buda, Texas

ATTEST:

Alicia Ramirez, City Clerk
City of Buda, Texas

EXHIBIT "A"

TRACT 1 DESCRIPTION

FIELD NOTES DESCRIBING 5.556 ACRES OF LAND OUT OF A PORTION OF THE S.V. EGGLESTON SURVEY NO. 665 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT 6.568 ACRE TRACT CONVEYED TO WILLIAM. GRAY AND TAMMY B. GRAY IN THE WARRANTY DEED RECORDED IN VOLUME 1150, PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the south right of way line of State Highway Loop 4 and the east right of way line of Sequoyah Street same being the northwest corner of the above referenced Gray tract for the westernmost northwest corner hereof;

THENCE along the south right of way line of State Highway Loop 4 N 73° 01' 24" E, 256.59 feet to a ½" iron rod found for the westernmost northeast corner hereof;

THENCE over and across the said Gray tract the following three courses:

- 1) Along a fence S 16° 27' 51" E, 311.91 feet to a fence post found for an interior corner;
- 2) Continuing along the fence N 82° 08' 54" E, 136.53 feet to a ½" iron rod with B&G Surveying cap set for an interior corner;
- 3) Leaving the fence line N 16° 27' 51" W, 333.56 feet to a ½" iron rod with B&G Surveying cap set in the south right of way line of said State Highway Loop 4 for the easternmost northwest corner hereof;

THENCE along the south right of way line of said State Highway Loop 4 and the north line of the said 6.568 acres N 73° 01' 31" E, 145.48 feet to a ½" iron rod found at the northwest corner of Lot 1 Block A of Trudy Point Subdivision recorded in Book 18, Page 193 of the Plat Records of Hays County, Texas for the easternmost northeast corner hereof;

THENCE along the west line of Lot 1 Block A S 00° 26' 54" E (Bearing Basis), 283.20 feet to a ½" iron rod found at the southwest corner of Lot 1 Block A for an interior corner hereof;

THENCE along the south line of Lot 1 Block A S 89° 33' 32" E, 231.24 feet to a fence post found in the west line of the Donald and Trudy Wiley tract recorded in Document No. 2016009605 of the Official Public Records of said County for the most easterly corner hereof;

THENCE S 00° 07' 10" W, 245.27 feet to a ½" iron rod found at the northeast corner of Lot 5 of Sequoyah Section 1 Subdivision in the City of Buda, Hays County, Texas recorded in Volume 2 Page 141 of the Plat Records of Hays County same being the northwest corner of Lot 49 Block G of Bradfield Village Section 1 recorded in Volume 8 Page 149 of the Plat Records of said County for the southeast corner hereof;

THENCE along the north line of Sequoyah Section 1 and the south line of the Gray tract S 84° 55' 59" W, at 164.44 feet passing a ½" iron rod found at the common corner of Lots 4 and 5 Block D of Sequoyah Subdivision Section 1 in all a total distance of 617.33 feet to a ½" iron rod found in the east right of way line of Sequoyah Street same being the northwest corner of Lot 1 Block D of the above referenced subdivision for the southwest corner hereof;

THENCE along the east right of way line of Sequoyah Street and the west line of Gray tract N 17° 06' 15" W, 447.76 feet to the **Place of Beginning** and containing 5.556 acres of land, more or less.



Victor M. Garza, R.P.L.S. 4740

10/15/18

Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Firm Reg. No. 100636-00
www.bandgsurvey.com



B0908418_Tract 1

EXHIBIT "A"

TRACT 2 DESCRIPTION

FIELD NOTES DESCRIBING 1.000 ACRE OF LAND OUT OF A PORTION OF THE S.V. EGGLESTON SURVEY NO. 665 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT 6.568 ACRE TRACT CONVEYED TO WILLIAM. GRAY AND TAMMY B. GRAY IN THE WARRANTY DEED RECORDED IN VOLUME 1150, PAGE 459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found at the intersection of the south right of way line of State Highway Loop 4 and the east right of way line of Sequoyah Street same being the northwest corner of the above referenced Gray tract;


THENCE along the south right of way line of State Highway Loop 4 N 73° 01' 24" E, 256.59 feet to a ½" iron rod found for the **Place of Beginning** and the northwest corner hereof;

THENCE continuing along the south right of way of said State Highway Loop 4 N 73° 01' 31" E, 135.00 feet to a ½" iron rod with B&G Surveying cap set for the northeast corner hereof, from which a ½" iron rod found at the northwest corner of Lot 1 Block A of Trudy Point Subdivision recorded in Book 18, Page 193 of the Plat Records of Hays County, Texas, and the northeast corner of the said Gray tract bears N 73° 01' 31" E, 145.48 feet;

THENCE over and across the said Gray tract S 16° 27' 51" E, 333.56 feet to a ½" iron rod with B&G Surveying cap set in a fence line for the southeast corner hereof;

THENCE continuing along said fence line S 82° 08' 54" W, 136.53 feet to a fence post found for the southwest corner hereof;

THENCE continuing along said fence line N 16° 27' 51" W, 311.91 feet to the **Place of Beginning** and containing 1.000 acre of land, more or less.


Victor M. Garza, R.P.L.S. 4740

10/15/18
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Firm Reg. No. 100636-00
www.bandgsurvey.com

B0908418_Tract 2



Exhibit 'A'

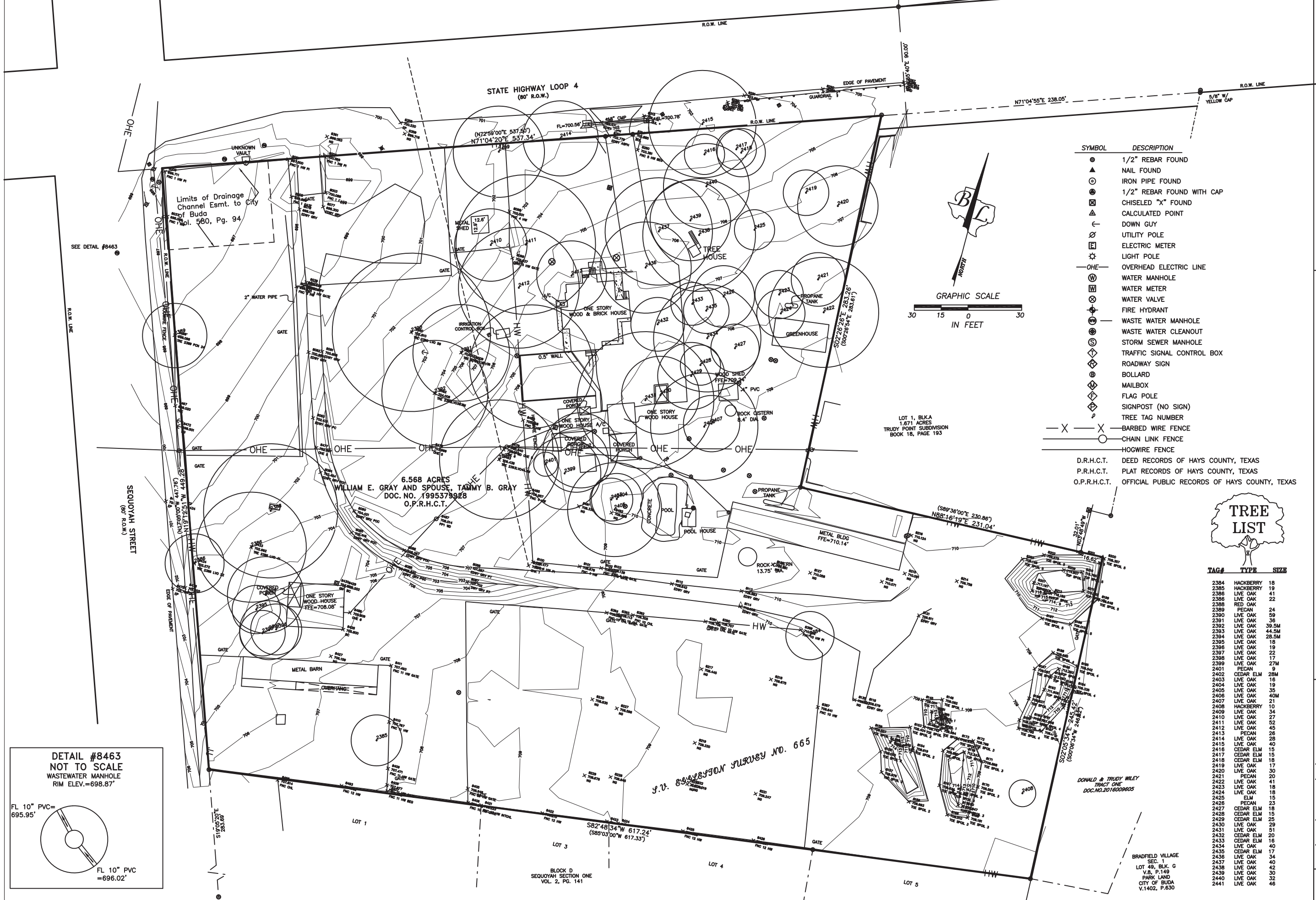


BASILINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8000 ANDERSON SQUARE ROAD, SUITE 101
 AUSTIN, TEXAS 78757
 TELE: (512) 374-9722
 FIRM REGISTRATION CERTIFICATE #10015100
 @baselineandsurveyors.net

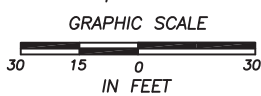
**SITE DESIGN SURVEY OF 6.568 ACRES OF LAND
 CONVEYED TO WILLIAM E. GRAY AND SPOUSE,
 TAMMY B. GRAY BY INSTRUMENT OF RECORD IN
 NO. 1995379928 OF THE OFFICIAL PUBLIC RECORDS
 OF HAYS COUNTY, TEXAS**

File: S:\Projects\Gray Gardens\DWG\Gray Gardens 767 Main.dwg	Date: 01/06/2020
Layer State:	Scale (Hor.): 1"=30'
Scale (Ver.):	Checked By: RGM
Drawn By: MAM	Revision 1:
Revision 2:	Revision 3:
Revision 4:	

SHEET
01 of 01

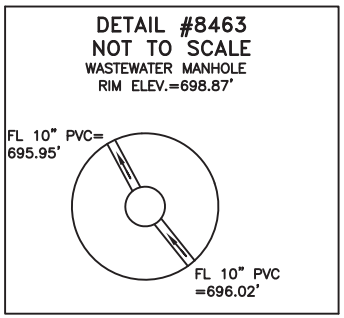


- | SYMBOL | DESCRIPTION |
|--------------|---|
| ● | 1/2" REBAR FOUND |
| ▲ | NAIL FOUND |
| ○ | IRON PIPE FOUND |
| ⊙ | 1/2" REBAR FOUND WITH CAP |
| ⊠ | CHISELED "X" FOUND |
| △ | CALCULATED POINT |
| ⤴ | DOWN GUY |
| ⊗ | UTILITY POLE |
| ⊞ | ELECTRIC METER |
| ⊛ | LIGHT POLE |
| —O— | OVERHEAD ELECTRIC LINE |
| ⊞ | WATER MANHOLE |
| ⊞ | WATER METER |
| ⊞ | WATER VALVE |
| ⊞ | FIRE HYDRANT |
| ⊞ | WASTE WATER MANHOLE |
| ⊞ | WASTE WATER CLEANOUT |
| ⊞ | STORM SEWER MANHOLE |
| ⊞ | TRAFFIC SIGNAL CONTROL BOX |
| ⊞ | ROADWAY SIGN |
| ⊞ | BOLLARD |
| ⊞ | MAILBOX |
| ⊞ | FLAG POLE |
| ⊞ | SIGNPOST (NO SIGN) |
| ⊞ | TREE TAG NUMBER |
| —X— | BARBED WIRE FENCE |
| ○ | CHAIN LINK FENCE |
| — | HOGWIRE FENCE |
| D.R.H.C.T. | DEED RECORDS OF HAYS COUNTY, TEXAS |
| P.R.H.C.T. | PLAT RECORDS OF HAYS COUNTY, TEXAS |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS |



TREE LIST

TAG#	TYPE	SIZE
2384	HACKBERRY	18
2385	HACKBERRY	19
2386	LIVE OAK	41
2388	LIVE OAK	22
2388	RED OAK	36
2389	PECAN	24
2390	LIVE OAK	59
2391	LIVE OAK	36
2392	LIVE OAK	39.5M
2393	LIVE OAK	44.5M
2394	LIVE OAK	28.5M
2395	LIVE OAK	18
2396	LIVE OAK	19
2397	LIVE OAK	22
2398	LIVE OAK	17
2399	LIVE OAK	27M
2401	PECAN	9
2402	CEDAR ELM	28M
2403	LIVE OAK	18
2404	LIVE OAK	19
2405	LIVE OAK	35
2406	LIVE OAK	40M
2407	LIVE OAK	21
2408	HACKBERRY	10
2409	LIVE OAK	34
2410	LIVE OAK	27
2411	LIVE OAK	52
2412	LIVE OAK	45
2413	PECAN	26
2414	LIVE OAK	28
2415	LIVE OAK	40
2416	CEDAR ELM	15
2417	CEDAR ELM	15
2418	LIVE OAK	18
2419	LIVE OAK	17
2420	LIVE OAK	30
2421	PECAN	20
2422	LIVE OAK	41
2423	LIVE OAK	18
2424	LIVE OAK	18
2425	ELM	15
2426	PECAN	23
2427	CEDAR ELM	18
2428	CEDAR ELM	15
2429	CEDAR ELM	25
2430	LIVE OAK	29
2431	LIVE OAK	51
2432	CEDAR ELM	20
2433	CEDAR ELM	16
2434	LIVE OAK	40
2435	CEDAR ELM	17
2436	LIVE OAK	34
2437	LIVE OAK	40
2438	LIVE OAK	42
2439	LIVE OAK	36
2440	LIVE OAK	32
2441	LIVE OAK	46



BRADFIELD VILLAGE
 SEC. 1
 LOT 49, BLK. G
 V.S. P.149
 PARK LAND
 CITY OF BUDA
 V.1402, P.630

Exhibit 'B'



SITE



Exhibit C

Concept Overview

Cantina Buda is a new residential model aimed at Baby Boomers who are rejecting traditional senior housing. Cantina's flagship campus in Buda will evolve the "active adult" model by creating a community-centric, sustainable, walkable neighborhood of small, one-story rental homes, all embedded in a thriving local community.

The project aims to achieve several goals in its development: modern design that feels native to the surrounding community, integration with the natural environment, sustainable building practices, and incorporation of the campus into Buda civic life.

767 Main Street provides an ideal location for our flagship community. The historic main house, nestled in a two-acre grove of Texas hardwoods, is iconic to residents of and visitors to Buda, representing a "gateway" to the downtown area. We will be preserving and expanding this structure, breathing new life into the 100+ year old home as it becomes the beating heart of *Cantina Buda*, called the Great House. This will not only be a daily center of activity for Cantina residents but will also continue the tradition as a hub for the community at large.

The expansive tree canopy provides a unique opportunity to integrate residential life with nature. One-story units will be carefully along the outer edges of the tree canopies, creating a park-like atmosphere. Doing so allows us to preserve all of the existing 58 protected trees on the site. While we do not intend to develop significantly within the tree canopy, the current code prohibits any kind of activity within this zone, including soil disturbance. There are some areas where we would like to install porches or add paving that are within the tree canopy and are requesting alternative compliance in those cases, which we explain in Section A below.

Allowing this innovative, medium density, one-story development at this central location will not only introduce a new, iconic architectural project to Buda's Main Street, but will also bring an additional 100+ adult residents into the walkable downtown amenity ecosystem, many of whom are retired or semi-retired, bringing economic activity to downtown shops and restaurants during historically quieter weekdays as well as busier weekends. This project helps fulfill Buda's long-term vision laid out 5 years ago for redeveloping the historic district and surrounding areas in ways that elevate design, increase downtown density, and preserve historic heritage.

Looking ahead to a post-COVID-19 world, there is a growing consensus around the need to accelerate new models in senior living communities. Cantina sits at the intersection of many of the trends behind these models, including a shift from dense, apartment-style housing blocks to more distributed, lower density communities of small homes with direct outdoor access.

767 Main St - Cantina Buda - Planned Development (PD)

PD Design Statement

(Per UDC Subsection 2.10.08.C)

By default, all development within this PD District shall comply with the City of Buda's Unified Development Code (UDC), unless a variance or deviation from in the standard is explicitly defined within this Planned Development document.

i. Title of PD;

Cantina Buda

ii. List of the owners or Developers;



Cantina Buda will be owned and developed through a joint venture between KRDB, an Austin-based design and development firm, and Cantina, an operating and design company focused on creating aspirational residential experiences for older adults. The principals on the project are Chris Krager (KRDB), Blair McKay (KRDB), Zachary Hollander (Cantina), and AJ Viola (Cantina).

iii. Statement of the general location and relationship to adjoining land uses, both existing and proposed;

The Cantina Buda Planned Development (PD) consists of 6.568 acres located at the southeast intersection of North Loop 4, and Sequoyah Street in Buda, Hays County, Texas (the “Property”). The Property is bound on the north Main Street (Loop 4), on the east by the Sequoyah St. Neighborhood (FH3/FH4), on the west by a Commercial property zoned F4H, and Sequoyah Neighborhood (R2) makes up the southern boundary of the PD area.

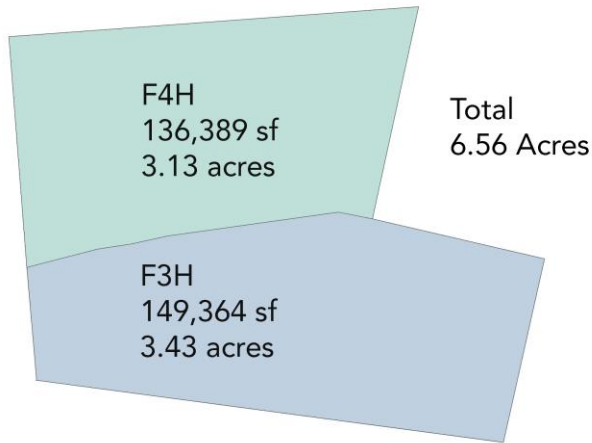
iv. Description of the PD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;

Description shown in table below:

Plan Development Description – Buda Cantina Community	
Intent	<p>The community aims to achieve several specific goals in its design and location:</p> <ul style="list-style-type: none"> ● Modern design, native to the community. Create a more modern look and feel for a new, contemporary generation of older adults, while conforming to local material and design standards (e.g., Buda’s library and Municipal Complex) ● Green and sustainable. Create a community focused on people, nature, and access to the spaces where they come together, more than the cars that get them there; aim to incorporate xeriscaping, building and design practices that minimize construction impact and are good for the environment. ● Embedded in the community. With a location at the heart of Buda’s civic life, create spaces that integrate the new residents in downtown life and invite the broader community into our event and green spaces for community events ● Attainable. Mix modern design with modern building techniques and a different approach to operations that keeps rents within reach for the middle income earners who lack modern, attainably priced rental options in the Greater Austin metro area.
Requirements	<p>Districts Base District F4H Number 76 1-story units at 11.6 units per acre, plus ~4000 sq ft Great House and common spaces Common Area Centralized greenspace and amenities, maintained by management company Orientation Development must front onto the common area Connectivity All homes must be connected with internal sidewalks that are connected to municipal walkways. Porch All homes and units must have a front porch of at least 80 sqft and 8’ deep Access All parking, streets, garages, and alleys shall be located not within 5’ of homes, out of view from the common area.</p>

v. The existing PD zoning districts in the development area and surrounding it;

The existing site currently has two zoning districts, F4H on the northern portion, and F3H on the southern portion (see image below). The Property is bound on the north Main Street (Loop 4), on the east by the Sequoyah St. Neighborhood (FH3/FH4), on the west by a Commercial property zoned F4H, and Sequoyah Neighborhood (R2) makes up the southern boundary of the PD area.



vi. Selection of one conventional zoning district as a base zoning district to regulate all uses and development regulations not identified as being modified (multiple base zoning districts may be selected to accommodate a mixture of land uses in different geographic areas);

The PD will be developed according to the Form Based Zoning Districts F4H multiplex base zoning district standards. Due to the unique nature of the development we also utilize design standards from multifamily districts (for landscaping) and innovative residential development (IRD) district (for unit design and layouts).

Form District F4H consists of a mixed-use urban fabric within Buda’s Historic Downtown. Development in Form District F4H may have a wide range of building types, setbacks, and street types and can be used to transition from higher to lower intensity development. Planned use for the site is primarily residential use, however we anticipate holding occasional events in the Great House that the broader community may participate in. Additionally, the Great House and surrounding commons spaces may be made available for daily rental use, such as weddings or graduation parties.

vii. A list of all applicable special development regulations or modified regulations to the base zoning district; plus, a list of requested Subdivision Waivers to the Subdivision Regulations and Development Standards or other applicable development regulations;

vii. Plan Development Standards – Multiplex Form Base F4H

LOT AREAS	Lot Area	286,102 sf (6.568 acres)
	Building Components	76 residential units ~4,000 sq ft of common spaces (Great House + Maker Space)
	Impervious Coverage	65% MAX (185,966 sf)
	Building Coverage	55% MAX (157,356 sf)
	Parking Ratio	98 residential spaces MIN / Project = 106 res. spaces 8 guest spaces MIN / Project = 8 guest spaces (For more see Section D)



BUILDING SETBACK AND HEIGHT	Front Primary Street Setback (Main St.)	15 feet
	Interior Side Setback	5 feet
	Street Side Setback (Sequoyah)	10 feet
	Rear Setback to Property Line	15 feet
	Maximum Building Height	35 feet
	Side Setback between structures	12 feet
	Rear Setback between structures	17 feet
DWELLINGS	Dwelling size	400, 550, and 800 square feet
	Density	12 DUA MAX* / Project density = 11.6 DUA
PARKING SETBACKS	From Primary Street (Main St.)	50 feet
	From Side Street (Sequoyah St.)	15 feet
	From Side Lot Line	--
	From Rear Lot Line (Neighborhood adj.)	20 feet
LANDSCAPE & SCREENING BUFFER	Frontage	10'
	Street Side	5'
	Interior Side Yard	5'
	Rear (Neighborhood Adj.)	10' buffer with 6' High Visual and Sound Screening Wall
	Frontage	Required multifamily street-front landscaping**
	Street Side	Required multifamily street-side landscaping**

*While form districts have no preset limits for density, we borrow from subsection 2.09.07.F Innovative Residential Pocket Neighborhood requirements which use 12 DUA. This is consistent with the density limit also seen in subsection 2.03.05 Transitional Residential (R-4) District.

**Refer to Sub-Heading F Curb-View Preservation, We are defaulting to the landscaping standards written in the UDC, with the exception to tree requirements along Main Street, where we will limit adding some new trees so as to preserve the street view of the heritage oaks.

vii. Special Treatment Requested;

UDC subsection **4.04.01.E. Critical Root Zone Protection** does not allow for any soil disturbance in the Critical Root Zone Area of any protected tree, measured by the drip line of the tree canopy. Because the existing protected tree canopy on the site covers 1/3 of the entire lot area (2.1 acres), we are requesting alternative compliance which would allow us to:

- Construct two porches on homes along the eastern boundary line of the property and central area of property, which will marginally encroach into the canopy, 5' of a 40' radius. There will be a minimal number of hand dug footings where the post will need to be set for the porch deck.
- Update/improve existing paving near the main house parking area.
- Extended outdoor covered patio and porch space around the Great House. Again, this will be constructed with a minimum of disturbance by air spading and hand digging the footings for the piers.
- Removing 4" of soil for installing pervious paving for driveway and parking area under some of the SE tree canopy, (or approved city equivalent pervious driveway mix or system)
- Upon Site Plan approval, plans will be submitted showing compliance and the Certified Arborist will conduct inspections during construction to validate methods and compliance.
- Site map below shows proposed areas of encroachment



viii. An illustration identifying the existing and proposed streets, including Right-of-Way standards are located in Exhibit A (separate document). Proposed internal street design concepts are shown in Exhibit D (separate document) of the Planned Development.



ix. The following physical characteristics are shown in Exhibit A. existing elevation of the site is between 697 - 709 feet above sea level, and existing tree canopy. Preliminary designs for new tree coverage, and streets can be seen in Exhibit D. More site infrastructure, including slope analysis, site drainage, soil characteristics, tree canopy, and street design will be submitted at site plan review.

x. A topographic map with minimum five (5) foot contour intervals is shown in Exhibit A.

xi. Drainage information, including number of acres in the drainage area and delineation of applicable flood levels will be submitted at site plan review and all ponds shall be screened from the Right-of-Way (ROW).

xii. An illustration of public utility lines and services installed are in Exhibit A. Proposed lines to be dedicated to the City and which will remain private will be determined and submitted at the site plan review.

xiii. The proposed densities, and the use types and sizes of structures have been described in the tables above.

xiv. A description of the proposed sequence of development;

Once the site has been acquired we will begin updating and extending infrastructure throughout the site. Following this we will complete parking, pavement, and driveway upgrades. Next we will renovate the Great house and common spaces. Finally the units will be constructed in 1-2 phases and landscaping of all common spaces will be complete.

Additional Detail Related to this PD

A. Preservation Efforts

Tree Preservation

767 Main Street has some of the oldest and most iconic heritage trees in the downtown corridor and preserving them is integral to the vision of our site plan. Our design, density, and operations can function well under the existing tree canopy. All 58 protected trees on the site will be preserved and we will be adding at least 40 additional shade trees throughout the interior and perimeter of the site to augment landscaping requirements.

Penalty for long-term damage to protected trees

While the UDC provides guidance for mitigation in the event a protected tree is damaged in the development process, it does not outline the penalty if a tree dies years after the project is developed as a result of the construction. Given the importance of the trees to the community and the site, we are therefore holding ourselves to a higher, voluntary standard for this PD.

In the event that any tree experiences long-term damage *over the first 5 years* of the project's life time as a result from the project's development work, the developer will be subject to the tree mitigation requirements outlined in subsection 4.04.01.D, and fee-in-lieu of tree mitigation will NOT be allowed.

Curb-view Preservation

Throughout the site plan (Exhibit D) we are indicating hatched areas of landscape design that default to the requirements in the UDC, with one exception. Along Main Street, there is a requirement that would add 10 new shade trees spaced 40' apart, in addition to the 3 existing on the frontage. We feel that adding the required



number of shade trees will change the view from the curb and block the array of old-growth trees and historic house view we are preserving for neighbors and street traffic, which is a signature feature of the lot. We propose to adhere to the tree requirement near the East and West corner of the properties frontage and only allow shrubs and grass-like landscaping to populate the head-on view into the property, as seen from City Hall.

Main House Preservation

A linchpin of the Cantina design ethos is the Great House - the beating heart of the community where members gather for coffee, meals, events, and other activities. This area also encompasses flexible use space, indoor/outdoor space, and space for Cantina’s Community Management and business operations.

As much as possible we will maintain the existing structure of the iconic single family house on the property, in particular the front facade, integrating it into the overall design of the Great House. We plan to use the existing footprint while making modifications to modernize the interior by removing walls and ceilings to create a bright and open feel.

Current schematics for the Great House and common areas are included in Exhibit D. We also intend to convert the other buildings near the main house into flexible studio spaces for additional usage. The space between these studios and the Great House will become an outdoor program space with seating and tables. While most of the time the space would be utilized by Cantina residents, on occasion we will hold events that are open to the public at large. If possible the Great House and common spaces will also be rentable for day-use within the broader Buda community, for events such as weddings or graduation parties.

Great House programming: As seen from above, the Great House provides space for cooking, communal dining, meeting, cafe space, and interior and exterior lecture and performance spaces.



Great House and Common Studios to the rear. bridged by outdoor event space:



Common Studios will provide flexible space for a Maker Studio, gardening equipment, small format meetings, group fitness, small format private meetings and general storage for event and dining furnishings:



Cultural Preservation

In addition to providing a sense of community for resident members of the Cantina community, we intend to include a variety of community-wide activities that will allow the broader population to experience Cantina. Depending on our ability to create offsite parking agreements with neighboring developments and city hall, we intend to honor the long-standing community Pumpkin Patch tradition that has been associated with Gray Gardens, as well as live music events, pedestrian access through the community to the public park, and rentable common space for civic and professional organizations.

B. Protecting Residential Neighbors - Fencing and Landscaping

To make the southern drive and parking areas along the rear property line compliant with the adjacent R-2 zoning district screening and buffering requirements, a 6’ visual and sound barrier will be constructed on the southern property line abutting the single-family Sequoyah Neighborhood. This will be a solid masonry, or mixed masonry fence (see below).

To soften the edge of this transition from hardscape to hard wall, we will build a 10’ planted area section between the road and the fence along the southern property line, including a row of shade trees planted on thirty (30) foot centers, as outlined in the code subsection 2.09.06.D.6a. See illustration and examples below.

Illustration of southern driveway and property line:



To comply with UDC regulations requiring residential access be located on secondary streets, as well as for the desire to protect as many native trees as possible, we are somewhat limited on where we can create primary drive access for the community. In order to minimize the impact of the main drive on the neighbor directly east of the site at 124 Sequoyah, we have located the driveway as far north in the SE corner as possible. This will limit the impact of any potential headlight or passerby traffic from the site, as all drivers will be heading north on Sequoyah towards Main Street.

C. Density

The unique location was the leading factor in identifying Buda as the ideal place for Cantina’s flagship location. The site provides Cantina residents walkable access to the revitalized and expanding downtown corridor of shopping, dining, and cultural options. The site provides Buda with the broader diversity of higher density residential options that was called for in Buda’s Downtown Master Plan in 2015:



1. "Allow a mix of uses to achieve the densities necessary for a successful downtown and construction of some new denser, high quality housing" (p. xiv)
2. "Require better urban design for new infill buildings through building placement, building character/material standards that matches the look of Downtown Buda, and streetscape standards to create a unique and strong sense of place."(p. xiv)
3. "Downtown residential - target higher density (duplex/townhouses/brownstones) development in or near downtown as a catalytic example. Consider abatements if necessary, to attract to Downtown Buda." (p. xv)

D. Parking allotment

Per Buda UDC, our site plan requires 98 residential spaces and 8 guest spaces. Our site plan includes **106 residential spaces** and **8 additional guest spaces** by the Great House (designated by a 'G' on Exhibit D), for 114 total parking spaces. We believe this is more than adequate, based on what is typical for age-restricted communities in the metro area (see table below), as well as a location that is so close to a downtown district. Spaces will be 18'6" x 9'0".

Age-restricted communities have significantly lower parking to unit ratios relative to multifamily development - the demographic in these communities disproportionately lives in single member households with only one car, and older adult two-member households are less likely to have two vehicles relative to younger residents. A level of service (los) analysis of traffic at the intersection of Main and Sequoya will be provided at the time of platting, and shown in the Site Development (SD) and prior to Certificate of Compliance (CO), improvements shall be installed in compliance with the level of service requirements of the City's Unified Development Code.

Table D.01: Cantina Parking Allotment With Active Adult Peer Set

	55+ / Active Adult				Ind. Living
	Cantina	Creekside Villas	Solea	Affinity SPW	Maple Ridge
	Buda	Buda	Cedar Park	Austin	Cedar Park
Residential units	76	144	184	163	150
Studios or 1BR	54	72	104	64	105
2Br	22	72	80	99	45
Avg. bedrooms / unit	1.3	1.5	1.4	1.6	1.3
Residential parking spots	106	164	242	294	88
UDC requirement	98	288			
+/- Buda UDC requirement*	+8	-124*			
Residential spots per unit	1.4	1.1	1.3	1.8	0.6
Residential spots per bedroom	1.1	0.8	0.9	1.1	0.5

Source: CoStar property reports, site visits; Note: Guest spots are only those designated as such however additional unmarked spots for guests are included in residential total

*Creekside Villas Buda, if held to MF standard (2 spots per 1BR and 2BR, 1:10 guest spot ratio) the UDC mandates 303 spots(288 residential spots and 15 guest spots); If 735SF 1BRs are treated as Studios the UDC mandates 226 spots. Cantina 400SF and 550 SF units are studios requiring 1 spot, Cantina 2BRs require 2 spots, with 8 additional spots for guests.

Table D.02: Vehicles per Household for Older Adults in Texas

Table A1-3. Vehicles Per Household by Age of Household Head and by State (Multifamily)

State	Age of Household Head				
	Under 35	35 to 54	55 to 64	65 to 74	Age 75 and older
Tennessee	1.30	1.20	1.12	0.97	0.73
Texas	1.27	1.21	1.12	0.99	0.72
Utah	1.62	1.40	1.33	1.14	0.90
Vermont	1.25	1.29	1.61	1.22	1.27

American Community Survey, U.S. Census Bureau; National Association of Home Builders "55+ Housing Facts That Matter" Policy Papers

E. Elements that elevate design above standard

Cantina Buda will be a Planned Development that introduces a higher overall standard of development than standard base code. Allowing customization of the site plan enables us to incorporate a number of design elements that come together to create a unique, intentional community for older adult residents.

- 1. Trail Connection to Parkland.** An easement is being requested to create an entry to the Public Park adjacent to the southwestern corner of the site. In doing so we are giving opportunity to our community and the greater public to be connected to nature and ecology in Buda. We are also incentivizing healthy activity for all communities and will provide and maintain an outdoor exercise area on our site.

Reference image of stretching and outdoor equipment area:



- 2. Green Site and Sustainable building practices.** Rainwater capture from the buildings roofs and site runoff will be collected to help supplement the well water irrigation system, so the community does not over tax the aquifer. The site has well water access which is being explored for use for any irrigation needs beyond what rainwater capture contributes. Native, drought tolerant, plants that conserve water

usage will be utilized everywhere in the community. The units are going to be constructed in a controlled manufacturing environment which in turn reduces construction waste, reduces on-site construction time, and ensures quality and sustainable design practices. Highly efficient HVAC systems will be employed in the units that can cool or heat isolated zones reducing overall electrical demand on the city's electrical infrastructure.

3. **Unit Architecture.** Cantina homes will have a distilled modern characteristic of consolidated glass entries with semi-transparent screening, low sloped roofs, nestled into the site by surrounding porches, pergolas and soft landscape elements. The unit's house-like scale and higher density will create a perfect transition between the less dense residential streetscape in the Sequoyah Neighborhood and the denser historic downtown nearby. We feel this approach of timeless architecture and community planning goes above and beyond traditional home and community planning.

Rendering of typical housing duplex:

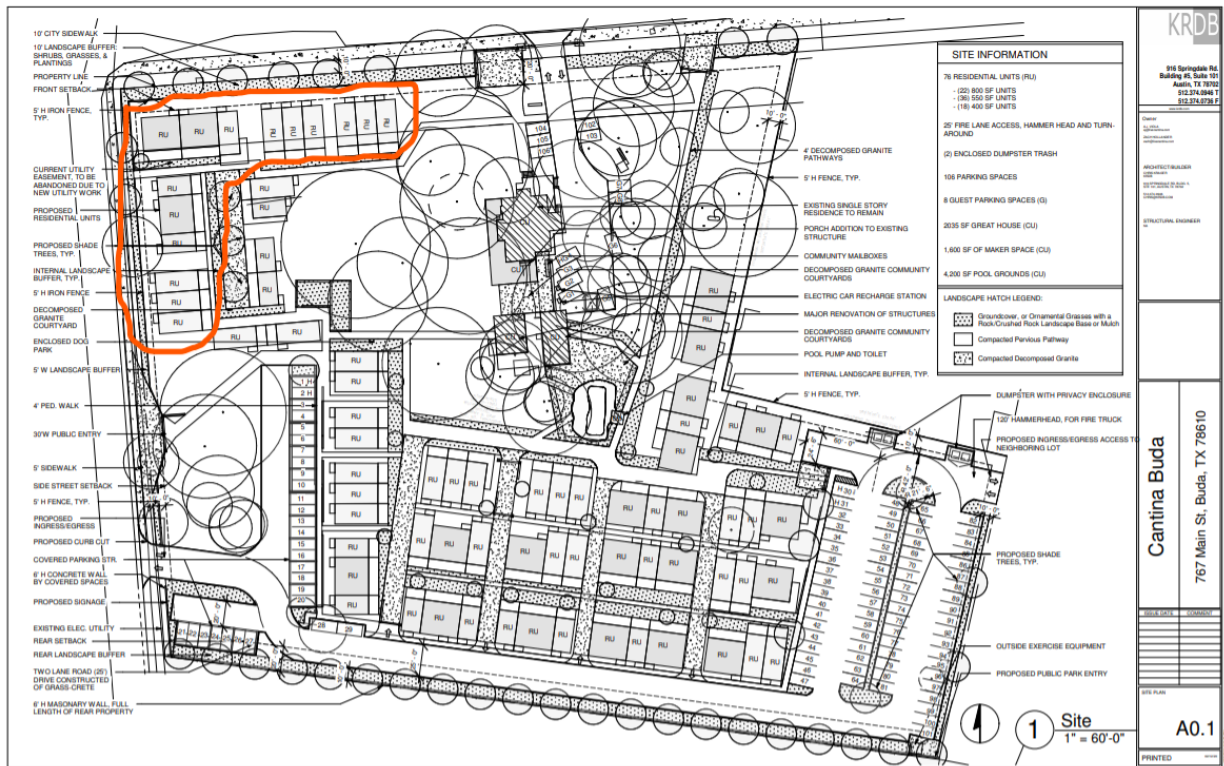


4. **Modern design that maintains the historic character of the community.** The intent with the design is to balance modern architecture - noticeably absent from communities catering to older adults - with an aesthetic that feels native to Central Texas and Buda. We take inspiration from our across-the-street neighbor, Buda City Hall and Public Library, which makes use of native wood and stone materials and low impact xeriscaping to mix modern design with native materials and flora. We also looked to local residential architecture on Cedar, Cherry, Rose, Houston, and Railroad Streets to identify more design elements befitting the historic nature of the neighborhood.

Since the view of the community from Main Street is most important, we commit to including at least one of the following design elements into the architecture of units fronting on Main Street:

- Side Gables
- Incorporation of natural materials (wood or stone)
- Craftsmen-style columns

The 15 units along the NW corner of the site that will be held to this standard are highlighted on a section of the siteplan below:



Stylized examples of what these elements may look like are shown in the image below:



We may use more elements depending on final design and we may incorporate those elements on a larger subset of the units in the community, depending on a number of other variables.

Additionally, we will install high hedges and/or landscaping that obscures much of the view of the units from Main Street.

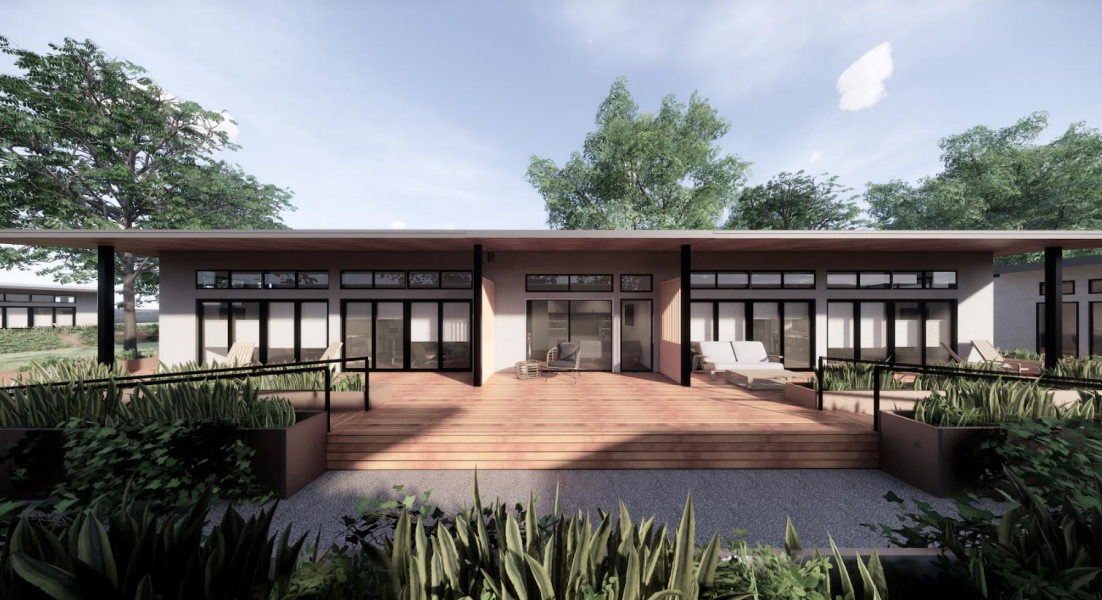
5. **“Pocket” neighborhood design.** Recently added to the city code and a first of its kind in Buda, pocket neighborhood design prioritizes people over parking by creating clusters of homes situated close to one another, with ample shared green spaces, meeting areas, and walking paths. There are no streets bisecting homes and there are no private garages. In fact, parking is limited and moved to the exterior of the site, creating a campus-like experience upon stepping into the community. This not only creates a unique visual aesthetic (“a community disguised as a park”) versus traditional subdivisions, but also fosters a sense of camaraderie among residents through increased casual interaction.

Rendering of pocket space between units:



6. **Porches.** Pocket neighborhood principles highlight the importance of the semi-private porch spaces for their ability to become nodes of connection. A usable porch provides an area for a resident to be at home but easily access passer-bys for casual conversation. For this reason, porches in Cantina Buda will be much larger than required by code, providing up to 50% additional living space in some cases, and creating a “neighborhood feel” unlike anything seen in traditional single-family or multifamily housing.

Porch view rendering:



- 7. Planters.** Porches function best when they don't feel completely exposed, so an additional layer between private porch and public space is important. In keeping with the modern design aesthetic and to incorporate additional natural elements into the community design, homes and common spaces at cantina will include planters lined with native shrubs, plants, and grasses.

Planter in porch view rendering:



- 8. Pavers vs. asphalt for driveways and parking.** In an effort to make the community focused more on nature and community than cars, we intend to pave driveways in the front entrance and rear entrances

of the community with pavers that are permeable and bring green into the least natural element in any community.

- 9. **Arbor-style covered parking.** A portion of the parking lot in the southwest corner and southeast corner lots will be covered with wooden arbors and greenery. This may also include a 5' high wall that will act as a privacy buffer, in a similar fashion to the Rear Landscape Buffer.

Illustration of arbor style parking with paver driveways:



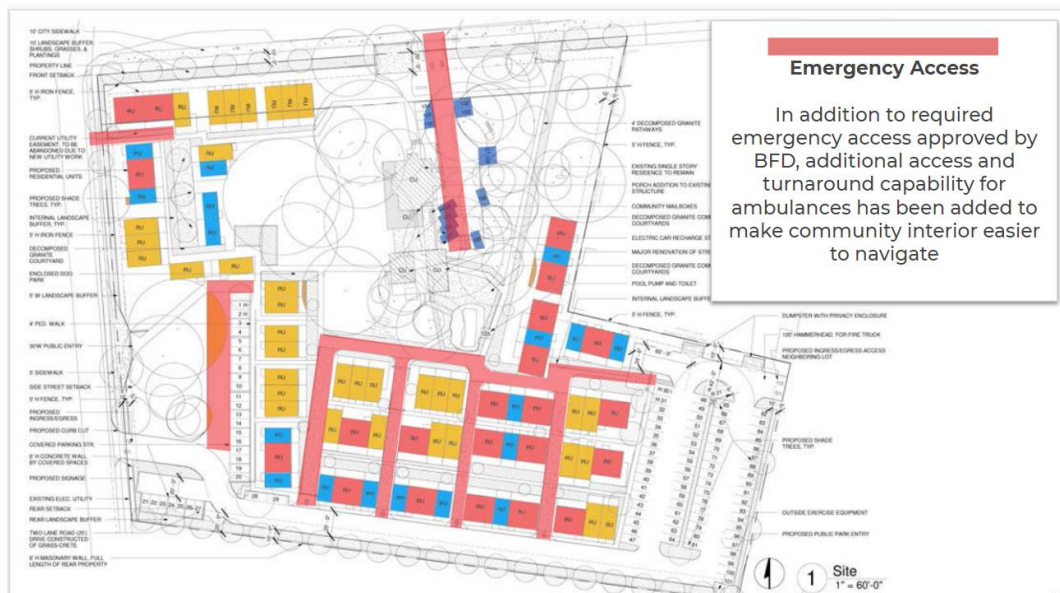
F. Intent to operate as an age-restricted community.

Cantina Buda will operate under the Fair Housing Act's "Housing for Older Adults" Exemption as a "55 or Older" community, complying with all associated federal requirements (link below).

- https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_housing_older_persons

G. Accessibility

1. Points of ingress/egress.
 - i. Main Street. The current driveway for the existing home will be used for package/mail delivery and to supply centralized guest and resident parking.
 - ii. Sequoyah Street. This will be the primary residential access point for the parking areas.
 - iii. Connection to eastern neighbor project driveway. We learned of a pre-existing public access easement on the commercial development to the east of the site. Unfortunately, connecting one of our access points to this easement as drawn would require significant encroachment into and removal of some of the large protected trees central to the site, so direct connection there is not feasible. We have, however, reached out to the development’s owner, North Forest Office Space, to explore an alternative North/South connection point from their easement to our site.
2. Emergency access and fire department review.
 - i. The Buda FD has reviewed our current site plan and found it satisfied their requirements, even if a 3rd point of ingress/egress with our commercial neighbor is not considered.
 - ii. In addition, we will design some of the interior walkways to handle emergency vehicle access to more central parts of the community, as shown below.



3. Handicap parking spaces
 - i. Cantina Buda will have 5 designated parking spaces for people with disabilities, with 1 van-accessible space, per UDC and ADA requirements. We may adjust this number as needed depending on the needs of the community.
4. Universal design
 - i. Universal design is the design of buildings, products or environments to make them accessible to all people, regardless of age, disability, or other factors. The community will initially cater to fully capable older adults roughly 65-75 years of age and is designed with accessibility for changing capabilities in mind



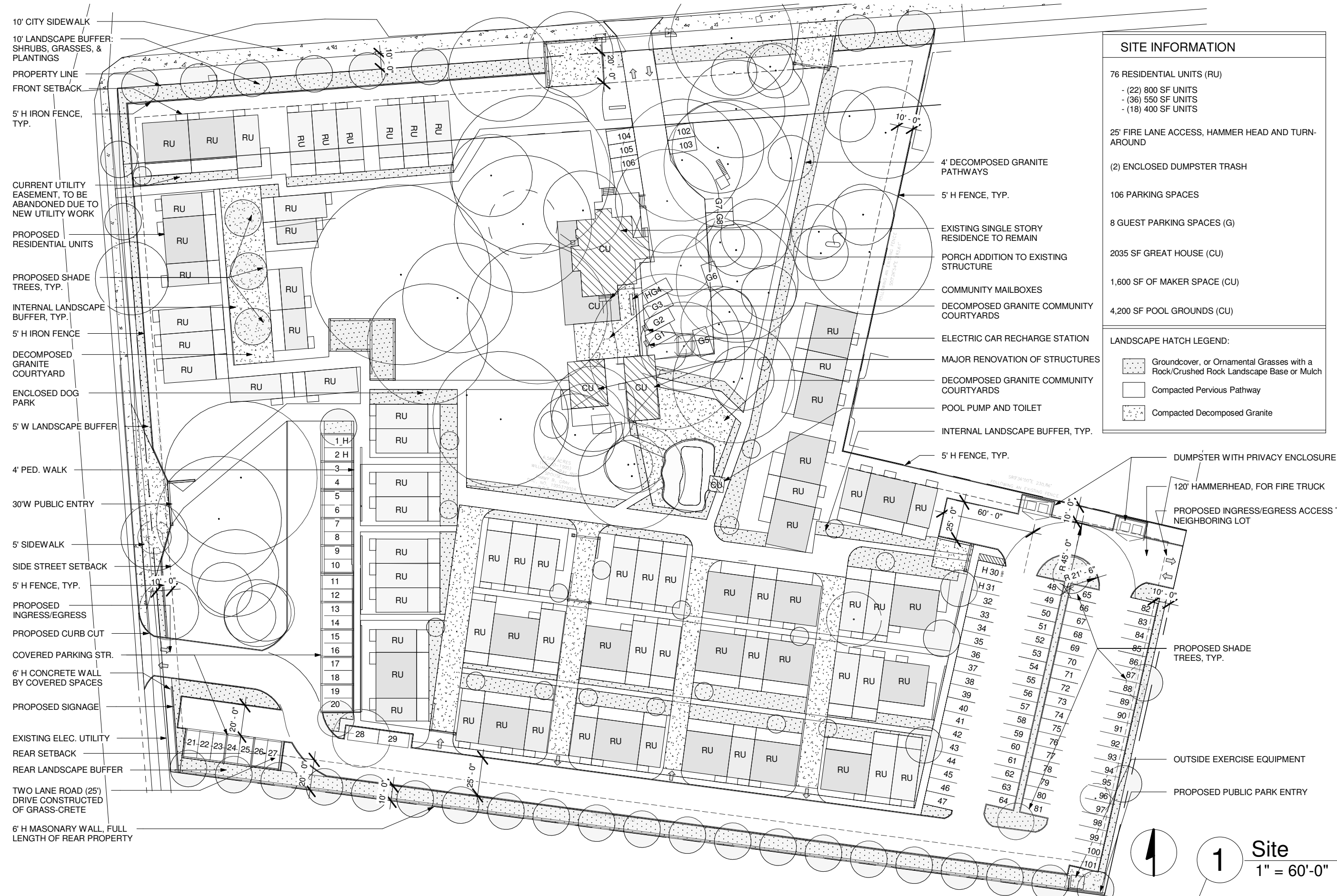
in shared community spaces and in most of the residential units. This includes thoughtfully designed interiors that reduce reaching and stooping, as well as integrated ramps throughout the community for ease of mobility.

H. Modular Home definition.

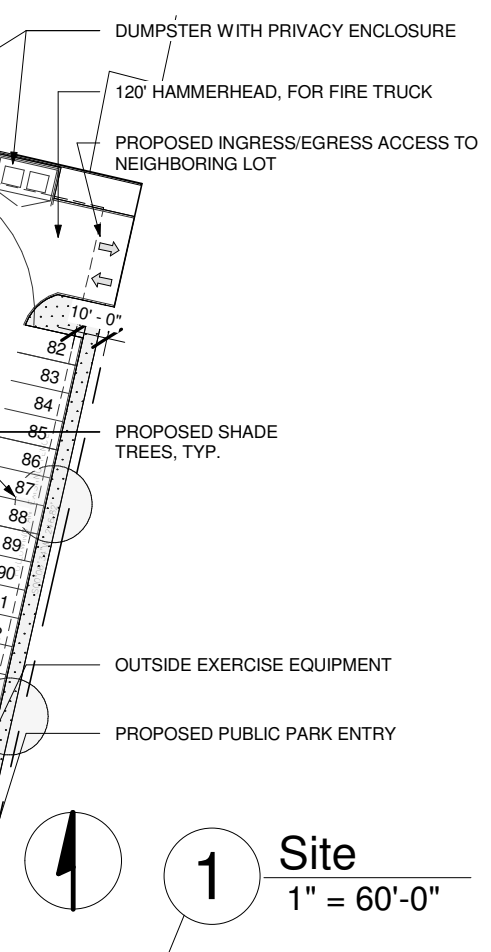
The Buda UDC distinguishes between three types of Manufactured Housing: Mobile Homes, Manufactured Homes, and Modular Homes. Cantina Buda will comprise Modular Homes, which, per Subsection 5.02.270, “are regulated the same as a traditional home” and per Subsection 2.06.06.6 must “meet or exceed all building code requirements that apply to other dwelling units concerning on-site construction.”

I. Other amenities.

1. Pool. We intend to restore the existing swimming pool on the property and use it as a small wading pool area. We will comply with all requirements for fencing as safety as dictated by the UDC.
2. Dog park. The community will have a fenced-in, off-leash dog park area.



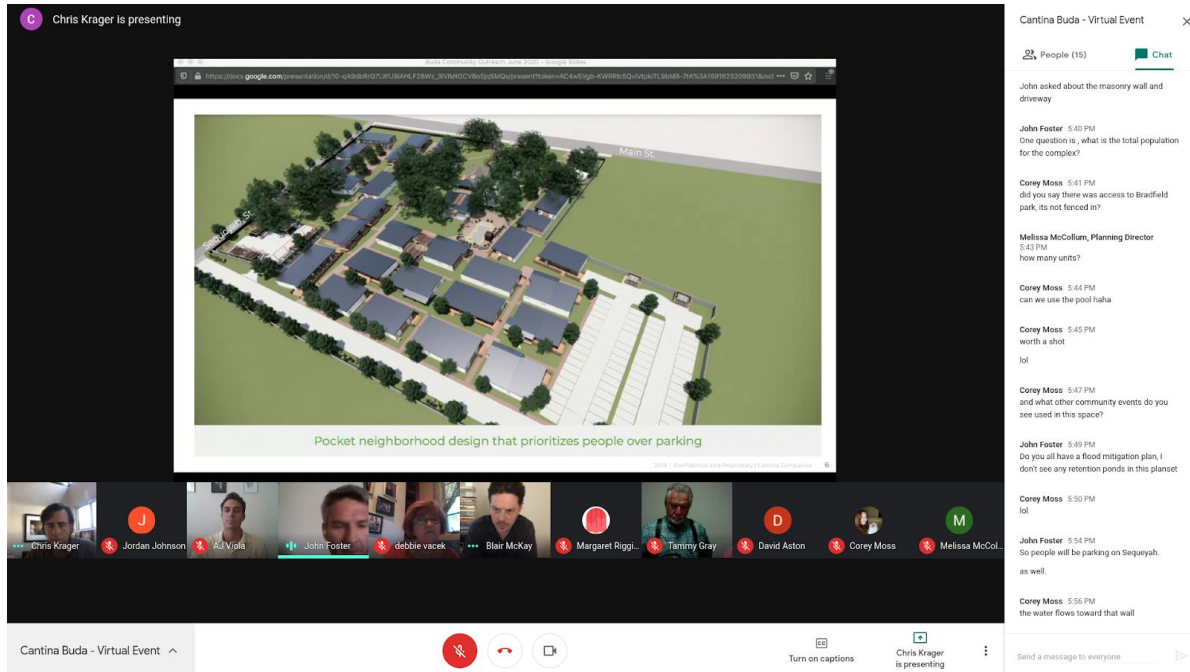
SITE INFORMATION	
76 RESIDENTIAL UNITS (RU)	
- (22) 800 SF UNITS	
- (36) 550 SF UNITS	
- (18) 400 SF UNITS	
25' FIRE LANE ACCESS, HAMMER HEAD AND TURN-AROUND	
(2) ENCLOSED DUMPSTER TRASH	
106 PARKING SPACES	
8 GUEST PARKING SPACES (G)	
2035 SF GREAT HOUSE (CU)	
1,600 SF OF MAKER SPACE (CU)	
4,200 SF POOL GROUNDS (CU)	
LANDSCAPE HATCH LEGEND:	
	Groundcover, or Ornamental Grasses with a Rock/Crushed Rock Landscape Base or Mulch
	Compacted Pervious Pathway
	Compacted Decomposed Granite



“Cantina Buda” Planned Development Community Outreach Event Summary

June 10th, 5pm-6pm CT

Held virtually via Google Meet



[Above: a screenshot of the virtual presentation]

Notification Summary:

We wrote letters to neighbors of the site informing them of the opportunity to learn more about the Cantina PD at 767 Main Street. A copy of that letter is attached to the end of this summary.

34 notices were hand delivered to residential and commercial neighbors within 400 feet of 767 Main Street. Letters were delivered to mailboxes, doorsteps, or car windshields, whichever was most accessible. These notices we delivered 11 days before the event was held.

To the neighbors where hand-delivery was impossible, 7 letters were mailed directly to the addresses below based on Hays County interactive maps of plot owners. These were mailed 9 days before the event was held.

Attendance Summary:

Of the 41 notifications to neighbors, 7 RSVP'ed that they would attend. Of those RSVPs, 6 attended the event. The list of neighbor attendees included:

Mrs. Corey Moss
David Aston
John Foster
Debbie Vacek
John McCormick
Elaine Purvis

In addition to the neighbors, various members representing the buyer, seller, design and development team, and city staff were in attendance. The list of the 11 non-neighbor attendees included:

Chris Krager	Design team
Blair McKay	Design team
AJ Viola	Design team
Zach Hollander	Design team
Billy Gray	Property owner
Tammy Gray	Property owner
Melissa McCollum	Buda Planning Staff
David Fowler	Buda Planning Staff
Jordan Johnson	Seller's Broker
Margaret Riggins	Buyer's Broker
Tim Riley	Buyer's Broker

Content Summary:

The agenda for the meeting was as follows:

1. Introductions
2. Overview of the Cantina concept
3. Goals of the project
4. Project and site plan overview
5. Impact mitigation plans
6. Proposed timeline
7. Q&A session

The content presentation of the meeting took approximately 35 minutes with the remainder left for questions from the community.

Topics discussed included:

- Community access to the property and Bradfield Village Park
- Preservation of the Grays existing home
- Age restriction limits for the community
- Details of the privacy barrier along the southern border of the site
- The total size and population of the site
- Plans for water mitigation
- Parking setup

The meeting concluded at approximately 6:10pm.

[Copy of Notification Letter follows on next page]



Re: New Planned Development at 767 Main Street/Gray Gardens

Dear Buda Neighbor,

Hello from Cantina! We are a new residential community aimed at Baby Boomers who are rejecting traditional retirement and senior housing options in lieu of something more modern, community-centric, and sustainable. We are currently under contract to purchase the 6.5 acres of 767 Main Street and develop it into our flagship community. As part of this process we would like to extend invitations to our local neighbors to learn more about the project.

We are committed to using sustainable design practices that honor the existing heritage of the site, including the preservation of protected live oaks, adaptive reuse of the iconic main house, and modular construction elements that reduce construction time and waste. In addition, we believe our one-story design and thoughtful privacy buffers will result in minimal impact on neighborhood quality of life. We have already received positive feedback from the city planning and zoning department on our effort and will be pursuing full approval over the following months.

If you are interested in hearing more, the architects and project sponsors will be holding a virtual information session at the following time:

Date: June 10, 2020

Time: 5:00pm-6:00pm CT

Please send an RSVP to A.J. Viola at aj@livecantina.com if you plan to attend so we can send you the virtual meeting credentials in advance. If you are unable to join us please feel free to email us your questions and we'll respond as soon as we can.

We look forward to hearing from you,

The Cantina Design Team

p.s. Please note that you will receive an official notice from the City of Buda about the formal approval process for this development later in the month. This is simply an opportunity to learn more about the project in a dedicated session with the architect.

To: Buda City Council
October 16, 2020

From: John McCormick
P.O. Box 639
Buda, TX 78610

Subject: Cantina Project

By now each of you is aware of the reasons I am opposed to a high density housing project on this site. The proposed 76 living units on this small part of the original farm is inappropriate when you consider the 110 acres to the south was finished out as Sequoyah subdivision containing 120 homes.

The tiny homes which are proposed are as small as 400 Sq. Ft. They are modular(built off site and moved in) and are not placed on concrete foundations. They will be highly vulnerable to storm damage. The appearance of the homes will be unlike any of the surrounding area. Utilities will be provided by one water meter and one sewer tap from the City just as it is to the large apartment complexes. We have adequate apartments built in great numbers around the Cabela's area so I see no reason for this to occur on Main Street.

If Council approves this proposal to make this zoning change to PD (planned development), then this project is approved with some serious problems. The site plan you have been given becomes the Master Plan. Significant areas to the north-west are prone to flood. The PEC service line to the east side of Buda is overhead parts of the project.

Because of limitations with the P&Z meetings being held on the computer, I was unable to present visuals and was also cut off on audio in some instances. I look forward to meeting with you in person on Tuesday and be given an opportunity to provide information.

Thank you for your consideration,

John McCormick

To: Planning and Zoning Commission City of Buda

July 13, 2020

From: John T. McCormick

124 Sequoyah

P.O. Box 639

Buda, TX 78610-0639 Phone: 512-295-6803

My family and I would like to express our strong opposition to a planned high density development on the 6.06 acre tract known historically as the Birdwell-Turner home which is now owned by the Gray family. My family has resided on the acreage west of this tract for 67 years. The remainder of the Birdwell-Turner farm was developed into the Sequoyah subdivision.

From the time we first sought input from the citizens of Buda for what residents would like to see in the way of future planning and master plan, the first priority was to keep a "rural feel" and large lots in developments. The 110 acres that was developed for the Sequoyah subdivision was finished out with 120 homes.

By the time the historic Birdwell-Turner home and heritage oaks surrounding it are set out of the proposed 6.06 acre development, it appears to show nearly 86 living units on about 4 acres. I see no way that this is a good fit for Buda-- old or new!

I have four items I would like to bring to your attention:

1. The developer is proposing living units as small as 400 square feet. This is as small as a travel trailer! This type experiment in living should first be done outside the city limits and not in the most visible spot in Buda. The developer stated that these would all be modular units put together on the site. What will the appearance of this be over time?
2. Impervious Cover-- The architect rendition which the developer showed in his presentation showed practically no open space and nearly solid roof cover. I also see no reason for any oak tree to be removed.
3. Traffic flow and parking spaces-- The presentation by the developer showed that all ingress and egress of traffic will be at the southwest corner of the tract on Sequoyah Street (a residential street). This would also have the traffic from 86 living units empty into the absolute middle of my home night and day! A parking lot is proposed across the street from my home. Parking spots on the property also appear inadequate in number.
4. Flood danger-- The northwest corner(Sequoyah and Main) is subject to flood. I am attaching a photo. Across the Main St. is the new City Hall which will be in much greater danger of flooding if impervious cover increases as proposed on this tract.

I would hope that there are many other types of development suited for this property which would be more fitting for the Main Street and the Sequoyah neighbors.



From: 2015



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-676- #G.3

Contact: Vicki Fuchs

Subject: Authorization for the City Manager to execute an extension to the agreement, subject to approval of form by the City Attorney, with CVS Health for the "Return Ready" program to provide COVID-19 testing for the City of Buda (Human Resources Director Vicki Fuchs) [PUBLIC TESTIMONY]

1. Executive Summary

CVS Health offers high quality, FDA authorized COVID19 diagnostic tests to evaluate active infection of staff. CVS Health offers on-site diagnostic testing using Point-of-Care (POC) machines in addition to Retail based diagnostic testing. This platform provides access to FDA authorized testing and integrated reporting features designed to help us become advocates of employee health and workplace safety. The extension of the contract with CVS Health will provide the Medical Testing for COVID19 as outlined on the Proposed Spending Plan for the Coronavirus Relief Fund provided in the budget amendment Ordinance 2020-16 which was approved by Council on July 21st, 2020. This agreement with CVS Health would provide on-site medical testing for COVID19 for City staff, EDC staff, Council, and regular visitors to City Hall. CVS Health would provide daily COVID19 testing Monday through Friday, 30 tests per day with immediate results. One POC testing machine for 30 tests per machine per day is \$5100 per until January 22, 2021. This would be a total of \$96,900 for daily testing January 2nd through January 22, 2021. This would allow staff to be tested on a weekly basis for COVID19. Providing this medical testing for COVID19 for staff will ensure their ongoing health and safety and assist in preventing the spread of COVID19. COVID19 can spread rapidly amongst staff taking out an entire department if not contained early. This would impact the services we provide to the City of Buda.

2. Background/History

The City of Buda has been awarded \$1,007,500 for the Coronavirus Relief Fund (CARES Act). One of the stipulations in the grant agreement for these funds is that a total of 75% of the funds have to be spent in three categories, which include medical expenses, public health expenses, and payroll expenses. The remaining 25% can be reimbursed for expenses in other categories related to actions to facilitate compliance with COVID-19, related public health measures, expenses associated with the provision of economic support in connection with the COVID-19 public health emergency, or any other COVID-19 related expenses reasonably necessary to the function of government that satisfy the Fund's eligibility criteria. Medical testing is a critical component of the Coronavirus Relief Fund

(CARES Act) funding which would allow the City to meet the 75% threshold.

3. Staff's review and analysis

Due to the increase in COVID19 cases and an ongoing need of COVID19 testing for staff and the challenges in obtaining fast and accurate results, staff is recommending the approval of the extension of the CVS Health Return Ready program for providing on-site testing for staff to be tested weekly through January 22, 2021.

4. Financial Impact

The total allocated CARES Act grant funding to the City of Buda is \$1,007,765. Of this amount a total of \$747,926 has been spent or is expected to be spent from these grant funds. This amount includes \$408,000, through December 31st, for CVS COVID-19 testing for City employees, their family members, as well as for members of City Boards, Commissions, and the City Council. This contract extension through January 22nd will require an additional \$96,900 of the available CARES Act grant funding. This funding is available from the CARES Act grant funds available balance of approximately \$259,000. A future budget amendment will be submitted for the \$96,900 to cover the extension through January 22nd.

5. Summary/Conclusion

CVS Health offers high quality, FDA authorized COVID19 diagnostic tests to evaluate active infection of staff. CVS Health offers on-site diagnostic testing using Point-of-Care (POC) machines in addition to Retail based diagnostic testing. This platform provides access to FDA authorized testing and integrated reporting features designed to help us become advocates of employee health and workplace safety. The extension of this contract with CVS Health will provide the Medical Testing for COVID19 as outline on the Proposed Spending Plan for the Coronavirus Relief Fund outlined with Ordinance 2020-16 which was approved by Council on July 21st, 2020. This extension agreement with CVS Health would provide on-site medical testing for COVID19 for staff, council, and regular visitors to City Hall for \$96,900 through January 22, 2021.

6. Pros and Cons

The pros for on-site testing would provide a safe environment for staff to work in and assist in containing the spread of COVID19. The medical expenses would meet the criteria outlined eligible expenses in the Coronavirus Relief Fund to allow the City to fully utilize the entire award given. The cons would be if we could not meet the 75% threshold of the CARES Act eligible expenditures, we would not have the opportunity to utilize the \$1,007,500 awarded to the City of Buda.

7. Alternatives

The alternative would continue to find available testing for staff within Hays County.

8. Recommendation

The recommendation is to approve the City Manager to have authorization to execute the extension of the Agreement with CVS Health for COVID19 on-site testing for \$96,900 through January 22, 2021 pending final legal review of the final contract.

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, AMENDING THE GENERAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; APPROVING SUPPLEMENTAL APPROPRIATIONS AND PROJECTED REVENUE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 17, 2019, the City Council of the City of Buda, Texas, passed, adopted and approved the City of Buda, Texas, General Budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019-2020"); and

WHEREAS, Section 102.010 of the Local Government Code allows the City Council of the City of Buda to make changes in the Fiscal Year 2019-2020 budget for municipal purposes; and

WHEREAS, Article 6.04 of the City Charter authorizes, upon the city manager's certification of the availability of revenues in excess of those estimated in the budget, the City Council to make supplemental appropriations towards the intended purposes for which the same were made or designated; and

WHEREAS, the City Manager has certified the availability for appropriation revenues as a result of proceeds; and

WHEREAS, the City Council hereby finds that the supplemental appropriations as set forth in this ordinance fall within the intended purposes of the revenues as certified by the City Manager; and

WHEREAS, in accordance with state law and the City Charter, the City Council is of the opinion that the budget should be amended;

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

SECTION 1.

The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2.

The General Budget of the City of Buda, Texas, for Fiscal Year 2019-2020 is hereby amended as set forth in Exhibit A which is attached hereto and incorporated herein for all purposes.

An increase in appropriations in the amount of seven hundred and sixty two thousand dollars (\$762,000) with anticipated revenue of seven hundred and sixty two thousand dollars (\$762,000) to provide allocation of funds from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and the established Coronavirus Relief Fund.

SECTION 3.

The Fiscal Year 2019-2020 City of Buda Budget is hereby amended to reflect the supplemental revenues and appropriations listed above.

SECTION 4.

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

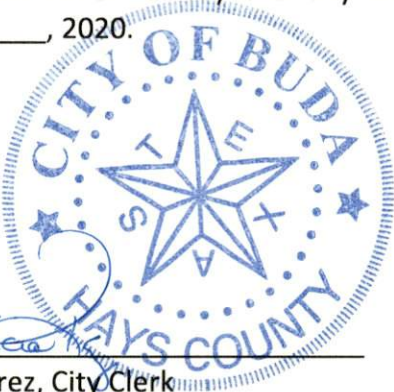
SECTION 5.

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

SECTION 6.

This Ordinance shall become effective and shall 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 application of law and in accordance with the Charter of the City of Buda, Texas.

PASSED AND ADOPTED By the City Council of the City of Buda, Texas this 21st day of July, 2020.



ATTEST:

Alicia Ramirez
Alicia Ramirez, City Clerk

THE CITY OF BUDA, TEXAS

George Haehn
George Haehn, Mayor

EXHIBIT "A"

BUDGET AMENDMENT - July 21, 2020

<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>INCREASE/ (DECREASE)</u>	<u>REVISED BUDGET</u>
CORONAVIRUS RELIEF FUND - 499				
	ENDING FUND BALANCE	0		
	<u>REVENUES</u>			
499-39210	CORONAVIRUS RELIEF FUND GRANT <i>Establishes budget for Receipt of Coronavirus Relief Funds</i>	0	762,000	762,000
	TOTAL REVENUES	0	762,000	762,000
	<u>EXPENDITURES</u>			
499-4903.54997	COVID-19 <i>Appropriated for All Coronavirus Relief Fund Expenses</i>	0	762,000	762,000
	TOTAL EXPENDITURES	0	762,000	762,000
	NET CHANGE		0	
	REVISED ENDING FUND BALANCE			0

Proposed Spending Plan - Coronavirus Relief Fund

City of Buda - Special Revenue Fund 499

Proposed Allocation Detail - Special Revenue Fund 499 - Coronavirus Relief Fund (CARES Act)
--

Buda - January 2019 Population Estimate	18,323
Per Capital Allocation - CARES Act Regulations	\$55.00

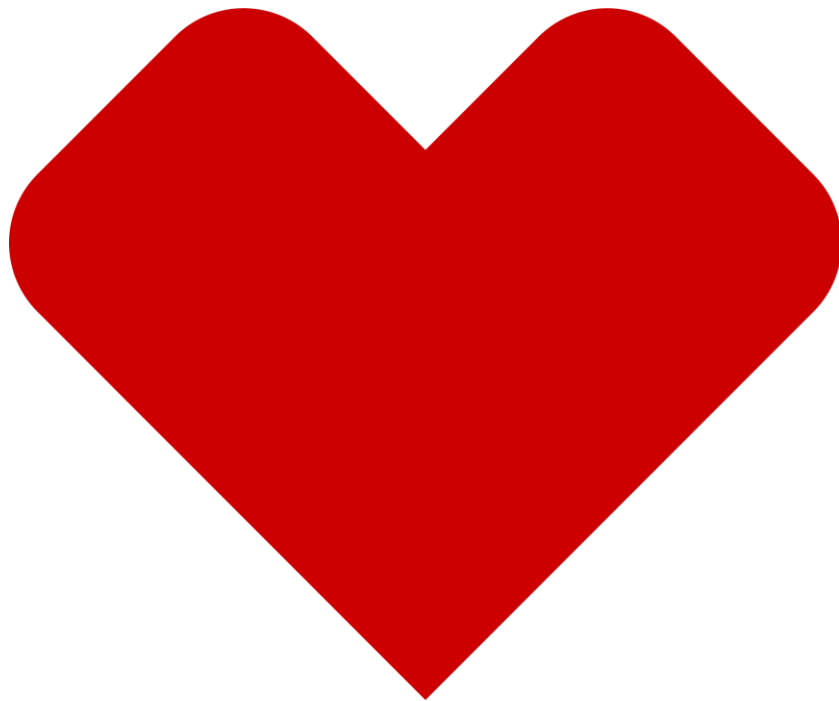
REVENUE	FEDERAL GRANTS	Coronavirus Relief Fund		<u><u>\$ 1,007,765</u></u>
---------	----------------	-------------------------	--	----------------------------

EXPENDITURE	Type	Description		Amount
MEDICAL EXPENSES				
	Medical Testing	COVID-19 Testing		\$ 306,000
				<u>\$ 306,000</u>
PUBLIC HEALTH				
	Salaries, Wages & Benefits	Dedicated Staff		\$ 26,500
	Prevention and Containment	Equipment for Sanitizing		\$ 117,000
	Prevention and Containment	Sanitization, Disinfecting Items		\$ 34,000
				<u>\$ 177,500</u>
PAYROLL				
	Salaries, Wages & Benefits	Dedicated Staff		\$ 273,000
				<u>\$ 273,000</u>
GENERAL GOVERNMENT OUTLAY				
	Security and Facility	Emergency Equipment/Supplies		\$ 106,000
	Information Technology	Tech Enhancement/Computer Hardware		\$ 93,000
	Professional Services	Legal		\$ 52,000
				<u>\$ 251,000</u>
		TOTAL ESTIMATED EXPENSES		<u><u>\$ 1,007,500</u></u>

CVS Health Return Ready

Proposal for: City of Buda

Date: July 14, 2020



Legal Disclaimer

This proposal is for discussion purposes only and is not intended as a legally binding obligation of CVS Health, nor is it intended as a complete description of the terms and conditions of our eventual relationship. CVS Health reserves the right to change any of the terms described in this proposal. CVS Health makes no representations or warranties about the Return Ready program except those contained in a definitive agreement. CVS Health does not accept any liability for any direct, consequential or other loss arising from reliance on the contents of this proposal. The Return Ready services described in this proposal would be provided by CVS Pharmacy, Inc. or a subsidiary, including but not limited to MinuteClinic, LLC and its subsidiaries and managed entities.

CVS Health's Return Ready Program

CVS Health's Return Ready program is a transformative worksite testing offering for employers across the nation who seek to provide a seamless COVID-19 testing experience for their employees. Our platform provides access to FDA-authorized testing and integrated reporting features designed to help employers become advocates of employee health and worksite safety and help re-ignite commercial growth.

We leverage our national clinical infrastructure and our strong network of healthcare teams across the country to provide seamless COVID-19 testing experience for employees at worksites and at local communities we serve.

CVS Health offers high quality, FDA authorized COVID-19 diagnostic tests to evaluate active infection of employees with SARS-CoV-2, the virus that causes COVID-19. To enable a configurable experience for our employer partners and to cater to their various needs, CVS Health offers on-site diagnostic testing using Point-of-Care ("POC") machines in addition to Retail based diagnostic testing using a drive through Swab and Send ("S&S") model.

Return Ready is a turnkey solution to employer partners including staffing and equipment for on-site POC testing, personal protective equipment ("PPE") supplies for our staff as well as reporting and analytics to employers for population health surveillance.

Seamless End-to-End Experience:

- The Employer and CVS Health agree on population size, location and desired dates of testing based on the protocols that you approve
- The employer shares an HR data file of employees who need to be tested
- The employee schedule an appointment online by providing personal information through secure Return Ready digital portal
- The employee acknowledges the online consent form authorizing test results to be shared with the employer
- The employee chooses dates, times, and location of service as agreed upon by employer
- The employee arrives at test location at chosen time, staff conduct testing
- Employee receives rapid results in person on site. Test results will also be available in MinuteClinic MyChart portal once user sets up an account in the portal. For retail swab and send, results are available in MinuteClinic MyChart portal. Any members who do not view results in MyChart will receive a phone call from CVS staff to share their results
- Employer receives aggregate test results via dashboard as well as customized member level reports (**if required by employer**)

The Proposal

The initial phase of the CVS Health Return Ready program is focused on providing rapid access to FDA authorized diagnostic testing using Point-of-Care (“POC”) devices in addition to PCR-based diagnostics via Swab-and-Send (“S&S”). Our proposal to City of Buda consists of the following phases:

Phase 1 – A. Program Overview

CVS Health's Return Ready program would deliver the following:

1. Clinical Consultation and Decision-Making Support

- a. We will consult with you regarding the protocols you establish for determining who gets tested and how frequently
- b. Identification of appropriate mix of testing locations and modalities to support Client's testing needs
- c. Symptom checking and temperature monitoring protocols to support your broader return to work strategy

2. Safe and Appropriate Testing Environment

- a. Criteria developed for appropriate safety measures including physical requirements for on-site testing location(s), use of PPE and other safety measures
- b. Flexibility to support high density locations in addition to a distributed workforce

3. End to End Employee Support

- a. Employee return to work communication templates (toolkit) provided to Client by CVS
- b. Capture appropriate employee consent (Note that Client may wish to obtain its own consent describing how the results will be used by Client)
- c. Integrated digital scheduling to enable your employees to easily make appointments for testing
- d. Employees will receive materials describing appropriate follow-up based on testing outcome

4. Comprehensive Client Reporting

- a. Employer and mandatory Department of Health alert of any positive test results
- b. Daily dashboard reporting on test results and utilization

Phase 1 – B. Clinical Protocol for SARS-CoV-2 Testing

CVS Health will consult with Client and share peer-reviewed and evidence-based literature as well as guidelines from the Centers for Disease Control to help you to develop an appropriate testing protocol for your employees. The ultimate decision on the protocol will be yours. The protocols should identify the appropriate populations and how frequently to test these populations, based on the particular cohort.

We believe employers have the option to test four cohorts of employees and these cohorts are additive. Client might consider the following cohorts:

- (1)** Symptomatic: Employees that are symptomatic to be tested through the program
- (2)** Asymptomatic but possibly exposed to SARS-CoV-2: Either through employee attestation of close contact with someone with COVID-19 or through contact tracing
- (3)** Recovery validation: Individuals who have recovered from illness proven or presumptively COVID-19 and seeking to return to work
- (4)** Additional critical populations: Depending on employer business continuity needs, including job functions considered essential, high risk for infection, or other unique business identified populations

We encourage Client to recommend that symptomatic employees consult with their own physicians.

CVSH does not recommend universal screening at this time given the limitations of testing capacity as well as the cost-prohibitive nature of such testing.

Phase 1 – C. Schedule of Fees

To enable a seamless Client experience, CVS Health is providing a straightforward, all-inclusive schedule of fees for your consideration. The schedule of fees referenced hereunder enable the end-to-end Client experience, as per the program components referenced to under Phase 1-A of this document:

Test Methodology	Location	Capacity	Fees
Point-of-Care (POC)	On-Site*	30 Tests per machine per day	\$5100 per machine per day
Swab and Send (S&S)	Off-site*	-	\$150 per test

***On-site** = At Client location ***Off-site** = Drive through at select CVS Retail locations

On-site Requirements: POC fees and minimum requirements are based on 8 hours a day, 5 days a week, 4 weeks a month, 12 week minimum commitment. Testing capacity will not rollover.

Offsite Testing: Testing will be offered at CVS stores where testing can be conducted (1,400 locations as of June 2020). No guaranteed testing availability. Testing offered to all eligible employees as determined by employer. Minimum purchase of \$90k worth of tests over the full duration of testing services, no minimum purchase necessary when combined with Point of Care testing.

Note: CVS Health is actively working with its partners to expand testing capacity and provide access to rapid Covid-19 testing to clients, members and the public across the nation. Testing availability may vary based on the volume and the location(s) of service requested by the Client. Final determinations will be made by CVS Health after receipt of detailed information from the Client, outlining the desired testing methodology, quantity and location(s) of service in the format provided in Exhibit A hereunder:

EXHIBIT A

Solution Details	Response
Swab and send testing start date:	August 10, 2020
Estimated COVID Testing Population Size (Est):	130
Will we provide POC, Swab and Send, or both?	POC
For POC (if applicable) <u>for each employer location*</u> :	1
1) # Machines Requested	

<ul style="list-style-type: none"> 2) Street, City, State and Zip Code 3) Start and end date of each testing location 4) Testing hours (i.e. 9a-5p EST) 5) Facility Contact (helps identify appropriate room and security) 6) Employee Relations Contact (receives positive test results notification and supports issue resolution) 	<p style="text-align: center;">TBD/City of Buda, Texas</p> <p style="text-align: center;">August 10, 2020 – TBD/Initially 12 Weeks</p> <p style="text-align: center;">9-5</p> <p style="text-align: center;">Vicki Fuchs</p> <p style="text-align: center;">Vicki Fuchs</p>
<p>Proposal Pricing Estimate:</p>	<p style="text-align: center;">1 POC, includes staff and equipment at designated location(s): \$5,100 per day x 5 working days per week x 12 weeks =\$306,000</p>

Phase 2 – Commercial Agreement

Upon assessment of Client requirements, a commercial Agreement encompassing the agreed upon Scope of Service will be provided to Client for review and execution.

Please note that CVS Health will require a lead-time of 21 days after execution of the Agreement in order to implement the offering. This lead-time is needed to obtain appropriate licensure for on-site services, provide staffing, receive HR data file from the Client and distribute required testing equipment and supplies to agreed upon location(s) of service.

In addition, CVS Health requires a minimum contractual obligation of 3 months.

Thank you for being a valued client of CVS Health.

July 30, 2020

Kenneth Williams
City Manager
City of Buda
405 Loop Street
Buda, TX 78610

Re: Return Ready Program Letter of Agreement

Dear Mr. Williams

This Return Ready Program Letter of Agreement (“LOA”) is entered into by and between City of Buda (“Employer”) and CVS Pharmacy, Inc., a Rhode Island corporation, on behalf of itself and its subsidiaries and affiliates (“CVS”), including MinuteClinic, L.L.C. (on behalf of itself, its subsidiaries and its managed entities) (MinuteClinic, L.L.C. hereinafter referred to as “MinuteClinic,” and together with CVS Pharmacy, Inc., collectively as “CVS Health”). CVS Health and Employer are sometimes referred to herein individually as a “Party” and collectively as the “Parties.” This LOA is intended to be a binding agreement between the Parties, enforceable in accordance with its terms and conditions.

1. Scope of the LOA

The purpose of this LOA is to establish the terms and conditions pursuant to which CVS Health will provide COVID-19 Testing Services to Employer’s employees as set forth in Exhibit A, attached hereto. For purposes of this LOA, COVID-19 Testing Services are defined as POC sample collection, testing, and related services. The COVID-19 Testing Services are further outlined in Exhibit B, attached hereto.

2. Employer Roles and Responsibilities

- a. Employer shall be solely responsible for ensuring that the COVID-19 Testing Services do not violate any laws or regulations governing medical testing of its workforce.
- b. Employer shall be solely responsible for all Employer protocols relating to preventing COVID-19 exposure at Employer’s workplace, including, but not limited to, protocols for employee screening, maintaining a safe workplace, and returning to work.
- c. Employer must provide CVS Health with a list of individuals eligible for testing (the “HR Data File”), in a format determined by CVS Health, at least twenty-one (21) days in advance of the first testing date, or as otherwise mutually agreed to by the Parties.
- d. Employer shall provide the information set forth in Exhibit A and Exhibit D at least twenty-one (21) days in advance of the first testing date, or as otherwise mutually agreed to by the Parties.
- e. Employer shall be responsible for the following:
 - 1) Employer shall provide an appropriate, dedicated, clean, safe and properly maintained space for use by CVS Health in providing COVID-19 Testing Services. The Employer space must meet all CVS Health specifications, including, but not limited to (a) a room or rooms which can be locked and which have sufficient ventilation for onsite testing; (b) a room large enough to accommodate a minimum of four people; and (c) sufficient space to allow a minimum of six feet of separation between employees in the testing room(s) and surrounding areas. Employer must ensure that CVS Health has access to the testing rooms for the full duration of the testing period. Employer shall assign a Facilities point of contact for each Facility, as set forth in Exhibit A.
 - i. The onsite testing sites listed in Exhibit A may be modified by mutual agreement of the Parties from time to time. Any such modification shall be memorialized in writing in a form identical to Exhibit A and reflecting additional onsite testing sites. The completed form shall be signed by both Parties and incorporated by reference herein sequentially into Exhibit A (e.g. Exhibit A-1, Exhibit A-2, etc.) without the need for further amendment.
 - 2) Employer shall provide supplies necessary to outfit each room in accordance with CVS Health’s specifications (i.e., power cords, tables, chairs).

- 3) Employer shall be responsible for any costs and expenses incurred in modifying the Employer space to meet CVS Health's specifications. CVS Health, in its sole discretion, shall determine whether the Employer space meets such specifications.
- 4) Employer shall review and acknowledge acceptance of the CVS Health COVID-19 B2B Facility Guide ("Facility Guide") prior to the start date for testing services.

3. CVS Health Roles and Responsibilities

- a. CVS Health shall provide personnel to conduct the COVID-19 tests, COVID-19 testing kits, and ancillary testing-related supplies necessary to provide COVID-19 Testing Services.
- b. CVS Health shall provide Employer with COVID-19 test results, as further detailed in Paragraph 4 herein.
- c. CVS Health shall make all required disclosures to public health agencies for tests processed by CVS Health. For tests processed by an independent lab, the lab shall make any required disclosures to public health agencies.
- d. CVS Health assumes no obligation with regard to treatment of any employee for any condition, including, but not limited to, COVID-19.
- e. CVS Health shall provide Employer with suggested guidelines for determining the population of employees to be tested and the frequency of testing; however, Employer shall be solely responsible for all determinations made with regard to such protocols.
- f. CVS Health will not test employees who do not provide CVS Health with all required consents and authorizations.
- g. CVS Health will only test employees who are included in the HR Data File provided by Employer. CVS Health will not test anyone who is not an employee of Employer, including, but not limited to, third party workers.
- h. CVS Health will only test employees who are 18 years of age or older.

4. Reporting

- a. Employee Test Results. CVS Health shall use commercially reasonable efforts to directly notify employees about positive test results. For POC testing, results are generally available within one hour, but timing may vary based on the operational configuration of the testing process.
- b. Utilization Reporting. If test results are requested by Employer, CVS Health shall obtain all required authorizations needed to share test results with Employer. CVS Health shall make available a reporting dashboard, showing volume of tests and test outcomes, including the names of employees tested, the dates and times of the tests, and the test results.

5. Compensation and Payment

Employer shall reimburse CVS Health for all COVID-19 Testing Services in accordance with the pricing terms set forth in Exhibit C, attached hereto. CVS Health will invoice Employer for all fees on a monthly basis. Payment terms are net thirty (30) days. CVS Health shall not seek reimbursement for COVID-19 Testing Services provided pursuant to this LOA from any third party payer.

6. Notice

- A. Notices to CVS Health are to be sent to:

CVS Health
Attn: Thomas Moffatt, VP & Assistant General Counsel
One CVS Drive
Woonsocket, RI 02895

- B. Notices to Employer are to be sent to:

City of Buda
Attn: Vicki Fuchs, HR Director
405 Loop Street
Buda, TX 78610

7. Limitation of Liability

In no event will either Party be liable to the other Party for any indirect, incidental, consequential, punitive, special or exemplary damages arising out of or relating in any way to this LOA or its performance, including, but not limited to, lost profits or revenues, lost savings, business interruption, or costs of procuring substitute goods, services, facilities, equipment, or technology of any kind, whether or not such Party has been advised of the possibility of such damages, and whether such damages were reasonably foreseeable, and whether any claim for recovery is based on theories of contract, tort, or otherwise.

The Parties acknowledge and agree that (a) the Public Readiness and Emergency Preparedness Act provides immunity to CVS Health with respect to all claims for loss caused by, arising out of, or resulting from the provision of COVID-19 Testing Services; and (b) CVS Health shall not be liable to Employer for any damages relating to any supply disruption or inability of CVS Health to procure a sufficient number of test kits to meet Employer's testing needs.

The Parties further acknowledge and agree that development and refinement of testing methodologies for COVID-19 have been rapid and are ongoing and that: (a) available testing procedures can produce false negative results due to a variety of factors beyond the control of either Party; and (b) Employer should treat negative testing results as presumptive, should consider such results in the context of an employee's recent exposures, history and the presence of clinical signs and symptoms consistent with COVID-19, and where such results appear inconsistent with clinical signs and symptoms, should be supplemented with an alternative testing methodology.

The Parties further acknowledge and agree that Employer is solely responsible for developing and implementing return to work protocols for its employees, and CVS Health assumes no liability with respect to Employer's return to work protocols. The Parties understand that no protocol can provide absolute safeguards against the transmission of COVID-19 in the workplace, and CVS Health is not responsible for any advertising or representations made by Employer to its employees, customers, or any other third parties with regard to such return to work protocols or the transmission of COVID-19 in the workplace.

Notwithstanding the forgoing, the maximum liability of CVS Health to Employer for any and all claims arising out of or relating to this LOA, whether for breach or in tort, shall not exceed twenty-five percent (25%) of the amount paid by Employer to CVS Health under this LOA.

8. Indemnification

Employer shall defend, indemnify and hold harmless CVS Health, its subsidiaries and affiliates and each of their respective officers, directors and employees (the "CVS Health Indemnified Parties") from and against any demands, losses, liabilities, claims, suits, and actions, including reasonable attorneys' fees and costs, made or brought by third parties, including, without limitation, by Employer's employees, arising out of or related to the provision of COVID-19 Testing Services, except to the extent caused by the gross negligence or willful misconduct of CVS Health.

9. Non-Publicity and Confidentiality

Each Party agrees to hold confidential all COVID-19 test results and related information, whether in written, electronic, or verbal form, and shall employ reasonable safeguards to protect the confidentiality of such information. Notwithstanding the forgoing, CVS Health may disclose test results and related information to public health agencies, as required by law. Each Party agrees that it will limit disclosure of the COVID-19 test results to its employees with a need to know such information.

Neither Party shall be permitted to use the name, trademark, service mark, or trade names, whether registered or not, of the other Party in any press release or marketing materials without that Party's prior written consent. Further, Employer shall not disclose to any third party the details of the COVID-19 Testing Services, unless required by law, without the prior written consent of CVS Health.

10. Compliance

All CVS Health personnel delivering COVID-19 Testing Services under this LOA shall be licensed and/or registered consistent with applicable law, including as modified by formal or informal guidance by the relevant regulatory agencies. CVS Health shall maintain all federal, state, and local license, certifications and permits

that are required by applicable law, as modified by any executive order or guidance from federal or state officials, for CVS Health to furnish the COVID-19 Testing Services.

11. Term and Termination

This LOA shall be effective upon the signature of CVS Health and Employer authorized officials (“Effective Date”). The Initial term of this LOA shall commence on the Effective Date and continue for a period of four (4) months (the “Initial Term”). At the conclusion of the Initial Term and each Renewal Term of this LOA, the term of the LOA shall automatically extend for an additional three (3) month period (each, a “Renewal Term”), unless either Party has given the other Party written notice of its election not to have the term renew, subject to any earlier termination of this LOA as set forth herein. Either Party may terminate this LOA immediately if the other Party materially breaches this LOA and such breach is not cured within fifteen (15) days of receipt of a written notice from the non-breaching Party.

12. Independent Contractors

The relationship between the Parties is that of independent contracting entities and nothing herein or otherwise shall be construed to create an employer/employee relationship, a partnership, a joint venture relationship, an agency relationship, or any other legal relationship.

13. No Third-Party Beneficiaries

This LOA does not confer any rights or benefits to any person or entity not a Party to the LOA.

14. Insurance

CVS Health represents and warrants that during the Term of this LOA, CVS Health shall obtain and maintain at its sole expense professional liability insurance, general liability, and worker’s compensation insurance, as required by applicable law. Such limits may be achieved by one of more insurance policies, including excess and umbrella policies or self-insurance.

Employer represents and warrants that during the Term of this LOA, Employer shall obtain and maintain at its sole expense Commercial General Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 per occurrence and \$3,000,000 in the aggregate, Workers’ Compensation insurance with statutory limits, and Employer’s Liability insurance in an amount not less than \$1,000,000.

15. Amendment

This LOA may be amended at any time upon the mutual, written agreement of the Parties.

16. Governing Law

This LOA shall be governed and construed in accordance with the laws of the State of New York, without reference to its choice of law principles.

17. Entire Agreement

This LOA and the Facilities Guide shall constitute the entire agreement of the Parties.

If you are in agreement with the foregoing, we would appreciate your signing in the space provided below and returning to us the enclosed copy of this letter agreement so signed, whereupon this letter agreement shall constitute a binding agreement between you and us as of the date written above.

Sincerely,

CVS PHARMACY, INC.

By: _____
Name: Emmanuel Kolady
Title: SVP, Field Operations

Agreed to and Accepted this

Dated: _____

CITY OF BUDA

By: _____
Name: Kenneth Williams
Title: City Manager

EXHIBIT A

Onsite Point of Care (POC) Testing				
Street	City	State	Zip Code	Number of Machines
405 Loop Street	Buda	TX	78610	1

EXHIBIT B

CVS Health's suite of COVID-19 Testing Services includes the following:

1. Points-of-Contact

- CVS Health will assign a single-point-of-contact for Relationship Management and a single-point-of-contact for Operations

2. Pre-implementation Planning

- CVS Health will provide suggested clinical guidelines to assist Employer with determining the employee population to be tested and the frequency of such testing, including protocols for temperature checking and symptom monitoring
- CVS Health will review the dedicated space provided by Employer for Onsite Testing Services to ensure that it meets all CVS Health specifications
- Prior to implementation of testing services, CVS Health will review with Employer the end-to-end Employee experience, Employer resolution approach, and pre-implementation check-list
- CVS Health requires a 21 day lead time from receipt of the HR Data File and the information contained in Exhibit A and Exhibit D

3. Communication and Scheduling Tools

- CVS Health will provide the requirements to be used to submit the HR Data File
- CVS will provide a process for scheduling testing services
- CVS Health will provide all employees with required consent and authorization forms
- CVS Health will provide Employer with a communication toolkit for employee communications relating to testing

4. Onsite Testing Services

- CVS Health will provide onsite testing personnel
- CVS Health will provide all testing machines and test strips needed to conduct tests
- CVS Health will supply CVS Health employees with Personal Protective Equipment ("PPE")
- CVS Health will provide additional supplies, as needed, to protect CVS Health employees and Employer's employees, including, but not limited to, plexi shields
- CVS Health will provide guidelines for a safe testing experience including the implementation of waiting room protocols and separate entry/exits

5. Reporting

- CVS Health will provide comprehensive reporting to Employer including daily test results

EXHIBIT C

Test Methodology	Location	Capacity ¹	Fees	Minimum Commitment
Onsite Point-of-Care (POC)	Employer ² Locations	30 Tests per machine per day ³	\$5100 per machine per day	Employer will be billed for a minimum of testing conducted 5 days a week for 12 weeks per Testing Site

¹Anticipated testing volume is contingent on CVS Health's ability to procure a sufficient number of test kits, and, where applicable, laboratory processing capacity, to meet Employer's testing needs.

²The CVS testing team will need 30 minutes for set up prior to the first test each day.

³Assumes an 8 hour testing day.

EXHIBIT D

At least twenty-one (21) days prior to the start of Testing, Employer shall provide CVS with the information below. Delay in provision of the required information will impact available Testing Start Dates.

General:

- Employer's Technical / Reporting Point of Contact (name, email, phone number, address)
- Employer's Billing Point of Contact (name, email, phone number, address)
- Billing Email Address (where invoices will be sent)

Onsite Testing for each Testing Site Location please provide:

- Onsite Testing Start Date
- Onsite Testing Site Address
- Number of Testing Machines
- Onsite Testing Hours (start/stop)
- Employer's Relationship Point of Contact to receive positive results notifications and onsite issue resolution (name, email, phone number)
- Facility Point of Contact (name, email, phone number)



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-654- #G.4

Contact: Melinda Hodges

Subject: Adoption of a Resolution authorizing the Buda Public Library's updated policies (Library Director Melinda Hodges) [PUBLIC TESTIMONY]

1. Executive Summary

This item seeks City Council's approval of updates to the Buda Public Library Policies. The policies have been reviewed and updated by the Library Commission, Library Director, and City Attorney.

2. Background/History

The policies of a public library should be reviewed regularly. Throughout 2020, the Library Commission reviewed existing policies and discussed the need for any additional policies. Changes were researched and suggested by library staff, then discussed with the Library Commission, who provided input and feedback.

Policy documents for a city department should be accepted by its ultimate governing authority; in this case, this would be the Buda City Council.

3. Staff's review and analysis

The suggested policies are very much in line with standard public library policies. There are few substantive changes made to the proposed policy document. These include the addition of an Americans with Disability Act Policy, provided by the City Attorney's office, and a policy regarding the appropriate use of public restrooms. Other changes are clarifications or simplification of wordings and reflections of changes in current technologies or procedures.

Other notable inclusions:

Library materials - include general and specific guidelines for library materials selection and deselection. This also includes the "Statement of Intellectual Freedom" stating the library's adherence to the American Library Association's Library Bill of Rights and Freedom to Read Statement.

Children's Services and Policies - under the previously referenced "Statement of Intellectual

Freedom," library staff will not attempt to supervise or restrict children's materials selection or information seeking, leaving responsibility of such to parents and/or caregivers. Library staff will be happy to assist parents and caregivers in finding information to determine appropriate resources for the children in their direct care. Also, the library is not responsible for unattended children.

Volunteerism - the library will accept volunteers aged 13 and older. Minors aged 13 to 18 (if still enrolled in high school) may complete school or court assigned restitution for non-violent or Class C or unclassified misdemeanors.

Makers' Lab Policy - items made in the Makers' Lab must be for personal, non-commercial use.

Study Room Policy - study rooms are not available for commercial use, including tutoring or other professional services. Users must be at least 14 years old or under the direct supervision of a responsible adult.

4. Financial Impact

No financial impacts expected.

5. Summary/Conclusion

The Library Commission approved a recommendation that the City Council approve the proposed updates to the Buda Public Library policies at their November 2020 meeting. These policies have been approved by the City Attorney's office.

6. Pros and Cons

Pro: Library staff will be able to make specific decisions using the most up-to-date and relevant policies. They will be more in line with current library technologies and procedures than the old policy document, which was last updated before our move into the new building. The updated policies will also let the public know what is expected of them and how the library will operate.

Con: None noted.

7. Alternatives

The City Council may choose to not accept the proposed changes. If selected, staff requests that the Council provide feedback regarding desired changes to the proposed policies.

8. Recommendation

Staff and the Library Commission recommend approval of the resolution.

RESOLUTION NO. 2020-R-__

A RESOLUTION OF THE BUDA CITY COUNCIL AMENDING THE
POLICIES OF THE BUDA PUBLIC LIBRARY

WHEREAS, Policies in a public library ensure equitable treatment for all and provide a framework for delivery of services; and

WHEREAS, The operations and expectations of users of the Buda Public Library have evolved, necessitating an update of existing policies and the creation of additional policies; and

WHEREAS, The policies of the Buda Public Library have been prepared by the Library Director and approved by the members of the Library Commission.

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

Section 1. The facts and recitations set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The policies of the Buda Public Library are adopted as shown in Exhibit A.

Section 3. 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 4. Repeal. All resolutions or parts of resolutions in conflict herewith are expressly repealed.

Section 5. Effective Date. This resolution shall be effective upon passage by the City Council.

PASSED, APPROVED, AND ADOPTED on by an affirmative vote of the City Council of the City of Buda, this 15th day of December, 2020.

CITY OF BUDA, TEXAS:

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, City Clerk

Statement of Policies

The Buda Public Library is established to provide free library service of a general nature to the residents of Hays County.

I. General Objectives

- A. To assemble, preserve and administer in organized collections, books and related materials at all levels of interest in response to the informational, educational, and recreational needs of the community.
- B. To support educational, civic and cultural activities of groups and organizations.
- C. To provide free public computer facilities and access to the Internet.
- D. To seek continually to identify community needs and to provide or to participate in cooperative efforts to provide programs or services to meet community needs.
- E. To provide opportunity for recreation and education through the use of literature in various formats, access to electronic resources, and related materials.

II. Who May Use the Library

- A. The library will make all reasonable efforts to serve all people who enter the library.
- B. Residents of Hays County will be issued a library account free of charge. Persons residing outside Hays County but owning property or teaching in an educational institution in the county shall be considered residents. Non-residents of Hays County shall be required to give a permanent address and pay a yearly fee of \$15.00. This fee may be waived by the Library Director.
- C. The use of the library may be denied for due cause. Objectionable conduct, inappropriate dress, destruction of property, repeated destruction or loss of library materials, or interference with service to others may be considered sufficient grounds to effect denial of service at the discretion of the Library Director. Denial of service may be appealed to the Library Commission.

III. Services of the Library

- A. The library will select from available materials and organize for easy access those books and materials which best meet the needs of the community.
- B. The library will provide free public computers, access to the Internet, and access to computer related resources.
- C. The library staff will provide guidance and assistance for people to obtain the information they seek as recorded in print, audio-visual resources, or electronic formats.
- D. Periodic review will be made of library service to determine whether the needs of the community indicate that present services should be discontinued or other services should be added.

IV. Americans with Disabilities Act Policy

- A. General Guidelines - The Buda Public Library (the "Library") complies with the American with Disabilities Act of 1990, as amended (the "ADA") and offers alternative reasonable compliance to meet its requirements. Accordingly, the Library takes appropriate steps to ensure that Library communications with applicants, employees and members of the public with ADA disabilities are as effective as communications with others; makes reasonable accommodations in Library policies, practices and procedures

when necessary to avoid discrimination on the basis of disability, unless a fundamental alteration in a Library program would be necessary or result; and operates its services, programs and activities so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities. The Library provides equal access to persons with disabilities, including those individuals with service animals.

- B. ADA Compliance Officer - The Human Resources Director for the City of Buda or his or her designee is the Library's ADA Compliance Officer. The ADA Compliance Officer may be contacted via telephone at 512) 523-1043 or via email at vfuchs@ci.buda.tx.us. Implementation of this Policy is the responsibility of all Library staff.
- C. Method of Notification - A copy of this Policy is integral to the Library's Policies and is posted on the Library's website. If a person with visual impairment or other disability inquires about this Policy or about the Library's ADA services, staff will offer to read the Policy and to provide appropriate ADA services.
- D. Grievance Procedure - Any person who believes the Library has discriminated against that person because of the person's disability may file a written complaint with the ADA Compliance Officer within sixty (60) calendar days of the alleged discrimination. The complaint must contain information about the alleged discrimination, including the date, location, persons involved, and other particulars. The complaint will include the name, address, and telephone number of the person filing the claim. The complaint will include the complaining person's proposed resolution of the matter.
 - a. Within fifteen (15) calendar days after receipt of a complaint, the ADA Compliance Officer, Director or other designated Library representative will meet with the person filing the complaint, with the purpose of receiving additional information and seeking a mutually acceptable resolution of the complaint.
 - b. Within fifteen (15) calendar days after the meeting, the ADA Compliance Officer, Director, or other designated Library representative will respond to the person filing the complaint, in writing or other appropriate format, stating the Library's response to the complaint and proposed resolution of the complaint.
 - c. Within fifteen (15) calendar days after receipt of the Library's response, if the Library's proposed resolution is not acceptable to the person filing the complaint, that person may submit a written appeal of the matter to the City Manager. The City Manager will meet with the person filing the appeal within fifteen (15) business days, with the purpose of receiving any additional information and seeking a mutually acceptable resolution of the complaint. The City Manager's determination of the complaint is final and binding.
 - d. Individuals are protected from retaliation or coercion when pursuing their rights or responsibilities under the ADA.

V. Library Materials

- A. The freedom to read, along with the freedom to hear and to view, is protected by the First Amendment to the Constitution of the United States. This freedom, essential to our democracy, will be upheld, supported, and defended in the selection and accessibility of all library materials.
- B. The library will provide any materials which help to meet its objectives. Materials may include: books, periodicals, pamphlets, newspapers, pictures, video recordings, maps, sound recordings, and computers, computer software, and access to electronic resources.

C. Responsibility for material selection rests with the Library Director operating within the framework of the policies herein and adhering to generally accepted professional practices.

D. General Guidelines for Material Selection

- a. Materials will be selected with the priority of providing a well-rounded collection of current, high-demand, high-interest materials in a variety of formats.
- b. Variations in age level (adult, young adult, juvenile), interest level, educational level, reading ability, individual needs and interests, and community needs will be considered in selection.
- c. Materials will be selected which seek to provide a balance of opinions on contemporary issues and generate diverse points of view. The presence of items in the library collection should not be construed to mean that the library, its staff, or the Library Commission promotes a particular position on such an issue. Responsiveness to the interest of one individual or group is not restricted on the basis of dislike or objection of another individual or group.
- d. Because of the availability of other outstanding Texana, genealogy, medical, law and research libraries in the Austin-San Antonio area, the Buda Public Library will not endeavor to develop in-depth, research-oriented collections.

E. Specific Guidelines for Material Selection

In the selection of books and other materials, the following factors will be considered:

- a. Purpose or intent of book or other material; manner of presentation
- b. Literary quality, readability
- c. Authority and reputation of author, editor, illustrator, publisher, or producer
- d. Relationship to existing collection
- e. Timeliness, accuracy, and representation of various viewpoints.
- f. Scarcity of information in the subject area
- g. Availability of material elsewhere in the community
- h. Evaluation in reputable review sources
- i. Price, format, and ease of use
- j. Popular demand, including patron suggestions

F. Languages other than English:

The Buda Public Library strives to have a collection that reflects the diverse population it serves. To that end, part of the collection development budget will be allocated to purchase materials in the preferred language of residents who are not native speakers of English. Materials considered for purchase will be evaluated as much as possible under the guidelines and policies used for English-language materials. When necessary, staff will seek assistance in the selection of materials from appropriate community members. Citizen recommendations are always welcome and appreciated.

G. Interlibrary Loan

Because of limited budget and space, the library cannot provide all materials that are requested. Therefore, interlibrary loan is used to obtain from other libraries those materials that are beyond the scope of this library's collection. The library will consider participating in a reciprocal borrowing program or in a union catalog as time and funds permit. This service will be subject to current procedures.

H. Statement of Intellectual Freedom

- a. The Buda Public Library subscribes to the philosophy expressed in the Library Bill of Rights and in the Freedom to Read statement of the American Library Association, and herein, incorporates them as part of the library’s selection policy. The library is opposed to the withdrawal at the request of any individual or group, of books, and other materials, which have been chosen in accordance with the principles outlined in this policy. The library is equally opposed to the inclusion, at the request of any individual or group of books, or other materials, which do not follow the principles outlined in this policy.
 - b. Objections to material in the collection will be brought to the attention of the Library Director. Appeals may be made in writing to the Library Commission using the “Citizens’ Request for Reconsideration of Library Materials”. The library welcomes the opportunity to discuss with interested citizens the policies set forth in this statement.
 - c. The library staff does not serve in loco parentis. Only parents/guardians may restrict their children, and only their own children, from access to library materials. Selection will not be inhibited by the possibility that materials may come into the possession of children.
- I. Deselection of Materials
- a. Materials that no longer fit the service roles of the library will be withdrawn from the collection. This may include materials that are damaged, contain obsolete information, or are no longer being used. Decisions will be based on accepted professional practice, such as those described in The CREW Method, and the professional judgment of the Library Director or designated staff. When necessary, local specialists will be consulted to determine the continued relevance and reliability of materials.
 - b. Items withdrawn from the collection will be disposed of in accordance with local law, which permits discarding into the trash, recycling of paper, or transfer to the Friends of the Buda Library for sale.

VI. Cooperation With Other Libraries

The Buda Public Library recognizes that no single library can meet all demands in its community. The Library Commission and the Library Director will be alert to opportunities of cooperation with other libraries, the CTLS (Central Texas Library System) and the Texas State Library and Archives Commission to strengthen the services and resources of the library. The services include, but are not limited to, Interlibrary Loan, shared electronic resources, continuing education, and consultation services. The library will make every effort to maintain membership in the CTLS.

VII. Physical Facilities

Use of the meeting spaces in the City of Buda Municipal Complex, including library spaces, is governed by the City of Buda Facility Rental and Use Policy.

VIII. Gifts Policy

- A. Gift books and materials are evaluated using the same criteria used for selection of all other materials.

- B. Books and other materials will be accepted on the condition that the Library Director has the authority to make whatever disposition seems advisable.
- C. The library will acknowledge receipt of donated items but is unable to set fair-market or appraisal values.
- D. Gifts of money, real property and/or stock will be accepted if conditions attached to them are acceptable to the Library Commission and to the City Council.
- E. The library will not accept materials which are not out-right gifts.
- F. Gifts made to individual staff members will be governed by the City of Buda's Gift and Gratuities Policy.

VIII. Children's Services & Policies

- A. The library has four primary service goals for children:
 - a. Provide guidance and assistance to children seeking information and reading materials;
 - b. Provide instruction in the use of the library and basic library resources, computers, and the Internet;
 - c. Stimulate interest in reading and lifelong learning through programs, activities, story times, special events, etc.;
 - d. Create a positive relationship between the child and the library.
- B. As a subscriber to the Library Bill of Rights and the Freedom to Read Statement, the library makes no attempt to supervise or restrict a child's materials selection. Parents who wish to guide their child's materials selection are encouraged to do so. The library makes available guidance regarding children's literature and the role parents can take in developing reading skills.
- C. The library is not responsible for unattended children. In order to further our service goals to all library patrons and to ensure the safety of all, children under age 12 must be supervised by an adult or other parental representative. Children of all ages must adhere to the same standards of courteous behavior required of all patrons (see Section XI). The Buda Police Department will be called in suspected cases of neglected, abused, or abandoned children.

IX. Computer & Related Materials Use Policy

- A. The library will provide public-use computers along with the related hardware and software.
- B. The Library Director shall be responsible for the setting of time use limits, reservation policies, and other day-to-day rules for use of the computers and related materials.
- C. Consistent with the philosophy expressed in the Library Bill of Rights and the Freedom to Read statements of the American Library Association, the library will not withdraw or include materials except by the policies outlined in Section V of this policy statement. The library will not block or deny access to telecommunication services in keeping with these principles and policies.
- D. Software and certain other computer related materials are to be used in the library only.
- E. The user or borrower assumes responsibility for determining the suitability or appropriateness of materials sent to or acquired through the Internet or email.
- F. Consistent with our Children's Services and Policies in Section VIII, the library makes no attempt to supervise or restrict a child's access to any services or network offered by the

library. Parents who wish to guide their children's access to any service or network are encouraged to do so.

- G. The library is not responsible or liable for any communications exchange, e-mail or other electronic message to or from a computer to another computer, network, or service. The library will not act as an agent for any borrower or user in the receipt of any personal correspondence. Any communications or exchange received by or stored upon the public-use computers will be deleted upon the completion of the computer use session.

X. Public Relations

- A. Some of the primary public relations goals of the library are:
 - a. To aid governing officials, civic leaders, and the general public in understanding the library's objectives and services.
 - b. To encourage people of all ages to become active participants in the varied services offered by the library.
- B. In order to facilitate a consistent public perception of the library, materials to be used by the press, radio or television will be facilitated by or approved by the Library Director and the City of Buda's Communications Director.

XI. Patron Conduct

- A. People entering the library are expected to respect the rights of other patrons to use the library. We ask that all library users acknowledge that there are many different ways to use the library and to be empathetic towards other users.
- B. People demonstrating disruptive behavior will be required to leave the library at library staff's discretion. Disruptive behavior includes, but is not limited to, unruly actions; inappropriate behavior; misuse of library property; uncooperative attitude; or actions that deliberately annoy others or prevent the legitimate use of the library and its resources.
- C. Abusive language and behavior or harassment of staff or other library users will not be tolerated. Harassment is defined as persistent and unwelcome conduct or actions.
- D. Violence or threats of violence will not be tolerated. If a patron is violent, makes violent threats, or acts in a manner that makes others feel unsafe, library staff may call the local police to evict the patron from the library. Depending on the severity of the issue, the patron may not be permitted to return to the library. If necessary, the Library Director will request that the Buda Police Department issue a criminal trespass citation in order to enforce the withdrawal of library privileges.
- E. The Buda Public Library strives to provide a clean and comfortable environment where people can enjoy the materials and services provided by the library. Please take actions to prevent any food or drink spills and immediately report any such occurrences to a staff member to avoid damage to library property.
- F. People must stay properly attired in the library at all times, including a torso covering and shoes. Restroom sinks are to be used for washing hands and faces, except when attending to an infant.
- G. Cell phones should be turned off or switched to a non-audible signal and should be answered outside the library.
- H. Smoking, vaping, tobacco, and illegal drug use is not permitted in the library.

XII. Volunteerism

- A. The Buda Public Library welcomes and encourages members of the community to volunteer their time and talents to enrich and expand library services.
- B. Volunteers are expected to conform to all policies of the Buda Public Library and the rules outlined in the Volunteer Agreement. They are selected and retained for as long as the library needs their services. Volunteers may be used for special events, projects and activities, or on a regular basis to assist staff.
- C. Services provided by volunteers will supplement, but not replace, regular services, and volunteers will not be used in place of hiring full or part time staff.
- D. Volunteers may apply for paid positions under the same conditions as other outside applicants.
- E. The library will accept minors (13 to 18 years old, if still enrolled in high school) completing school assigned restitution for non-violent offenses and court assigned restitution for a Class C misdemeanor after being approved by either the Director, the Assistant Director, or a designee.
- F. Volunteers (and parents, if the volunteer is under 18 years of age) must agree to and sign the Volunteer Agreement and the City of Buda's Volunteer Release Form.

XIII. Lost and Found

The Buda Public Library is not responsible for any patron's lost or left behind items. Patrons are solely responsible for their own property. As a courtesy, all unclaimed items or found items turned into the staff will be placed in the library's Lost and Found. Items of value or those containing potentially valuable information will be kept in the staff area and will be returned to patrons who can provide sufficient identifying information. Items will be kept for at least one month; after this time, staff will dispose of the items in an appropriate manner.

XIV. Community Postings

- A. The library's website provides relevant information to the general public. Only information about the library, City of Buda, and organizations closely partnered with the library will be posted on the website. Library staff will take suggestions for linked websites from patrons and organizations with a physical presence in Hays County. Those suggested from unsolicited emails will not be considered.
- B. There is no public posting space in the library building.

XV. Emergencies and Disasters

- A. Emergencies are unforeseen circumstances that generally call for immediate action. When an emergency of any kind occurs anywhere in the library, the number one concern is to protect and preserve human life. The secondary concern is to protect and preserve the collections and equipment used to provide library services.
 - a. In an emergency situation, library users should follow instructions given by library staff and emergency responders.
 - b. Library staff will call 9-1-1 in case of an emergency. Library users calling 9-1-1 should inform library staff so that they may correctly direct emergency responders.
 - c. In the event that the library needs to be evacuated, follow posted emergency exit signs to the closest exit. Based on the individual event, library staff may direct library users to a specified location.

- B. Emergency library closures will be determined by the City of Buda Library Director, City Manager, Emergency Management Coordinator, and/or the Chief of Police.

XVI. Patron Privacy

- A. Users of the Buda Public Library have the legal right to privacy in use of Library resources. Staff members will not disclose information about a cardholder's record or use of the Library to anyone other than the cardholder; except in the following cases:
 - a. Subpoena or warrant as outlined in the state statute, Texas Government Code, Section 552.124 and the surveillance provisions included in The USA PATRIOT ACT (Public Law 107-56).
 - b. The Library Director determines that disclosure is reasonably necessary to the operation of the library and the records are not confidential under state or federal law.
 - c. At the request of a parent or guardian who has signed as the responsible party on their child's library card application.
 - d. At the request of a person listed as a person that may use the library card.
- B. Staff may ask to see a patron's photo identification for verification of identity before disclosing information about an account.
- C. Any time a city, county, state or federal law enforcement agent requests information about a library patron, Buda Public Library staff members shall refer the agent to the Library Director or his/her designee in his/her absence, who will seek legal counsel prior to compliance.
- D. The Buda Public Library works with a variety of partners to provide eContent (i.e., eBooks, databases, eAudio books, and similar services) to our users. When using eContent provided by the Library, card holders should read the privacy policy of the company that is providing the service in question. For example, like most content providers, these companies may collect and store user information. Some information may be shared with partner companies. It is the card holder's responsibility to inform themselves of these policies.

XVII. Makers' Lab Policy

- A. The purpose of the Makers' Lab is to provide a community workspace where library users can come to create, explore, collaborate and innovate. This supports the Buda Public Library's mission to improve the quality of life for residents and the general community, while enhancing their access to education, and the development of lifelong learning.
- B. The Buda Public Library does not guarantee the quality of items created or the fitness of the item for a particular purpose.
- C. The Buda Public Library does not claim expertise on the various equipment available but does offer basic training and information on select equipment.
- D. Users will not be permitted to create or print:
 - a. An object that is unlawful, threatening, abusive, obscene, intended to physically harm, or attempt to harm, racially or ethnically insensitive or otherwise objectionable.

- b. An object that infringes upon a patent, trademark, trade secret, copyright or other proprietary rights of any party unless consent from the rights-owner has been obtained.
 - c. An object or any part of an object that is regulated or requires a license to use or carry.
 - d. Any items with the intent to sell.
- E. Buda Public Library Staff reserve the right to refuse the use of Makers' Lab equipment and any requests to print or create.
 - F. By using the Makers' Lab Equipment, the user agrees to abide by these and other existing library policies and procedures. Failure to abide by these and other existing library policies and procedures may result in revocation of library use privileges.
 - G. Disclaimer: While the Buda Public Library and the Library Director make every effort to oversee the use of Makers' Lab equipment, usage of the equipment is not under the direction or control of the Library, the Library Director or the City of Buda. Neither the Library nor the City is responsible for any object created with the use of the Equipment, including any harm or injury incurred as a result of any usage of the Equipment.

XVIII. Study Room Policy

- A. The Buda Public Library offers the use of study rooms to individuals and small groups so they may meet or study in a space with limited distractions. Study rooms are not available for social, self-promotional, or commercial purposes, including for-profit tutors. The library director shall have final authority regarding the use of study rooms.
- B. Study rooms may be reserved in advance through a procedure determined by the library director.
- C. All functions of the study rooms shall be free and open to the general public and library staff shall have unrestricted access to the study rooms at all times.
- D. Study rooms may not be used for any commercial or fundraising purposes, including those where payment for the service takes place elsewhere.
- E. Study rooms are not soundproof. Sharing of confidential or other private information is highly discouraged.
- F. To avoid disturbing occupants of adjoining rooms, study room occupants should minimize their sound levels, by using headphones, silencing cell phones, and speaking at a low volume.
- G. All study room users must be at least 14 years old; younger patrons may use the room if accompanied by an adult that will be personally responsible for them.
- H. Covered drinks and light snacks are allowed in the meeting room. Users are encouraged to partake of more substantial foods in the lobby.
- I. Rooms must be vacated 15 minutes before the library closes.

Statement of Policies

The Buda Public Library is established to provide free library service of a general nature to the residents of ~~the Buda community and~~ Hays County.

I. General Objectives

- A. To assemble, preserve and administer in organized collections, books and related materials at all levels of interest in response to the informational, educational, and recreational needs of the community.
- B. To support educational, civic and cultural activities of groups and organizations.
- C. To provide free public computer facilities and access to the Internet.
- D. To seek continually to identify community needs and to provide or to participate in cooperative efforts to provide programs or services to meet community needs.
- E. To provide opportunity for recreation and education through the use of literature in various formats, access to electronic resources, and related materials.

II. Who May Use the Library

- A. The library will make all reasonable efforts to serve all people who enter the library.
- B. Residents of ~~the Buda community and~~ Hays County will be issued a library account free of charge. Persons residing outside Hays County but owning property or teaching in an educational institution in the county shall be considered residents. Non-residents of Hays County shall be required to give a permanent address and pay a yearly fee of \$15.00. This fee may be waived by the Library Director.
- C. The use of the library may be denied for due cause. Objectionable conduct, inappropriate dress, destruction of property, repeated destruction or loss of library materials, or interference with service to others may be considered sufficient grounds to effect denial of service at the discretion of the Library Director. Denial of service may be appealed to the Library Commission.

III. Services of the Library

- A. The library will select from available materials and organize for easy access those books and materials which best meet the needs of the community.
- B. The library will provide free public computers, access to the Internet, and access to computer related resources.
- C. The library staff will provide guidance and assistance for people to obtain the information they seek as recorded in print, audio-visual resources, or electronic formats.
- D. Periodic review will be made of library service to determine whether the needs of the community indicate that present services should be discontinued or other services should be added.

IV. Americans with Disabilities Act Policy

- A. General Guidelines - The Buda Public Library (the "Library") complies with the American with Disabilities Act of 1990, as amended (the "ADA") and offers alternative reasonable compliance to meet its requirements. Accordingly, the Library takes appropriate steps to ensure that Library communications with applicants, employees and members of the public with ADA disabilities are as effective as communications with others; makes reasonable accommodations in Library policies, practices and procedures

when necessary to avoid discrimination on the basis of disability, unless a fundamental alteration in a Library program would be necessary or result; and operates its services, programs and activities so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities. The Library provides equal access to persons with disabilities, including those individuals with service animals.

- B. ADA Compliance Officer - The Human Resources Director for the City of Buda or his or her designee is the Library's ADA Compliance Officer. The ADA Compliance Officer may be contacted via telephone at 512) 523-1043 or via email at vfuchs@ci.buda.tx.us. Implementation of this Policy is the responsibility of all Library staff.
- C. Method of Notification - A copy of this Policy is integral to the Library's Policies and is posted on the Library's website. If a person with visual impairment or other disability inquires about this Policy or about the Library's ADA services, staff will offer to read the Policy and to provide appropriate ADA services.
- D. Grievance Procedure - Any person who believes the Library has discriminated against that person because of the person's disability may file a written complaint with the ADA Compliance Officer within sixty (60) calendar days of the alleged discrimination. The complaint must contain information about the alleged discrimination, including the date, location, persons involved, and other particulars. The complaint will include the name, address, and telephone number of the person filing the claim. The complaint will include the complaining person's proposed resolution of the matter.
 - a. Within fifteen (15) calendar days after receipt of a complaint, the ADA Compliance Officer, Director or other designated Library representative will meet with the person filing the complaint, with the purpose of receiving additional information and seeking a mutually acceptable resolution of the complaint.
 - b. Within fifteen (15) calendar days after the meeting, the ADA Compliance Officer, Director, or other designated Library representative will respond to the person filing the complaint, in writing or other appropriate format, stating the Library's response to the complaint and proposed resolution of the complaint.
 - c. Within fifteen (15) calendar days after receipt of the Library's response, if the Library's proposed resolution is not acceptable to the person filing the complaint, that person may submit a written appeal of the matter to the City Manager. The City Manager will meet with the person filing the appeal within fifteen (15) business days, with the purpose of receiving any additional information and seeking a mutually acceptable resolution of the complaint. The City Manager's determination of the complaint is final and binding.
 - d. Individuals are protected from retaliation or coercion when pursuing their rights or responsibilities under the ADA.

Commented [MH1]: New section; provided by City Attorney's office

V. Library Materials

- A. The freedom to read, along with the freedom to hear and to view, is protected by the First Amendment to the Constitution of the United States. This freedom, essential to our democracy, will be upheld, supported, and defended in the selection and accessibility of all library materials.
- B. The library will provide any materials which help to meet its objectives. Materials may include: books, periodicals, pamphlets, newspapers, pictures, video recordings, maps, sound recordings, and computers, computer software, and access to electronic resources.

- C. Responsibility for material selection rests with the Library Director operating within the framework of the policies herein and adhering to generally accepted professional practices.
- D. General Guidelines for Material Selection
- a. Materials will be selected with the priority of providing a well-rounded collection of current, high-demand, high-interest materials in a variety of formats.
 - b. Variations in age level (adult, young adult, juvenile), interest level, educational level, reading ability, individual needs and interests, ~~as well as~~ and community needs will be considered in selection.
 - c. Materials will be selected which seek to provide a balance of opinions on contemporary issues and generate diverse points of view. The presence of items ~~potentially controversial items~~ in the library collection should not be construed to mean that the library, its staff, or the Library Commission promotes a particular position on such an issue. Responsiveness to the interest of one individual or group is not restricted on the basis of dislike or objection of another individual or group.
 - d. Because of the availability of other outstanding Texana, genealogy, medical, law and research libraries in the Austin-San Antonio area, the Buda Public Library will not endeavor to develop in-depth, research-oriented collections.
- E. Specific Guidelines for Material Selection
- In the selection of books and other materials, the following factors will be considered:
- a. Purpose or intent of book or other material; manner of presentation
 - b. Literary quality, readability
 - c. Authority and reputation of author, editor, illustrator, publisher, or producer
 - ~~d. Accuracy of information~~
 - ~~e. Relationship to existing collection~~
 - ~~f. Contemporary significance~~ Timeliness, accuracy, and representation of various viewpoints
 - ~~g. Potential usefulness and general appeal~~
 - ~~h. Reputation and standing of the publisher~~
 - ~~i. Scarcity of information in the subject area~~
 - ~~j. Availability of material elsewhere in the community~~
 - ~~k. Evaluation in reputable review sources~~
 - ~~l. Price, format and ease of use~~
 - ~~m. Popular demand, including patron suggestions~~
- F. Languages other than English:
- The Buda Public Library strives to have a collection that reflects the diverse population it serves. To that end, part of the collection development budget will be allocated to purchase materials in the preferred language of residents who are not native speakers of English. Materials considered for purchase will be evaluated as much as possible under the guidelines and policies used for English-language materials. When necessary, staff will seek assistance in the selection of materials from appropriate community members. Citizen recommendations are always welcome and appreciated.
- G. Interlibrary Loan
- Because of limited budget and space, the library cannot provide all materials that are requested. Therefore, interlibrary loan is used to obtain from other libraries those

materials that are beyond the scope of this library's collection. The library will consider participating in a reciprocal borrowing program or in a union catalog as time and funds permit. This service will be subject to current procedures.

H. Statement of Intellectual Freedom

- a. The Buda Public Library subscribes to the philosophy expressed in the Library Bill of Rights and in the Freedom to Read statement of the American Library Association, and herein, incorporates them as part of the library's selection policy. The library is opposed to the withdrawal at the request of any individual or group, of books, and other materials, which have been chosen in accordance with the principles outlined in this policy. The library is equally opposed to the inclusion, at the request of any individual or group of books, or other materials, which do not follow the principles outlined in this policy.
- b. Objections to material in the collection will be brought to the attention of the Library Director. Appeals may be made in writing to the Library Commission using the "Citizens' Request for Reconsideration of Library Materials". The library welcomes the opportunity to discuss with interested citizens the policies set forth in this statement.
- c. The library staff does not serve in loco parentis. Only parents/guardians may restrict their children, and only their own children, from access to library materials. Selection will not be inhibited by the possibility that materials may come into the possession of children.

I. Deselection of Materials

- a. Materials that no longer fit the service roles of the library will be withdrawn from the collection. This may include materials that are damaged, contain obsolete information, or are no longer being used. Decisions will be based on accepted professional practice, such as those described in The CREW Method, and the professional judgment of the Library Director or designated staff. When necessary, local specialists will be consulted to determine the continued relevance and reliability of materials.
- b. Items withdrawn from the collection will be disposed of in accordance with local law, which permits discarding into the trash, recycling of paper, or transfer to the Friends of the Buda Library for sale.

VI. Cooperation With Other Libraries

The Buda Public Library recognizes that no single library can meet all demands in its community. The Library Commission and the Library Director will be alert to opportunities of cooperation with other libraries, the CTLS (Central Texas Library System) and the Texas State Library and Archives Commission to strengthen the services and resources of the library. The services include, but are not limited to, Interlibrary Loan, shared electronic resources, continuing education, and consultation services. The library will make every effort to maintain membership in the CTLS.

VII. Physical Facilities

Use of the meeting spaces in the City of Buda Municipal Complex, including library spaces, is governed by the City of Buda Facility Rental and Use Policy.

VIII. Gifts Policy

- A. Gift books and materials are evaluated using the same criteria used for selection of all other materials.
- B. Books and other materials will be accepted on the condition that the Library Director has the authority to make whatever disposition seems advisable.
- C. The library will acknowledge receipt of donated items but is unable to set fair-market or appraisal values.
- D. Gifts of money, real property and/or stock will be accepted if conditions attached to them are acceptable to the Library Commission and to the City Council.
- E. The library will not accept ~~for deposit~~ materials which are not out-right gifts.
- F. Gifts made to individual staff members will be governed by the City of Buda's Gift and Gratuities Policy.

VIII. Children's Services & Policies

- A. The library has four primary service goals for children:
 - a. Provide guidance and assistance to children seeking information and reading materials;
 - b. Provide instruction in the use of the library and basic library resources, computers, and the Internet;
 - c. Stimulate interest in reading and lifelong learning through programs, activities, story times, special events, etc.;
 - d. Create a positive relationship between the child and the library.
- B. As a subscriber to the Library Bill of Rights and the Freedom to Read Statement, the library makes no attempt to supervise or restrict a child's materials selection. Parents who wish to guide their child's materials selection are encouraged to do so. The library makes available ~~books and pamphlets discussing~~ guidance regarding children's literature and the role parents can take in developing reading skills.
- C. The library is not responsible for unattended children. In order to further our service goals to all library patrons and to ensure the safety of all, children under age 12 must be supervised by an adult or other parental representative. Children of all ages must adhere to the same standards of courteous behavior required of all patrons (see Section XI). The Buda Police Department will be called in suspected cases of neglected, abused, or abandoned children.

IX. Computer & Related Materials Use Policy

- A. The library will provide public-use computers along with the related hardware and software.
- B. The Library Director shall be responsible for the setting of time use limits, reservation policies, and other day-to-day rules for use of the computers and related materials.
- ~~C. Materials for use with the computer facilities will be chosen with the same criteria as outlined in our materials' selection guidelines in Section IV of this policy statement.~~
- D.C. Consistent with the philosophy expressed in the Library Bill of Rights and the Freedom to Read statements of the American Library Association, the library will not withdraw or include materials except by the policies outlined in Section V of this policy statement. The library will not block or deny access to telecommunication services in keeping with these principles and policies.

~~E.D.~~ Software and certain other computer related materials are to be used in the library only.

~~F.E.~~ The user or borrower assumes responsibility for determining the suitability or appropriateness of materials sent to or acquired through the Internet or email.

~~G.F.~~ Consistent with our Children's Services and Policies in Section VIII, the library makes no attempt to supervise or restrict a child's access to any services or network offered by the library. Parents who wish to guide their children's access to any service or network are encouraged to do so.

~~H.G.~~ The library is not responsible or liable for any communications exchange, e-mail or other electronic message to or from a computer to another computer, network, or service. The library will not act as an agent for any borrower or user in the receipt of any personal correspondence. Any communications or exchange received by or stored upon the public-use computers will be ~~considered to be not private in nature and may be deleted by the library staff at any time upon the completion of the computer use session.~~

X. Public Relations

- A. Some of the primary public relations goals of the library are:
 - a. To aid governing officials, civic leaders, and the general public in understanding the library's objectives and services.
 - b. To encourage people of all ages to become active participants in the varied services offered by the library.
- B. In order to facilitate a consistent public perception of the library, materials to be used by the press, radio or television will be facilitated by or approved by the Library Director and the City of Buda's Communications Director.

XI. Patron Conduct

- A. People entering the library are expected to respect the rights of other patrons to use the library. We ask that all library users acknowledge that there are many different ways to use the library and to be empathetic towards other users.
- B. People demonstrating disruptive behavior will be required to leave the library at library staff's discretion. Disruptive behavior includes, but is not limited to, unruly actions; inappropriate behavior; misuse of library property; uncooperative attitude; or actions that deliberately annoy others or prevent the legitimate use of the library and its resources.
- C. Abusive language and behavior or harassment of staff or other library users will not be tolerated. Harassment is defined as persistent and unwelcome conduct or actions. ~~Cell phones should be turned off or switched to a non-audible signal and should be answered outside the library.~~
- D. Violence or threats of violence will not be tolerated. If a patron is violent, makes violent threats, or acts in a manner that makes others feel unsafe, library staff may call the local police to evict the patron from the library. Depending on the severity of the issue, the patron may not be permitted to return to the library. If necessary, the Library Director will request that the Buda Police Department issue a criminal trespass citation in order to enforce the withdrawal of library privileges.
- ~~E.~~ The Buda Public Library strives to provide a clean and comfortable environment where people can enjoy the materials and services provided by the library. Please take actions to

prevent any food or drink spills and immediately report any such occurrences to a staff member to avoid damage to library property.

F. People must stay properly attired in the library at all times, including a torso covering and shoes. Restroom sinks are to be used for washing hands and faces, except when attending to an infant.

E.G. Cell phones should be turned off or switched to a non-audible signal and should be answered outside the library.

F.H. Smoking, vaping, tobacco, and illegal drug use is not permitted in the library.

Formatted: Font: (Default) Times New Roman, 12 pt

XII. Volunteerism

- A. The Buda Public Library welcomes and encourages members of the community to volunteer their time and talents to enrich and expand library services.
- B. Volunteers are expected to conform to all policies of the Buda Public Library and the rules outlined in the Volunteer Agreement. They are selected and retained for as long as the library needs their services. Volunteers may be used for special events, projects and activities, or on a regular basis to assist staff.
- C. Services provided by volunteers will supplement, but not replace, regular services, and volunteers will not be used in place of hiring full or part time staff.
- D. Volunteers may apply for paid positions under the same conditions as other outside applicants.
- E. The library will accept minors (13 to 18 years old, if still enrolled in high school) completing school assigned restitution for non-violent offenses and court assigned restitution for a Class C misdemeanor after being approved by either the Director, the Assistant Director, or a designee.
- F. Volunteers (and parents, if the volunteer is under 18 years of age) must agree to and sign the Volunteer Agreement and the City of Buda's Volunteer Release Form.

XIII. Lost and Found

The Buda Public Library is not responsible for any patron's lost or left behind items. Patrons are solely responsible for their own property. As a courtesy, all unclaimed items or found items turned into the staff will be placed in the library's Lost and Found. Items of value or those containing potentially valuable information will be kept in the staff area and will be returned to patrons who can provide sufficient identifying information. Items will be kept for at least one month; after this time, staff will dispose of the items in an appropriate manner.

XIV. Community Postings

A. The library's website provides relevant information to the general public. Only information about the library, City of Buda, and organizations closely partnered with the library will be posted on the website. Library staff will take suggestions for linked websites from patrons and organizations with a physical presence in Hays County. Those suggested from unsolicited emails will not be considered.

A.B. There is no public posting space in the library building.

XV. Emergencies and Disasters

- A. Emergencies are unforeseen circumstances that generally call for immediate action. When an emergency of any kind occurs anywhere in the library, the number one concern

is to protect and preserve human life. The secondary concern is to protect and preserve the collections and equipment used to provide library services.

- a. In an emergency situation, library users should follow instructions given by library staff and emergency responders.
 - b. Library staff will call 9-1-1 in case of an emergency. Library users calling 9-1-1 should inform library staff so that they may correctly direct emergency responders.
 - c. In the event that the library needs to be evacuated, follow posted emergency exit signs to the closest exit. Based on the individual event, library staff may direct library users to a specified location.
- B. Emergency library closures will be determined by the City of Buda Library Director, City Manager, Emergency Management Coordinator, and/or the Chief of Police.

XVI. Patron Privacy

- A. Users of the Buda Public Library have the legal right to privacy in use of Library resources. Staff members will not disclose information about a cardholder's record or use of the Library to anyone other than the cardholder; except in the following cases:
 - a. Subpoena or warrant as outlined in the state statute, Texas Government Code, Section 552.124 and the surveillance provisions included in The USA PATRIOT ACT (Public Law 107-56).
 - b. The Library Director determines that disclosure is reasonably necessary to the operation of the library and the records are not confidential under state or federal law.
 - c. At the request of a parent or guardian who has signed as the responsible party on their child's library card application.
 - d. At the request of a person listed as a person that may use the library card.
- B. Staff may ask to see a patron's photo identification for verification of identity before disclosing information about an account.
- C. Any time a city, county, state or federal law enforcement agent requests information about a library patron, Buda Public Library staff members shall refer the agent to the Library Director or his/her designee in his/her absence, who will seek legal counsel prior to compliance.
- D. The Buda Public Library works with a variety of partners to provide eContent (i.e., eBooks, databases, eAudio books, and similar services) to our users. When using eContent provided by the Library, card holders should read the privacy policy of the company that is providing the service in question. For example, like most content providers, these companies may collect and store user information. Some information may be shared with partner companies. It is the card holder's responsibility to inform themselves of these policies.

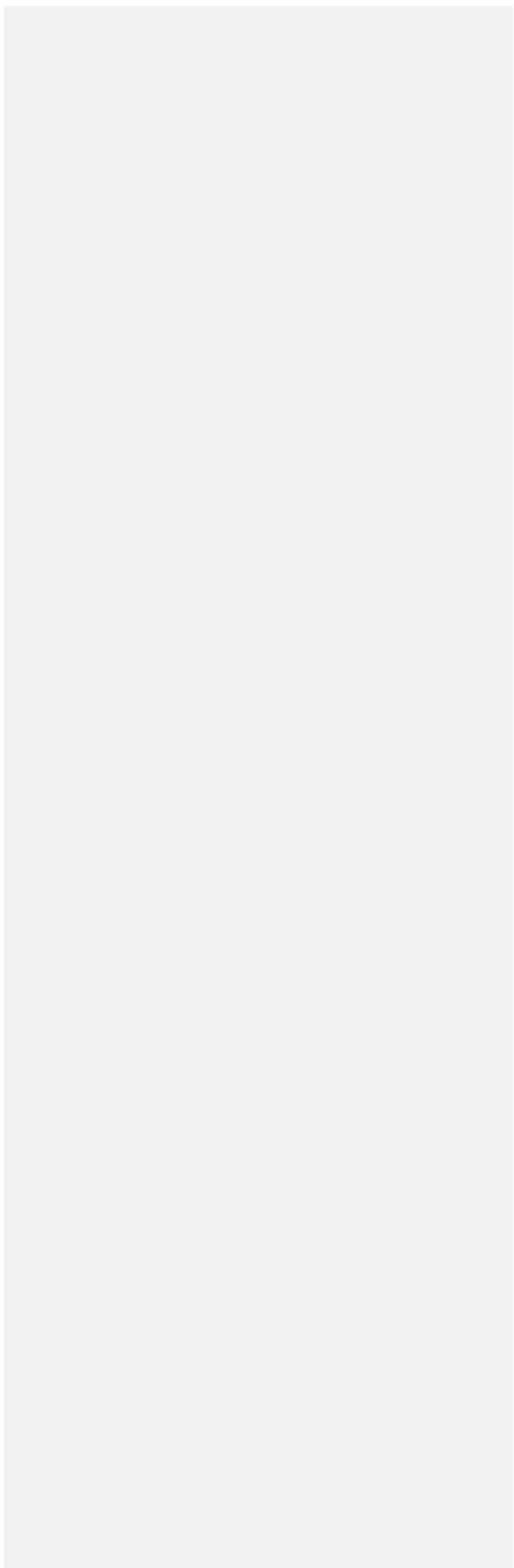
XVII. Makers' Lab Policy

- A. The purpose of the Makers' Lab is to provide a community workspace where library users can come to create, explore, collaborate and innovate. This supports the Buda Public Library's mission to improve the quality of life for residents and the general community, while enhancing their access to education, and the development of lifelong learning.

- B. The Buda Public Library does not guarantee the quality of items created or the fitness of the item for a particular purpose.
- C. The Buda Public Library does not claim expertise on the various equipment available but does offer basic training and information on select equipment.
- D. Users will not be permitted to create or print:
 - a. An object that is unlawful, threatening, abusive, obscene, intended to physically harm, or attempt to harm, racially or ethnically insensitive or otherwise objectionable.
 - b. An object that infringes upon a patent, trademark, trade secret, copyright or other proprietary rights of any party unless consent from the rights-owner has been obtained.
 - c. An object or any part of an object that is regulated or requires a license to use or carry.
 - d. Any items with the intent to sell.
- E. Buda Public Library Staff reserve the right to refuse the use of Makers' Lab equipment and any requests to print or create.
- F. By using the Makers' Lab Equipment, the user agrees to abide by these and other existing library policies and procedures. Failure to abide by these and other existing library policies and procedures may result in revocation of library use privileges.
- G. Disclaimer: While the Buda Public Library and the Library Director make every effort to oversee the use of Makers' Lab equipment, usage of the equipment is not under the direction or control of the Library, the Library Director or the City of Buda. Neither the Library nor the City is responsible for any object created with the use of the Equipment, including any harm or injury incurred as a result of any usage of the Equipment.

XVIII. Study Room Policy

- A. The Buda Public Library offers the use of study rooms to individuals and small groups so they may meet or study in a space with limited distractions. Study rooms are not available for social, self-promotional, or commercial purposes, including for-profit tutors. The library director shall have final authority regarding the use of study rooms.
- B. Study rooms may be reserved in advance through a procedure determined by the library director.
- C. All functions of the study rooms shall be free and open to the general public and library staff shall have unrestricted access to the study rooms at all times.
- D. Study rooms may not be used for any commercial or fundraising purposes, including those where payment for the service takes place elsewhere.
- E. Study rooms are not soundproof. Sharing of confidential or other private information is highly discouraged.
- F. To avoid disturbing occupants of adjoining rooms, study room occupants should minimize their sound levels, by using headphones, silencing cell phones, and speaking at a low volume.
- G. All study room users must be at least 14 years old; younger patrons may use the room if accompanied by an adult that will be personally responsible for them.
- H. Covered drinks and light snacks are allowed in the meeting room. Users are encouraged to partake of more substantial foods in the lobby.
- I. Rooms must be vacated 15 minutes before the library closes.



American Library Association Statements

Library Bill of Rights

The American Library Association affirms that all libraries are forums for information and ideas, and that the following basic policies should guide their services.

I. Books and other library resources should be provided for the interest, information, and enlightenment of all people of the community the library serves. Materials should not be excluded because of the origin, background, or views of those contributing to their creation.

II. Libraries should provide materials and information presenting all points of view on current and historical issues. Materials should not be proscribed or removed because of partisan or doctrinal disapproval.

III. Libraries should challenge censorship in the fulfillment of their responsibility to provide information and enlightenment.

IV. Libraries should cooperate with all persons and groups concerned with resisting abridgment of free expression and free access to ideas.

V. A person's right to use a library should not be denied or abridged because of origin, age, background, or views.

VI. Libraries which make exhibit spaces and meeting rooms available to the public they serve should make such facilities available on an equitable basis, regardless of the beliefs or affiliations of individuals or groups requesting their use.

Adopted June 19, 1939, by the ALA Council; amended October 14, 1944; June 18, 1948; February 2, 1961; June 27, 1967; January 23, 1980; inclusion of "age" reaffirmed January 23, 1996.

<http://www.ala.org/advocacy/intfreedom/librarybill>

The Freedom to Read Statement

The freedom to read is essential to our democracy. It is continuously under attack. Private groups and public authorities in various parts of the country are working to remove or limit access to reading materials, to censor content in schools, to label "controversial" views, to distribute lists of "objectionable" books or authors, and to purge libraries. These actions apparently rise from a view that our national tradition of free expression is no longer valid; that censorship and suppression are needed to counter threats to safety or national security, as well as to avoid the subversion of politics and the corruption of morals. We, as individuals devoted to reading and as

librarians and publishers responsible for disseminating ideas, wish to assert the public interest in the preservation of the freedom to read.

Most attempts at suppression rest on a denial of the fundamental premise of democracy: that the ordinary individual, by exercising critical judgment, will select the good and reject the bad. We trust Americans to recognize propaganda and misinformation, and to make their own decisions about what they read and believe. We do not believe they are prepared to sacrifice their heritage of a free press in order to be "protected" against what others think may be bad for them. We believe they still favor free enterprise in ideas and expression.

These efforts at suppression are related to a larger pattern of pressures being brought against education, the press, art and images, films, broadcast media, and the Internet. The problem is not only one of actual censorship. The shadow of fear cast by these pressures leads, we suspect, to an even larger voluntary curtailment of expression by those who seek to avoid controversy or unwelcome scrutiny by government officials.

Such pressure toward conformity is perhaps natural to a time of accelerated change. And yet suppression is never more dangerous than in such a time of social tension. Freedom has given the United States the elasticity to endure strain. Freedom keeps open the path of novel and creative solutions, and enables change to come by choice. Every silencing of a heresy, every enforcement of an orthodoxy, diminishes the toughness and resilience of our society and leaves it the less able to deal with controversy and difference.

Now as always in our history, reading is among our greatest freedoms. The freedom to read and write is almost the only means for making generally available ideas or manners of expression that can initially command only a small audience. The written word is the natural medium for the new idea and the untried voice from which come the original contributions to social growth. It is essential to the extended discussion that serious thought requires, and to the accumulation of knowledge and ideas into organized collections.

We believe that free communication is essential to the preservation of a free society and a creative culture. We believe that these pressures toward conformity present the danger of limiting the range and variety of inquiry and expression on which our democracy and our culture depend. We believe that every American community must jealously guard the freedom to publish and to circulate, in order to preserve its own freedom to read. We believe that publishers and librarians have a profound responsibility to give validity to that freedom to read by making it possible for the readers to choose freely from a variety of offerings.

The freedom to read is guaranteed by the Constitution. Those with faith in free people will stand firm on these constitutional guarantees of essential rights and will exercise the responsibilities that accompany these rights.

We therefore affirm these propositions:

1. *It is in the public interest for publishers and librarians to make available the widest diversity of views and expressions, including those that are unorthodox, unpopular, or considered dangerous by the majority.*

Creative thought is by definition new, and what is new is different. The bearer of every new thought is a rebel until that idea is refined and tested. Totalitarian systems attempt to maintain themselves in power by the ruthless suppression of any concept that challenges the established orthodoxy. The power of a democratic system to adapt to change is vastly strengthened by the freedom of its citizens to choose widely from among conflicting opinions offered freely to them. To stifle every nonconformist idea at birth would mark the end of the democratic process. Furthermore, only through the constant activity of weighing and selecting can the democratic mind attain the strength demanded by times like these. We need to know not only what we believe but why we believe it.

2. *Publishers, librarians, and booksellers do not need to endorse every idea or presentation they make available. It would conflict with the public interest for them to establish their own political, moral, or aesthetic views as a standard for determining what should be published or circulated.*

Publishers and librarians serve the educational process by helping to make available knowledge and ideas required for the growth of the mind and the increase of learning. They do not foster education by imposing as mentors the patterns of their own thought. The people should have the freedom to read and consider a broader range of ideas than those that may be held by any single librarian or publisher or government or church. It is wrong that what one can read should be confined to what another thinks proper.

3. *It is contrary to the public interest for publishers or librarians to bar access to writings on the basis of the personal history or political affiliations of the author.*

No art or literature can flourish if it is to be measured by the political views or private lives of its creators. No society of free people can flourish that draws up lists of writers to whom it will not listen, whatever they may have to say.

4. *There is no place in our society for efforts to coerce the taste of others, to confine adults to the reading matter deemed suitable for adolescents, or to inhibit the efforts of writers to achieve artistic expression.*

To some, much of modern expression is shocking. But is not much of life itself shocking? We cut off literature at the source if we prevent writers from dealing with the stuff of life. Parents and teachers have a responsibility to prepare the young to meet the diversity of experiences in life to which they will be exposed, as they have a responsibility to help them learn to think critically for themselves. These are affirmative responsibilities, not to be discharged simply by preventing them from reading works for which they are not yet prepared. In these matters values differ, and values cannot be legislated; nor can machinery be devised that will suit the demands of one group without limiting the freedom of others.

5. *It is not in the public interest to force a reader to accept the prejudgment of a label characterizing any expression or its author as subversive or dangerous.*

The ideal of labeling presupposes the existence of individuals or groups with wisdom to determine by authority what is good or bad for others. It presupposes that individuals must be directed in making up their minds about the ideas they examine. But Americans do not need others to do their thinking for them.

6. *It is the responsibility of publishers and librarians, as guardians of the people's freedom to read, to contest encroachments upon that freedom by individuals or groups seeking to impose their own standards or tastes upon the community at large; and by the government whenever it seeks to reduce or deny public access to public information.*

It is inevitable in the give and take of the democratic process that the political, the moral, or the aesthetic concepts of an individual or group will occasionally collide with those of another individual or group. In a free society individuals are free to determine for themselves what they wish to read, and each group is free to determine what it will recommend to its freely associated members. But no group has the right to take the law into its own hands, and to impose its own concept of politics or morality upon other members of a democratic society. Freedom is no freedom if it is accorded only to the accepted and the inoffensive. Further, democratic societies are more safe, free, and creative when the free flow of public information is not restricted by governmental prerogative or self-censorship.

7. *It is the responsibility of publishers and librarians to give full meaning to the freedom to read by providing books that enrich the quality and diversity of thought and expression. By the exercise of this affirmative responsibility, they can demonstrate that the answer to a "bad" book is a good one, the answer to a "bad" idea is a good one.*

The freedom to read is of little consequence when the reader cannot obtain matter fit for that reader's purpose. What is needed is not only the absence of restraint, but the positive provision of opportunity for the people to read the best that has been thought and said. Books are the major channel by which the intellectual inheritance is handed down, and the principal means of its testing and growth. The defense of the freedom to read requires of all publishers and librarians the utmost of their faculties, and deserves of all Americans the fullest of their support.

We state these propositions neither lightly nor as easy generalizations. We here stake out a lofty claim for the value of the written word. We do so because we believe that it is possessed of enormous variety and usefulness, worthy of cherishing and keeping free. We realize that the application of these propositions may mean the dissemination of ideas and manners of expression that are repugnant to many persons. We do not state these propositions in the comfortable belief that what people read is unimportant. We believe rather that what people read is deeply important; that ideas can be dangerous; but that the suppression of ideas is fatal to a democratic society. Freedom itself is a dangerous way of life, but it is ours.

This statement was originally issued in May of 1953 by the Westchester Conference of the American Library Association and the American Book Publishers Council, which in 1970 consolidated with the American Educational Publishers Institute to become the Association of American Publishers.

Adopted June 25, 1953, by the ALA Council and the AAP Freedom to Read Committee; amended January 28, 1972; January 16, 1991; July 12, 2000; June 30, 2004.

<http://www.ala.org/advocacy/intfreedom/statementspols/freedomreadstatement>

Buda Public Library Volunteer Application

Name _____

Address _____ City _____ Zip Code _____

Phone number _____ Email _____

Preferred Contact Method (circle): Phone Email

Emergency Contact:

Name: _____ Phone: _____

Reason for volunteering:

Voluntary _____ School assigned _____ Court assigned (13-18 yrs. only) _____
Number of hours needed (optional): _____ Needed by (optional) _____

Areas of interest?

_____ Shelving books/Shelf reading

_____ Housekeeping

_____ Plant care

_____ Storytime Assistant & Library Programming Helper

_____ Makers' Lab Volunteer

_____ Program Instructor (Prepare and present program)

_____ Other _____

Have you ever worked in a library as a staff member or as a volunteer? _____

Do you have any physical limitations? _____

Signature

Date

Staff Review:

Signed Agreements _____ Email/Phone Orientation Date _____ Orientation Completed _____
Scheduled _____ Court Documentation (13-18 yrs. only) _____

Volunteer Agreement

Volunteers are recognized by the public as representatives of the library and shall be guided by the same work and behavior codes as library employees. This includes being respectful to all library staff and patrons, dressing appropriately, and working diligently at assigned tasks.

Volunteers must be at least 13 years of age, unless approved by the Director or Assistant Director.

Volunteers completing court or school-ordered restitution will be required to provide a copy of their paperwork from the court or school detailing the offense and community service hours required. This will be required for each separate offense.

Library staff will schedule volunteers based on the library's need for volunteers, starting with up to a two (2) hour shift.

Once a volunteer is scheduled, library staff save the time slot and design duties for that individual. If you are not able to come when scheduled, please call the library at least an hour before your assigned time. Volunteers that repeatedly do not come at their assigned times with no prior notice will not be put on the schedule.

Volunteers will put their cell phones and all other personal belongings into a volunteer locker before signing in. If there is a situation where a volunteer needs to keep a phone on their person, it needs to be discussed with the Director or Assistant Director before signing in.

I understand and agree to follow these guidelines. I understand that infractions of these guidelines may result in not being permitted to volunteer for the Buda Public Library in the future.

Volunteer

Parent (if volunteer is under 18 years of age)



City of Buda

121 Main Street/P.O. Box 1380~ Buda, Texas 78610
Phone : 512-312-0084 Fax: 512-312-1889

CITY VOLUNTEER RELEASE, WAIVER OF LIABILITY & PARENTAL/GUARDIAN CONSENT

I hereby request that the City of Buda, Texas ("City") allow me as the Volunteer to volunteer my time, talent and abilities to assist the City of Buda, Texas in carrying out its mission of service to the citizens of Buda. As consideration for the City allowing me as the Volunteer to serve as a volunteer, I hereby agree as follows:

I acknowledge and agree that I, as a Volunteer, am not an employee of the City. Under no circumstances will I, as a Volunteer, represent that I am an employee of the City. Any and all of the activities that I, as the Volunteer, shall perform will be as a volunteer only. I understand and agree that I, as the Volunteer, will not receive any form of compensation or remuneration for these volunteer services. I also understand and agree that I, as the Volunteer, am not entitled to any employee benefits from the City. I understand and agree that the City may, at its discretion, discontinue the Volunteer's services at any time with no prior or written notice and without cause or reason. I also disclaim any ownership interest in anything I produce as a city volunteer.

If any activity to which I as the Volunteer am assigned presents risks that I do not want to take, then it is my responsibility to state that concern to the applicable City employee or the volunteer coordinator at the volunteer site and announce the decision not to engage in that activity. I agree that I shall abide by all safety rules that are applicable at the site at which I will be performing volunteer duties, will properly use any personal protective equipment that may be provided, and will always perform volunteer activities in a safe and prudent manner.

I agree that I will abide by the policies and directives of the City, as well as all applicable statutes and ordinances. I authorize that the City may seek emergency medical treatment on behalf of me in case of any accident, injury, or illness that should occur involving me as the Volunteer. I agree that I accept and assume the risk and responsibility for harm, injury, or damage that may occur to me as a volunteer while performing volunteer activities. **I expressly agree to indemnify and hold harmless the City from any and all obligations and liabilities related to any harm that may come to me. I hereby release the City of Buda and its officials, officers, directors, employees, advisors, agents, representatives, patrons, and volunteers from any liability for any cost, loss, or damage to me or my property arising out of or in connection with my activities and/or time spent in connection with the volunteer work.**

In consideration for I, as the Volunteer, being allowed to provide volunteer services for the City, I do of my own free will knowingly execute this Volunteer Agreement and Release which I have read and fully understand. I understand that information from my application and resume may be subject to release to the public under the Texas Public Information Act.

A. Acknowledgement of Risks

1. I fully understand and hereby acknowledge activities such as performing as a city volunteer has inherent risks, dangers, and hazards; and
2. My participation as a volunteer may result in injury, illness, or death; and
3. These risks may be the result of inherent risks from participation, or may even be caused by the negligence or other acts of the city, officials, officers, directors, employees, advisors, agents, representatives, patrons, and volunteers.

B. Assumption of Risks

1. I hereby assume all risks of danger or injury to myself from performing as a volunteer; and

2. I hereby assume responsibility for all losses or damages involving myself, regardless of cause.

C. Release from Liability

1. I hereby voluntarily waive, release, discharge, hold harmless, defend and indemnify the City of Buda, its officials, officers, directors, employees, advisors, agents, representatives, patrons, and volunteers, from any and all claims, actions or losses for bodily injury, property damage, wrongful death, loss of services, or otherwise, which may arise from my participation in Volunteer Day.

2. I specifically understand and acknowledge that I am releasing, discharging and waiving claims or actions that I may have presently or in the future for all acts or omissions of the City, its officials, officers, directors, employees, advisors, agents, representatives, patrons, and volunteers, to the extent allowed by law.

D. Venue

The venue for any dispute arising out of this instrument shall be Hays County, Texas.

I have read this Release and Waiver and by signing it agree with its terms. It is my intention to exempt and relieve the City of Buda from any and all liability related to my participation as a city volunteer.

Participant:

Printed Name	Signature	Age	Date
--------------	-----------	-----	------

If participant is under 18 years of age, Parent or Guardian must read the above and complete the following:

I have read this Release and Waiver and by signing it agree with its terms as it applies to my child. It is my intention to exempt and relieve the City of Buda from any and all liability related to my child's participation as a city volunteer.

Parent / Guardian/:

Printed Name	Signature	Age	Date
--------------	-----------	-----	------



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-675- #G.5

Contact: Maggie Gillespie

Subject: Acceptance of Texas Downtown Association Anice Read Fund of Communities Foundation of Texas Grant award in the amount of \$5,000 for Safety Related Improvement Projects as part of the Buda Main Street Program Downtown Improvement Grant.

1. Executive Summary

The Buda Main Street Program submitted a grant application to the Texas Downtown Association Anice Read Fund program to continue to offer reimbursement grants to businesses for safety-related improvements made as a response to COVID-19 through the Buda Main Street Downtown Improvement Grant and was awarded 100% of the amount of funds requested through the fund.

2. Background/History

At the regular meeting of the Buda Main Street Advisory Board in July, the board added a category to the existing Downtown Improvement Grant that reimburses businesses for COVID-19 Safety Projects at 50%, up to \$2,000. The focus of the new category was to support businesses in their efforts to keep staff and visitors safe.

COVID-19 Safety Projects:

The Main Street Advisory Board may match up to 50% of the costs to a commercial space to accommodate health and sanitation concerns, as well as potential long term shifts in customer preferences, not to exceed \$2,000 per business. COVID-19 related expenses could, but are not limited to, increase customer and employee safety, expand operational space to comply with capacity mandates, and/or increase the overall customer experience.

To capture safety work that has already been completed, this is the only category that allows businesses to retroactively apply for work completed dating back to April 2020.

The Buda Main Street Program applied for funding through the Anice Read Fund to supplement the COVID-19 Safety Project category of the Downtown Improvement Grant. The Downtown Improvement Grant has limited funds remaining and the grant allows Main Street to continue to incentivize safety projects that prevent the spread of the CoronaVirus.

3. Staff's review and analysis

The focus of the Anice Read Fund was creative and innovative ideas from Main Streets across Texas as a response to the CoronaVirus Pandemic. The Main Street Advisory Board and staff are honored that the Texas Downtown Association selected the program in Buda to invest in.

4. Financial Impact

The Anice Read Fund is a reimbursable grant program through the Texas Downtown Association in the amount of \$5,000. Staff must submit receipts within twelve (12) months of the grant announcement for reimbursement. Initial funding for the program will come from the remaining balance in the Downtown Improvement Grant. As of October 2020, the Downtown Improvement Grant had \$17,500 available from previous years through the Buda Economic Development Corporation that had not already been awarded to improvement projects in downtown. The additional funds allow the Main Street Program to continue to support façade improvement projects at a maximum of \$6,500 while also focusing on smaller safety projects at a maximum of \$2,000.

One safety related project has been approved by the Main Street Advisory Board since the TDA made the announcement of the 2020 recipients. Los Olivos Market requested and was approved for \$2,000 reimbursement for expanding their seating to outdoor areas.

5. Summary/Conclusion

The Buda Main Street Program will continue to educate the businesses in downtown on the program to gain more participation. Since the addition of the category to the Downtown Improvement Grant, the Main Street Advisory Board has approved five applications totaling \$9,000 for over \$30,000 in safety-related improvements.

6. Pros and Cons

The pros of the award allow the Main Street Program to continue to offer an incentive for projects that put customer and employee safety first, expand the customer base and allow for creative thinking when it comes to doing business in downtown. The cons are that it is a reimbursable grant and although Downtown Buda businesses have already invested over \$30,000 in such projects and since we eight months into the pandemic, we may see grant requests slow down and or come to a halt in this particular category. The funding allows the Main Street Program to still offer all categories to new and existing businesses.

7. Alternatives

The alternative would be to not accept the grant funding.

8. Recommendation

Accept grant award from the Texas Downtown Association Anice Read Fund of Communities Foundation of Texas and authorize city manager or his/her designee to accept the terms and conditions of the grant.

**The Anice Read Fund of Communities Foundation of Texas
Grant Award #21-X-111160 - Terms and Conditions**

The **Anice Read Fund award** is a **reimbursement** grant of **\$5,000** administered by Communities Foundation of Texas (CFT). This grant is awarded to the City of Buda **for downtown improvement grants**.

Per the terms of the fund, recipients of this grant award have twelve months to comply with the grant terms. Upon completion a report should be submitted **via email** to catherine@texasdowntown.org that includes: a one page narrative on the project and its impact on downtown; copies of press coverage and/or promotional materials about the project and funders; photos of the project; and any other relevant materials. Project must be underway or completed within twelve months of the grant announcement or an extension request must be submitted.

1. The funds provided pursuant to this grant may be used only in accordance with the terms of this agreement. These terms are subject to modification only in writing with prior approval of COMMUNITIES FOUNDATION OF TEXAS ("CFT"). City of Buda ("Recipient") represents and affirms to CFT:
2. All granted funds must be used for the designated grant purpose stated in this agreement. Recipient is responsible for maintaining records of the funds granted in a manner that permits CFT to determine that the granted funds have been used by Recipient for the charitable purposes intended.
3. Recipient will furnish CFT with a status report on the use of all funds derived from this grant prior to each scheduled annual distribution.
4. Recipient will INDEMNIFY CFT and hold CFT harmless from and against any liability, loss, damage, lawsuit claim, action or proceeding suffered or incurred by CFT, its officers, directors, trustees, partners, employees or agents as the result of Recipient's conduct, in whole or in part, including failure to observe, perform or discharge Recipient's duties hereunder. This indemnification includes Recipient's negligence, gross negligence, and willful misconduct based upon the actions and omissions of its officers, directors, trustees, partners, employees or agents. The obligation of Recipient will survive the termination of this grant agreement.
5. Payment of this grant is subject to the receipt of the properly executed copy of this form acknowledging the terms of this grant and the grant conditions and designations set forth above and countersignature thereupon by CFT. The foregoing constitutes the entire agreement between Recipient and CFT as related to the obligations to be performed hereunder.

Failure to meet these requirements may, at the discretion of the advisory committee and the Trustees of CFT, result in a delay in processing this grant award or possible termination.

I, _____, accept the award administered by Communities Foundation of Texas, Inc. I fully understand the terms under which this grant is awarded and agree to fulfill all the requirements of Communities Foundation of Texas, Inc. and the conditions under which this award is made.

Signature of Recipient
City of Buda

Date

Buda Main Street Downtown Improvement Grant (DIG)

The program objective of the Buda Main Street Downtown Improvement Grant program is to stimulate Historic Preservation and encourage private sector investment in downtown by partnering with the public sector. This partnership seeks to revitalize Buda's historic downtown and encourage good design projects that capitalize on rehabilitation of the original fabric or design of existing properties and preserve the unique character of downtown.

DIG Details

The Buda Main Street Downtown Improvement Grant is structured as a single-payment reimbursement to property owners per building/business. The reimbursement is made after the recipient provides documentary evidence of the expenditures. A submitted application does not mean an automatic approval of a project.

Improvements made as part of the Downtown Improvement Grant may not be claimed as part of any other incentive program.

Grants are available on a 1-to-1 matching basis for projects up to \$6,500. The grant will match dollar for dollar your expenditures up to the maximum allocated per project as explained in the chart below:

Project Type	Private Investment	Public Investment Maximum	% of Project
Paint Only Type Projects	\$1000 or more*	Up to \$1000	50% of total project cost
Approach/Courtyard Type Projects	\$2000 or more*	Up to \$2,000	50% of total project cost
Signage Only Type Projects	\$2500 or more*	Up to \$2,500	50% of total project cost
Façade/Exterior Improvement Projects	\$6500 or more*	Up to \$6,500	50% of total project cost
NEW COVID-19 Safety Projects	\$2000 or more*	Up to \$2,000	50% of total project cost

**Cost overruns will not be considered for matching funds*

This program is applicable to commercially used properties within the Main Street Program District boundary as shown on the attached map. (Diagram A.1)

The Downtown Improvement Grant is facilitated by the Buda Main Street Program Advisory Board and funded in partnership with the Buda Economic Development Corporation. The Main Street Advisory Board may amend, adjust, or eliminate the program at any time.

Before beginning any project, please contact the City's Historic Preservation Officer in the Planning Department to discuss compliance with the Unified Development Code, applicability of any adopted historic district design standards & guidelines, and identification of necessary approval procedures and Certificates of Appropriateness for proposed work, where applicable.

Buda Main Street Downtown Improvement Grant (DIG)



Once the grant application has been received, the Economic Vitality committee will review the application and provide recommendations to the applicant before the Main Street Advisory Board reviews the application. The Main Street Advisory Board has the final authority to approve or deny the application based on the recommendation of the Economic Vitality Committee. A completed application does not constitute an automatic approval.

A grant may take up to 15 days before notification. In the event that more time is needed, a member of the Main Street Advisory Board staff will contact you to notify you of the time change. Applications will be discussed at the general Main Street Advisory Board meeting, held the 2nd Wednesday of the month at 6pm in City Council Chambers.

General Guidelines

Grant funds may be used for exterior work on storefronts and highly visible side and rear facades located in the Main Street Program District.

Grants are available throughout the year, on a first come, first served basis until funds are depleted for the year.

Where applicable, applications must include an approval of the Certificate of Appropriateness prior to applying for the grant. Grants will not be reviewed by the board without a certificate of design compliance from the Historical Preservation Commission, when deemed necessary.

Applications must be submitted by **5pm on the 1st of each month** to be reviewed by the regular Main Street Advisory Board in that month.

No grants will be awarded for work already started, and/or for work to be covered by insurance, unless otherwise deemed appropriate by the Main Street Advisory Board. *An exception to this will be for grant considerations under the COVID-19 Safety Projects Category.*

Applicants are eligible to receive up to \$6500 in reimbursements per year for projects involving phased project improvements. Please submit a new application per project. Applicants are eligible for only one grant per type of project per 12-month period.

Submitted projects will be reviewed based on, but not limited by, the Secretary of the Interior's Standards for Rehabilitation and must be approved by the City of Buda Planning Department and the Historic Preservation Commission (where applicable) before any eligible work may begin. If awarded a reimbursement grant, any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

Grants are to only be used for commercial property only. If the property is zoned for both residential and commercial use, grant funds and matching funds may only be used for the commercial property portion of the property. Grants may not be used for residential properties.

Buda Main Street Downtown Improvement Grant (DIG)



Work must be completed within one hundred eighty (180) days from the approval of the grant. The Main Street Manager, at his/her discretion, may extend the deadline for an additional 180 days based on project scope or unforeseen circumstances.

Tenants must have authorization from the property owner(s) in order to apply for a grant and must have approval for the improvements proposed.

If the property is sold within thirty-six (36) months of the completion of the grant, the amount of the grant may be required to be repaid to the City of Buda Main Street Program by the tenant or the property owner (if at no fault of tenant) on the following pro-rata basis:

Sold within 12 months: 100% repayment

Sold within 13-24 months: 75% repayment

Sold within 25-36 months: 50% repayment

An applicant who submits an application that was declined a grant by the Main Street Advisory Board may be eligible to re-submit a grant application 90-days from the date the prior application was declined by the Main Street Advisory Board. Recommendations and corrections by the Advisory Board must be included or the resubmission will not be considered.

Applications must include before photos of the project area and must submit after photos of the project area once complete for reimbursement.

Applicants must post signage provided by the Main Street Advisory Board on door during the duration of the construction period and for 30 days after to promote the benefits of the grant program.

Applicants may choose to utilize additional design resources provided through the Texas Main Street Program. If interested in complimentary design assistance, please contact the Main Street Program Manager at mgillespie@ci.buda.tx.us for additional information.

Other projects not listed will be considered on a case-by-case basis.

Explanation of Eligible Project Types

Paint-type Only Projects: The Main Street Advisory Board may match up to 50% of the costs to paint the exterior of a building located in the Main Street District up to a maximum of \$1000 per building.

- Project may include the scraping, priming and painting of window frames, doors, cornices and store fronts, along with labor.
- Paint grants may not be issued to paint over original exposed brick or walls. Painting over these will increase deterioration and later cause peeling, cracking, moisture retention and eventually loss of material.
- Paint colors must be approved by the guidelines set forth by the Historic Preservation Commission.
- If a DIY project, 50% of paint costs will be considered for reimbursement; labor costs will not be included.

Buda Main Street Downtown Improvement Grant (DIG)



Approach/Courtyard Type Projects: The Main Street Advisory Board may match up to 50% of the costs associated with highly-visible front, rear and/or side entrance improvements to a building, not to exceed \$2000 per building. Grant funds may be used for the following projects:

- Fix gutters and downspouts to prevent unwanted water leaks and pooling.
- Clean masonry and other architectural features to remove dirt and grime.
- Repoint mortar joints when joints are deteriorated to ensure structural integrity. Mortar mixture must be compatible with historic brick.
- Add a new coat of paint to surfaces that have already been painted (unpainted masonry is not included and should not be painted).
- Repair existing windows and doors to include reconstruction of missing units to match historical appearance.
- Add visual interest such as lights, seating, signage, art, murals, planters, landscaping, etc. to increase the pedestrian experience.
- Pavement/re-pavement and striping of parking lots.
- All improvements must meet the Unified Development Code, any adopted historic district design standards & guidelines, and any conditions placed on the Certificate of Appropriateness issued through the Historic Preservation Commission (where applicable).
- Dumpster foundation and enclosure improvements.

Signage Improvement Only Project: The Main Street Advisory Board may match up to 50% of the costs for new and improved signage for the outside of a building, not to exceed \$2500 per building.

- Grant covers signage on building, on awning, and permanent signage along sidewalk. Temporary signage is not included.
- Grant may include cost of new signage, installation of new signage and removal of existing signage.
- Lighting fixtures and installation costs to illuminate signage (must meet HPC guidelines)
- Neon signs may be allowed if historically proper and significant to building.
- All improvements must meet the Unified Development Code, any adopted historic district design standards & guidelines, and any conditions placed on the Certificate of Appropriateness issued through the Historic Preservation Commission (where applicable).
- Grant funds may not be utilized for any pole signage.
- Two (2) bids for new signage and existing signage removal must be included with the application. Signage bids must be from a business with substantial experience in creating and installing signage. Preference should always be given to local contractors and suppliers.

Façade/Exterior Improvement Type Projects: The Main Street Advisory Board may match up to 50% of the costs to rehabilitate or restore the outside of the buildings, not to exceed \$6500 per building. Full rehabilitation costs shall include any combination of the above listed projects along with projects listed below, unless otherwise stated.

- New awning, new awning installation, removal of existing awnings and repairing of existing awnings. Design and material must be approved by the Historic Preservation Commission. Awnings must extend a minimum of three (3) feet from the building façade; awnings that extend at least four (4) feet are strongly encouraged.
- Removing slipcovers, false fronts or non-historic/added facades, repainting of non-original mortar joints and brick (if already previously painted), replacing/restoring cornices,

Buda Main Street Downtown Improvement Grant (DIG)



removing paint from previously painted brick and restoring it to its natural condition (preserving ghost signs etc.), replacing inappropriate windows or doors to achieve a more historic look, restoring transom windows, removal of paint to expose original masonry façade, cleaning masonry, repointing mortar joints, and replacing front drain spouts are included.

- Visible exterior improvements such as architectural lighting, storefront improvements, streetscape improvements, landscaping improvements, and/or ADA improvements.
- Roof work and foundation repair may be considered as standalone projects and do not require additional projects to be considered under this category.
- Two (2) bids must be obtained for all professional work to be done. Contractors must be registered with the City of Buda, unless the project specified does not require a registered contractor. Preference should always be given to local contractors and suppliers.

COVID-19 Safety Projects: The Main Street Advisory Board may match up to 50% of the costs to a commercial space to accommodate health and sanitation concerns, as well as potential long-term shifts in customer preferences, not to exceed \$2,000 per business. COVID-19 related safety expenses may increase customer and employee safety, expand operational space to comply with capacity mandates, and/or increase the overall customer experience. Additional projects may include, but are not limited to:

- Furniture improvements such as sneeze guards for countertops, partitions between tables/booths, installation of outdoor patio furniture, to-go windows.
- Touch-free installations as foot operated doors, automatic sinks, soap dispensers, hand sanitizing dispensers, self-service shelving stations, etc.
- Build-out of new storage space, off-site storage rental for excess tables/chairs, etc.
- Implementation of software to allow for a touch-free experience.
- Sanitation efforts after an employee/customer has tested positive for COVID-19.
- Cost of safety-training for business owners and staff.
- Permit fees; professional fees for projects requiring a designer, architect or engineer.
- Any other COVID-19 safety project deemed appropriate by the Main Street Advisory Board.

**Note:* This is the only category in which a grant application may be considered after an expense has occurred. Eligible expenses are valid beginning in April 2020 through August 2020. Please include reason for improvement and all receipt(s) for expenses in association with the improvement project. Please seek a quote from at least one (1) Buda business for construction-related improvement projects. If project is a DIY, only the costs of the supplies will be considered for reimbursement.

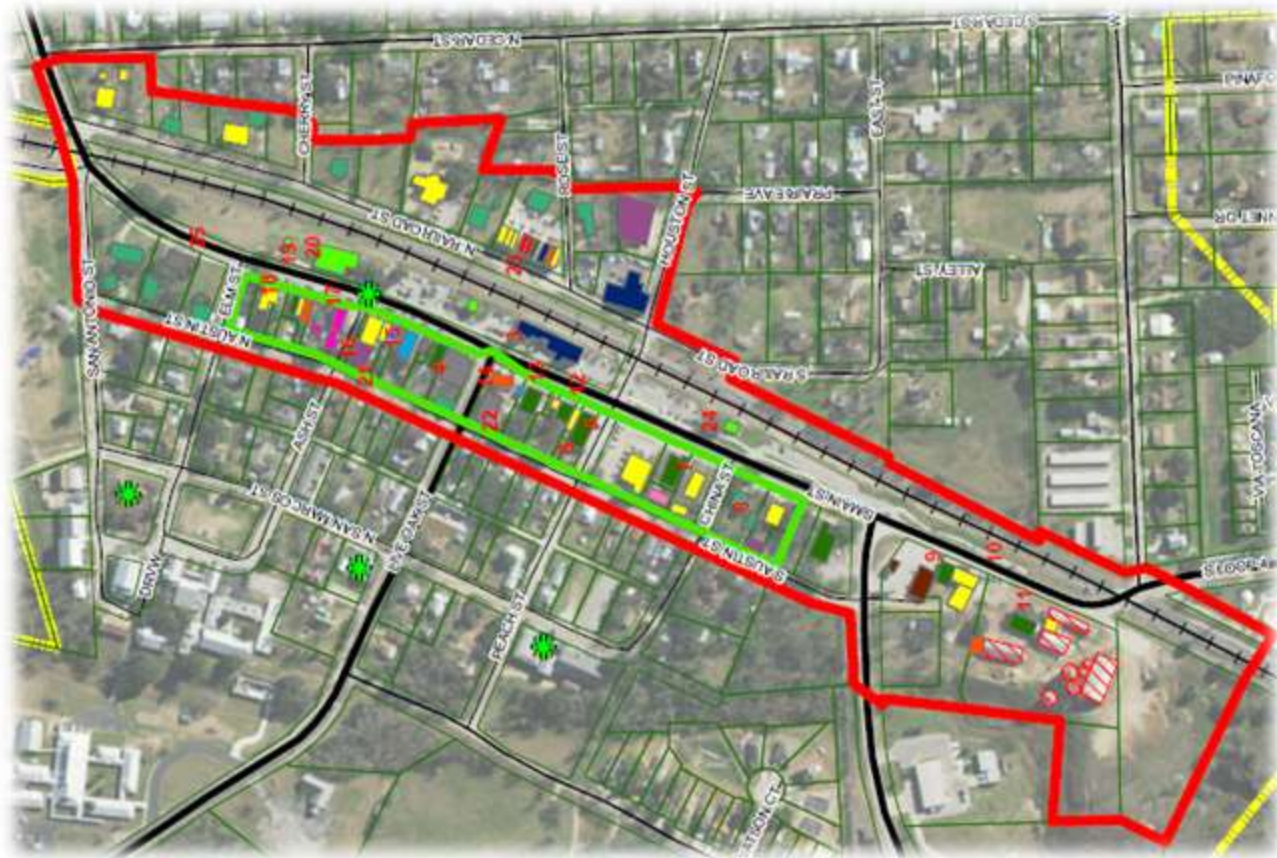
Buda Main Street Downtown Improvement Grant (DIG)



Downtown Improvement Grant Checklist

- ___ Visit with Planning Department about project
- ___ Collect 2 bids (if required)
- ___ Obtain Certificate of Appropriateness (if applicable)
- ___ Get property owner's approval
- ___ Collect "before" photos for submission
- ___ Submit application and required documents to Main Street by 1st of month

Diagram A.1. Boundaries of Main Street District.



Buda Main Street Downtown Improvement Grant (DIG)



Please return application along with all necessary attachments to the Buda Main Street Program, 880 Main St. by the 1st of each month for same month consideration. For inquiries call 512.523.1075 or email mgillespie@ci.buda.tx.us.

Applicant (Your) Name: _____

Business Name: _____

Mailing Address: _____

Contact Phone: _____

Email Address: _____

Property Owner Name (if different): _____

Physical building address: _____

Name of building (if applicable): _____

Number of Employees: Full-Time _____ Part-Time _____ Number of Years in Business: _____

Please select project type:

- | | |
|---|--|
| <input type="checkbox"/> Paint Only Type Project | <input type="checkbox"/> Signage Only Type Project |
| <input type="checkbox"/> Approach/Courtyard Only Type Project | <input type="checkbox"/> Full Restoration |
| <input type="checkbox"/> Façade/ Exterior Type Project | <input type="checkbox"/> COVID-19 Safety Project |

Details of planned improvements for Downtown Improvement Grant: _____

Estimated start date of construction: _____

Estimated completion date: _____

List Contractor(s): _____

Total cost of proposed project: _____

Amount of grant funds requested: _____

Additional comments: _____

Signature of applicant: _____ Date: _____

Buda Main Street Downtown Improvement Grant (DIG)



Property Owner Authorization

(Required if applicant is not property owner)

I, _____, hereby affirm that I am the owner of the property located at _____, in Buda, Texas. I give my authorization for _____ to make the improvements outlined and described in the grant application.

Signature of Property Owner

Date

State of Texas

County of _____

_____, personally appeared before me, on this date _____, and being first duly sworn declared that he/she signed this application in the capacity designated, if any, and further states that he/she has read the above application and the statements therein contained are true.

Notary Public Signature

(Personalized Seal)



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-600- #H.1

Contact: Micah Grau

Subject: Presentation on the 2020 Buda Community Resident Survey results (Deputy City Manager Micah Grau and Dr. Tom Longoria, Texas State University)

1. Executive Summary

This item will present the results of the 2020 Community Survey. The City partnered with Texas State University's Center for Research, Public Policy, and Training to conduct the survey this spring. Dr. Tom Longoria with Texas State University will review the survey process and the results with the City Council.

2. Background/History

The City of Buda budgeted \$20,000 in the Fiscal Year 2020 Budget to conduct a community survey to gauge satisfaction with services and to seek input on the future direction of Buda. The last community survey was conducted in 2011 and helped guide the formation of the 2014 General Obligation bond election. The survey provides feedback to departments on operations and customer service. It also provides input on community priorities to help shape future policies and initiatives of the City. City staff selected the Texas State University Center for Research, Public Policy, and Training to conduct the survey after evaluating proposals from three firms. Dr. Tom Longoria is the Director for the Center for Research, Public Policy, and Training and a professor at Texas State University in the Department of Political Science and Public Administration. Through the Center, he has conducted numerous community surveys including surveys for the cities of Kyle, Hutto, Pflugerville, Georgetown, and Taylor.

The survey included a combination of a mail-out and web survey. A sample of approximately 2,000 households was randomly selected by TSU based on the City of Buda's utility accounts. Residents selected received a mail survey along with an option to complete the survey online. A postcard reminder was sent to the randomly selected households to complete the survey.

A web survey was also available throughout October for all residents to complete to provide all residents with an opportunity to provide input. Statistical analysis of the data evaluated trends and relationships between demographics and location against survey responses.

A Council item was conducted in February to discuss the survey questionnaire. The survey was

originally slated to be released in Spring 2020 but was delayed due to the COVID-19 pandemic. The survey was mailed in August 2020 to the randomly selected residents and the web survey was opened in October.

Overall, the survey revealed high marks for perceptions of Buda. 92% rated Buda as a good or excellent place to live, and 90% rated it as good or excellent as a place to raise children. Police services also scored high with 86% rating the service as good or excellent. Please refer to the presentation and the report for all of the results.

3. Staff's review and analysis

City staff will evaluate the survey results to determine where service levels can be improved. Additionally, Dr. Longoria will facilitate a focus group of residents to take a deeper look at the survey results and to seek clarity on responses.

4. Financial Impact

While \$20,000 was budgeted to complete the survey, the total cost was approximately \$9,000.

5. Summary/Conclusion

Dr. Tom Longoria with Texas State University will provide City Council with the results of the 2020 Community Survey. As part of his presentation, he will discuss the survey methodology, statistical significance, and more.

6. Pros and Cons

Pros - Community surveys provide direct and quantitative data to the City on future initiatives, priorities, and on satisfaction with the services that the City currently provides.

Cons - Surveys only gauge satisfaction at a specific point in time. Satisfaction can grow and wane and attitudes may be affected by elements outside of the City's control.

7. Alternatives

Not applicable.

8. Recommendation

No action is posted for this item. This item is for the City Council to hear the results of the 2020 Community Survey. Dr. Longoria will also host a focus group discussion with volunteer respondents to dig further into specific issues to better understand attitudes and responses. If Council would like any particular areas evaluated further as part of this focus group, please include them as part of the discussion.

CITY OF BUDA 2020 RESIDENT SURVEY

Thomas Longoria, Ph.D.
Texas State University
tl28@txstate.edu

1

PROJECT BACKGROUND AND PURPOSE

- City staff reviewed past surveys and selected common survey questions and added questions of interest to city staff and the researchers.
- The project is a collaboration between the City of Buda and Texas State faculty and students for educational and research purposes.
- The Center for Public Policy, Research, and Training has worked with several cities in the region on their resident surveys for over 10 years
- The responses reflect perceptions at one point in time
- Perceptions are likely influenced by the context of COVID-19

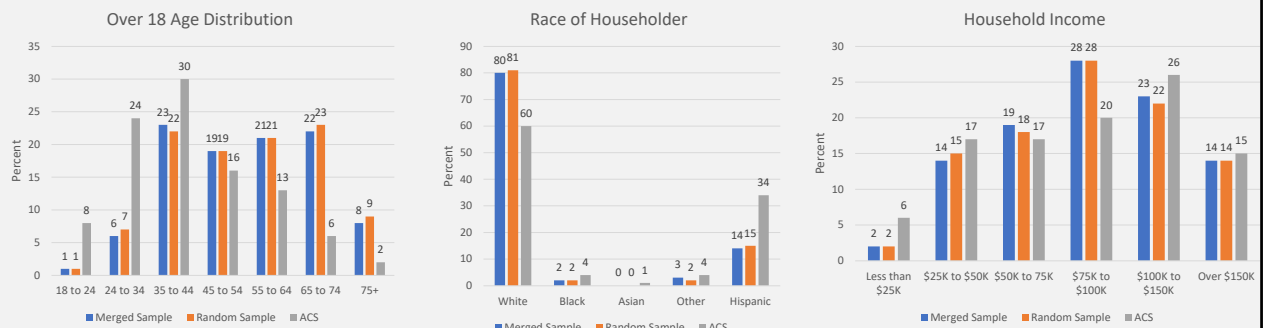
2

SURVEY METHODOLOGY

- Mailed to 2000 households in August 2020. Postcard reminder sent in September 2020
 - Online and Spanish language surveys were made available
- 332 surveys were completed
- Response rate = 17%
- Based on the response rate, we can be 95% certain that the estimates of Buda household views are within a margin of error of +/- 6%
- 81 residents responded to an open survey link made available October 2020
- 413 total responses from random sample and open online survey
- Using the merged data set yields a margin of error of +/- 5%

3

RESPONDENT CHARACTERISTICS (WHO RESPONDED?, DO THEY REPRESENT THE CITY?)



4

REPRESENTATIVENESS

- The sample generally represents the population in terms of income and age
- Renters and Hispanics households are underrepresented
- However, enough Hispanics households (62) responded so that we can generalize from this sample of Hispanic households

5

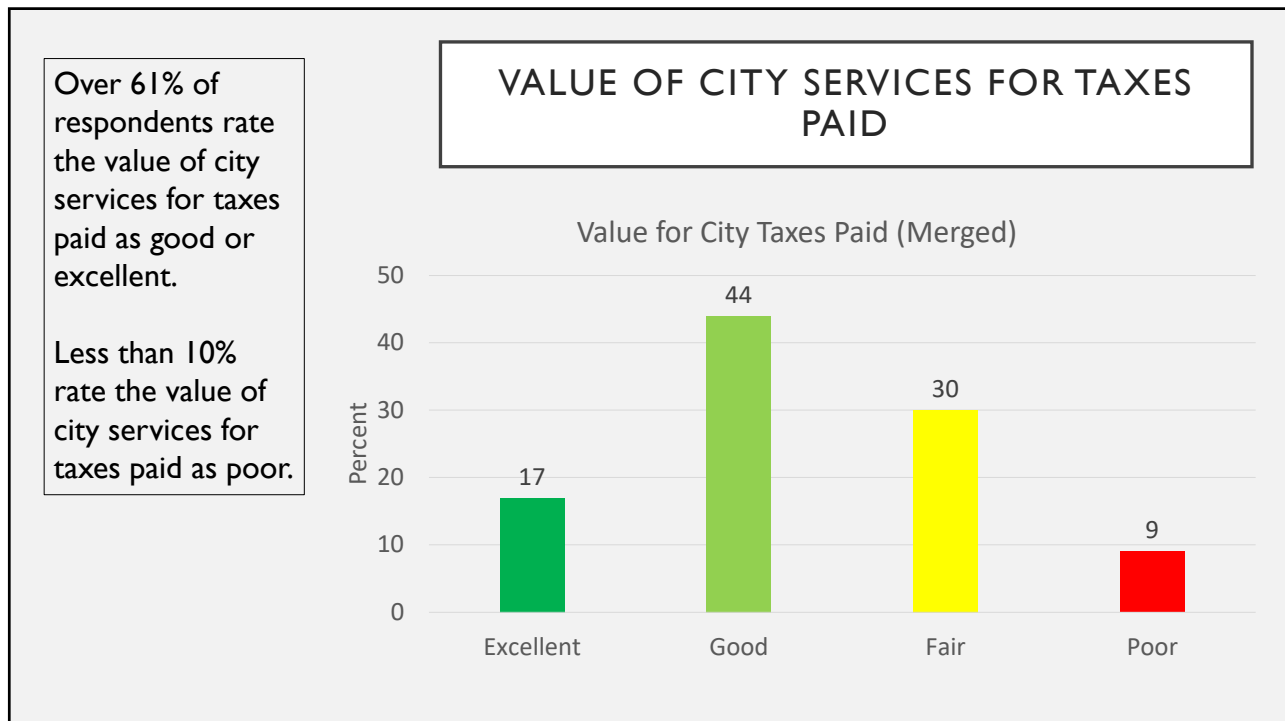
PERCENT GOOD OR EXCELLENT BENCHMARK LEGEND

Legend	Benchmark	Interpretation	Random Sample	Merged Sample
			Percent Good or Excellent	Percent Good or Excellent
Green	80%+	Meeting benchmarks	73% +	75%+
Yellow	60% - 79%	Approaching benchmarks	53%-72%	55%-74%
Red	<60%	Below benchmarks	<53%	<55%

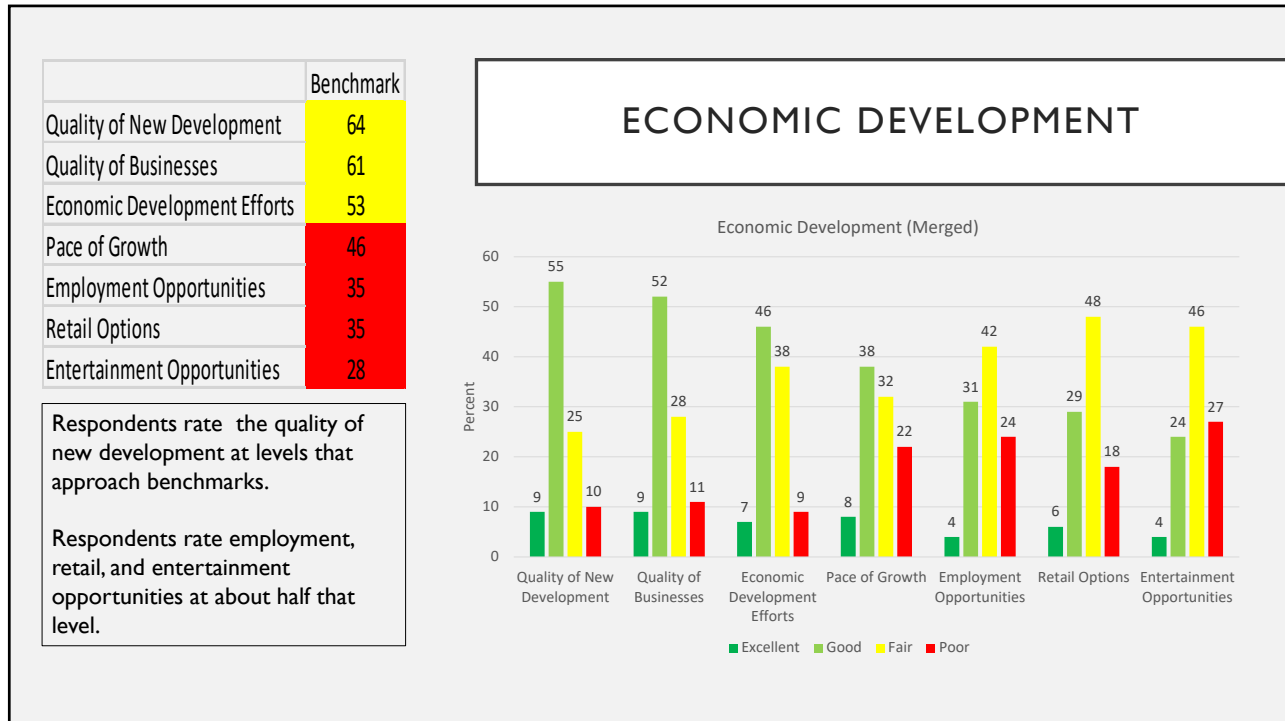
6



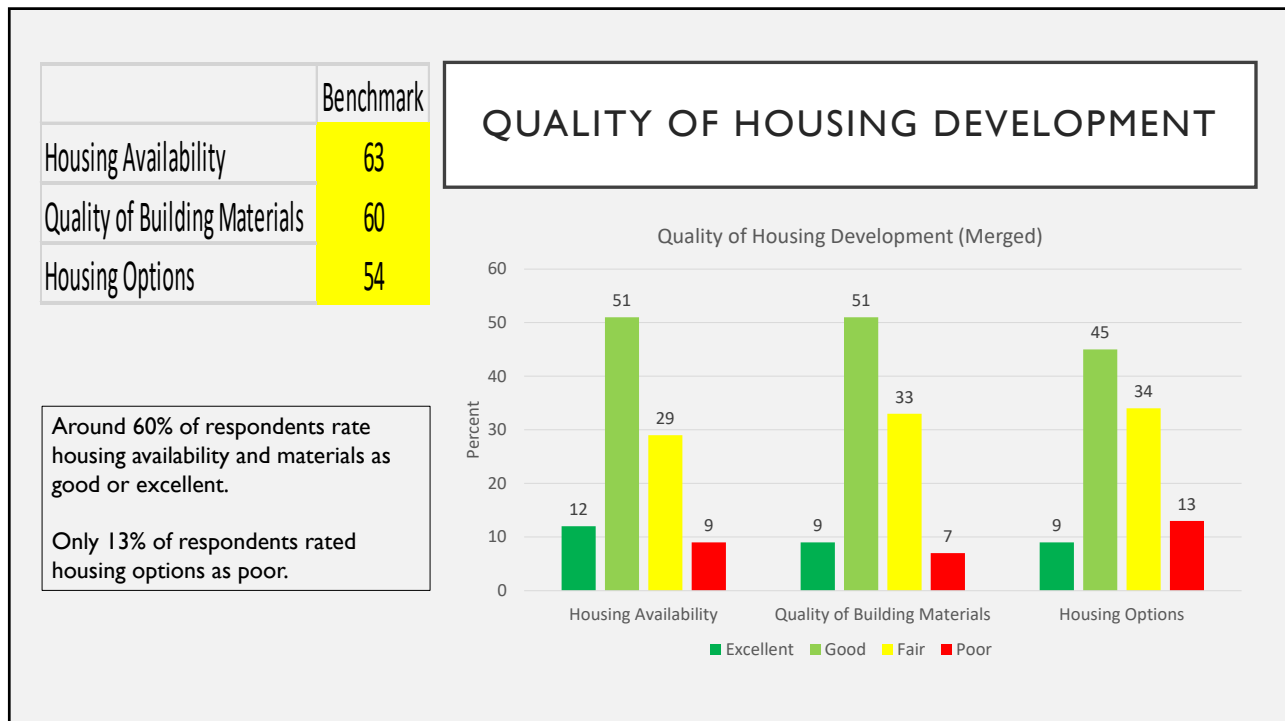
7



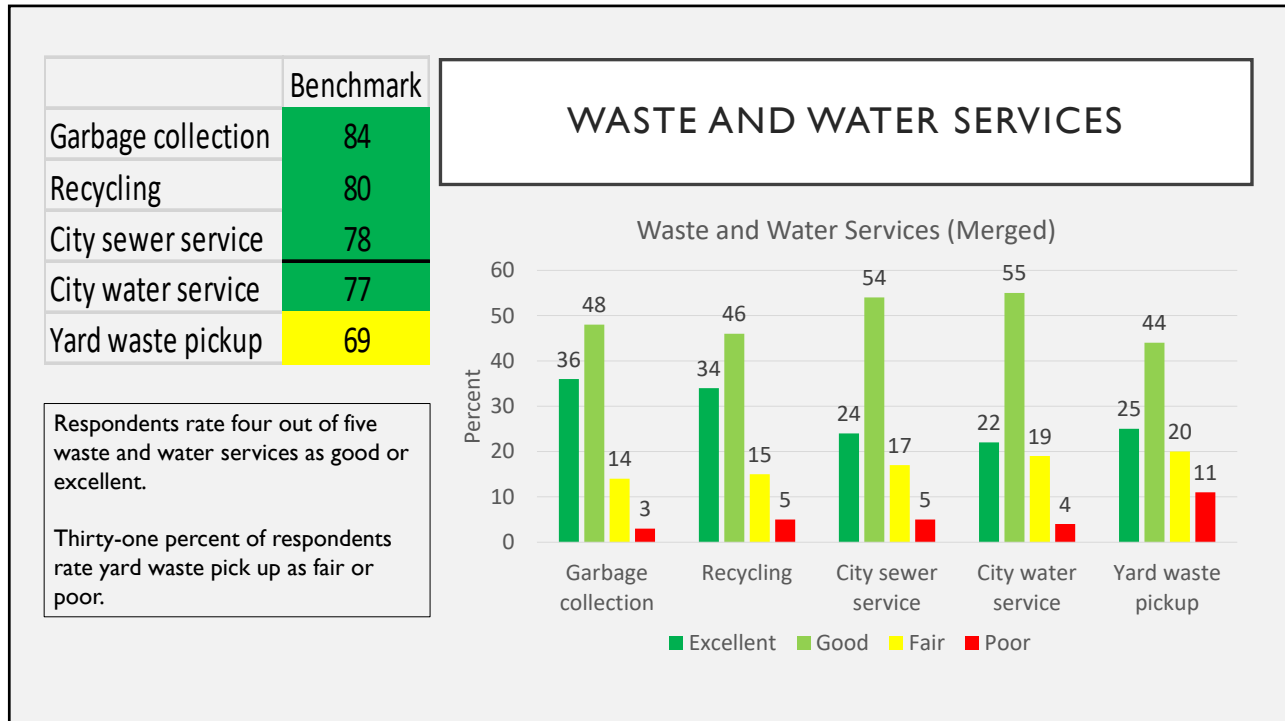
8



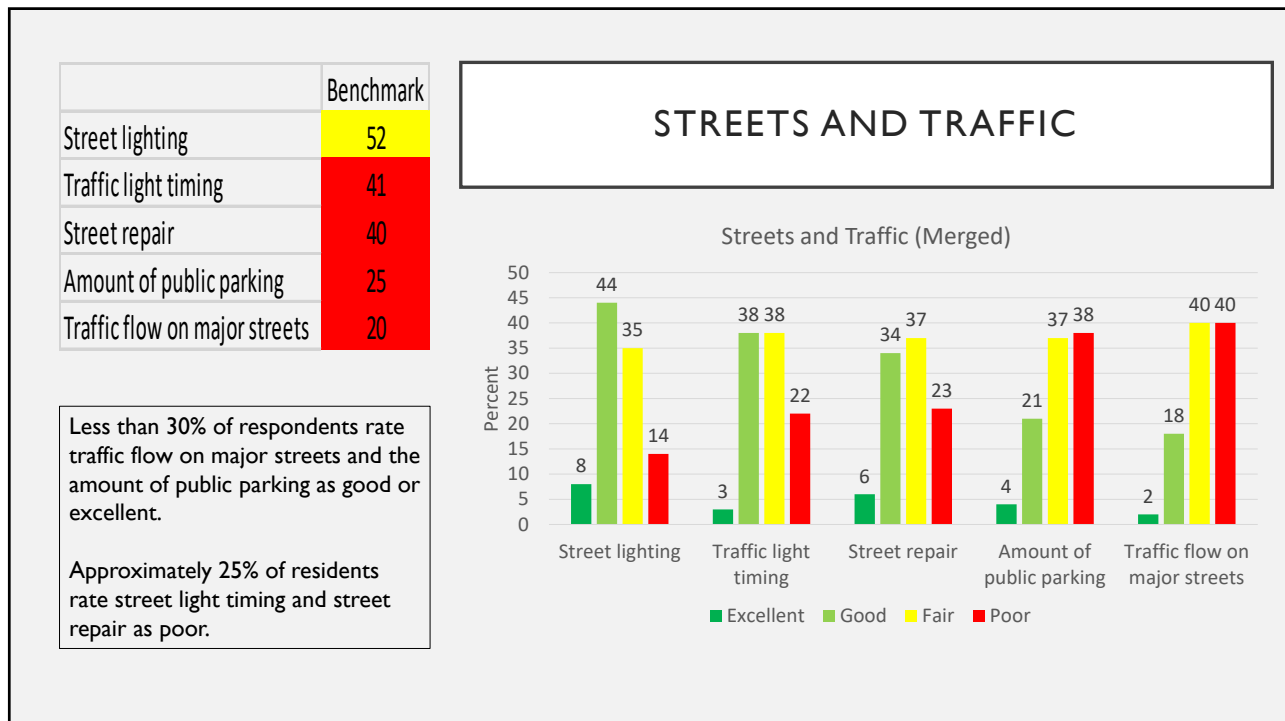
9



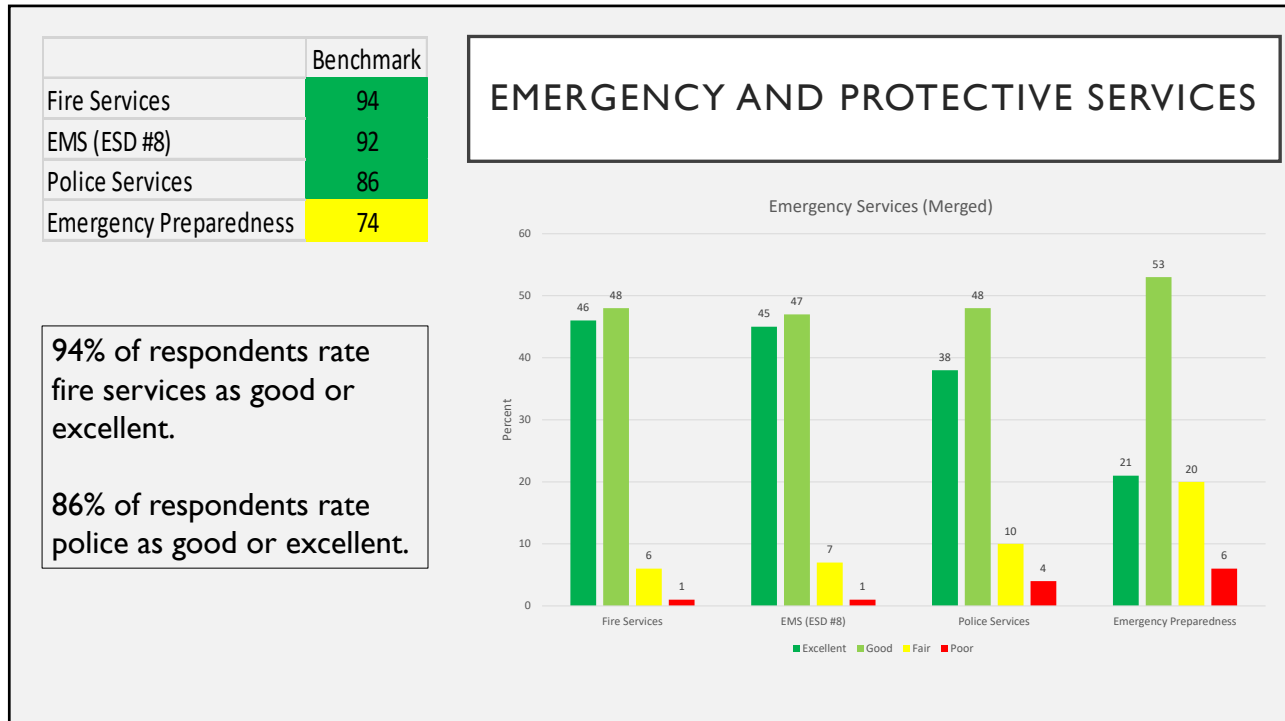
10



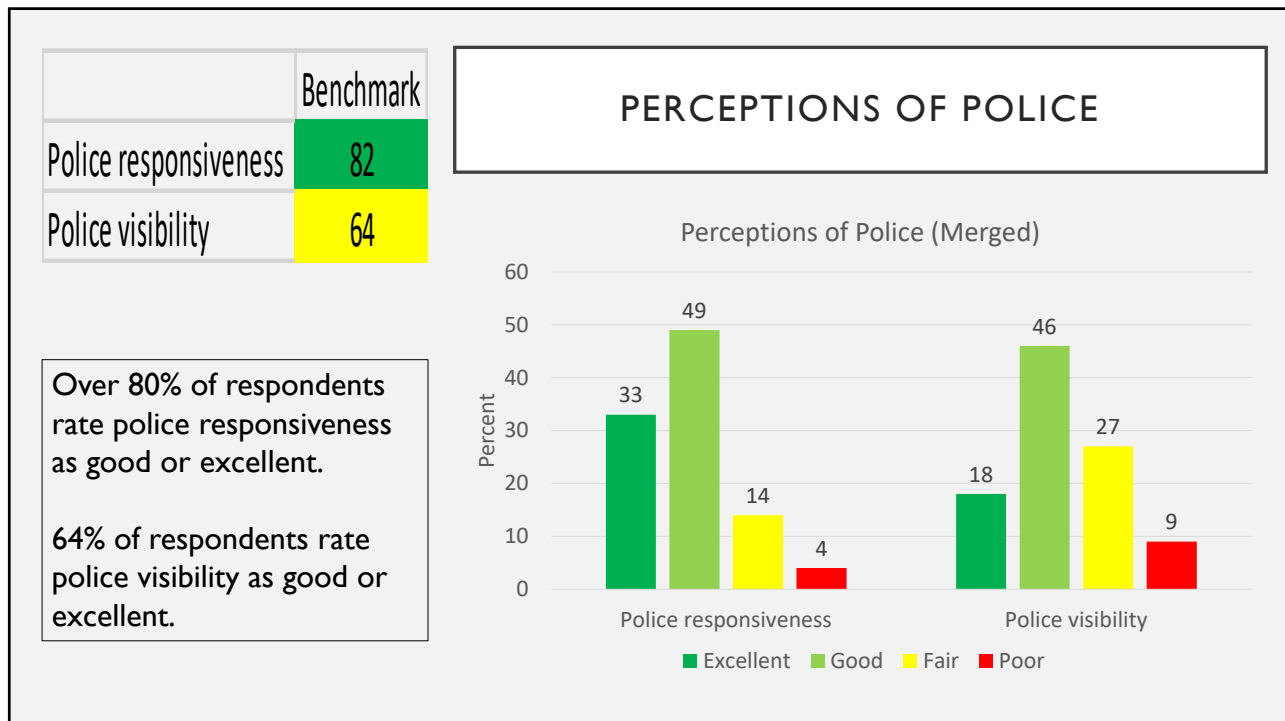
11



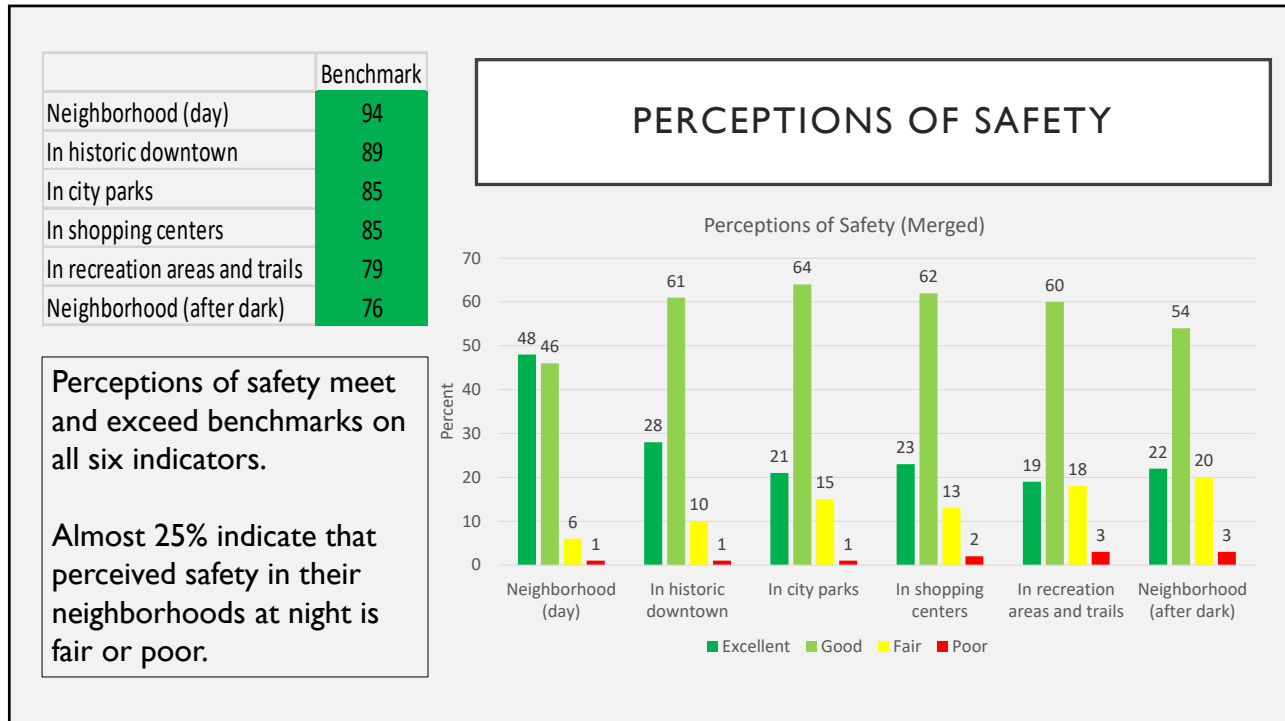
12



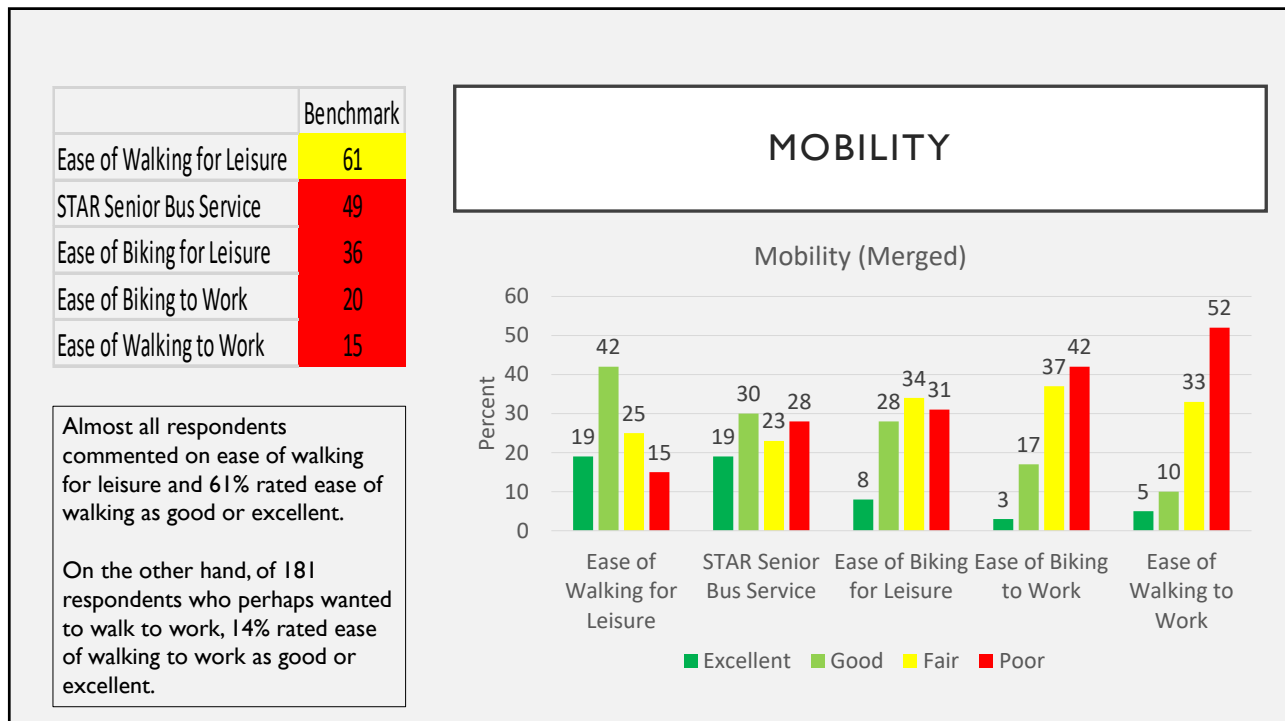
13



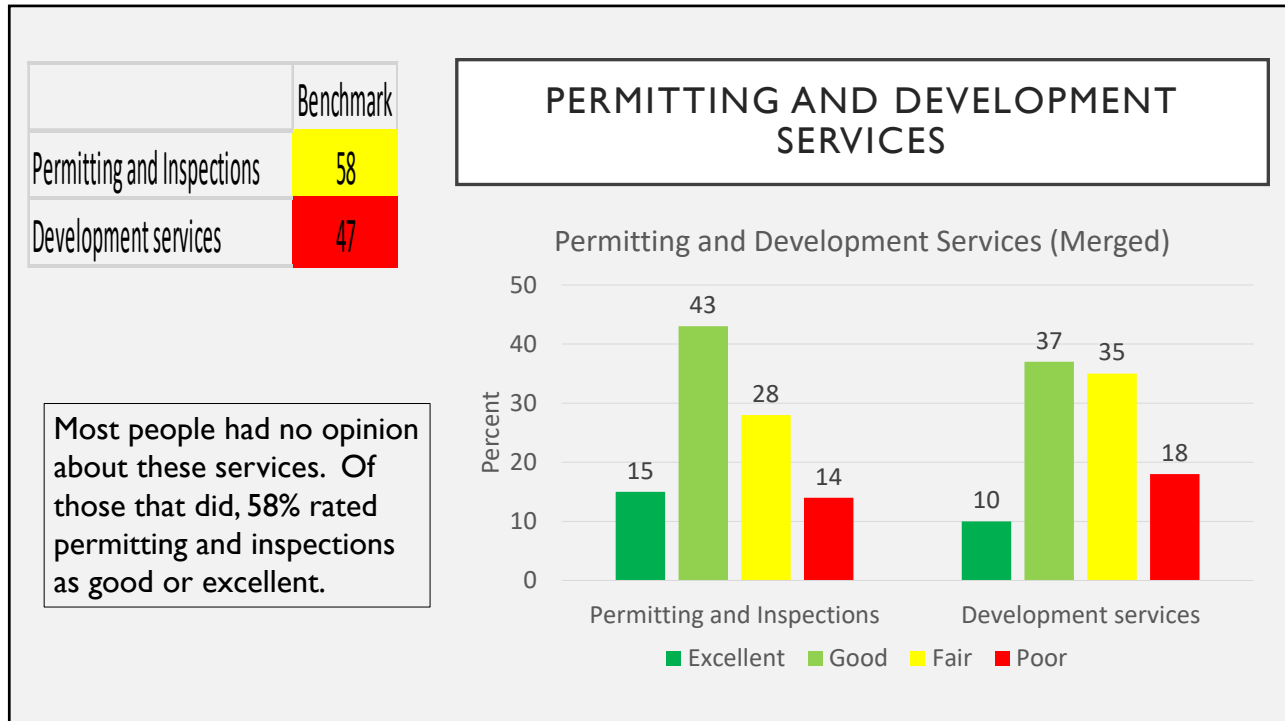
14



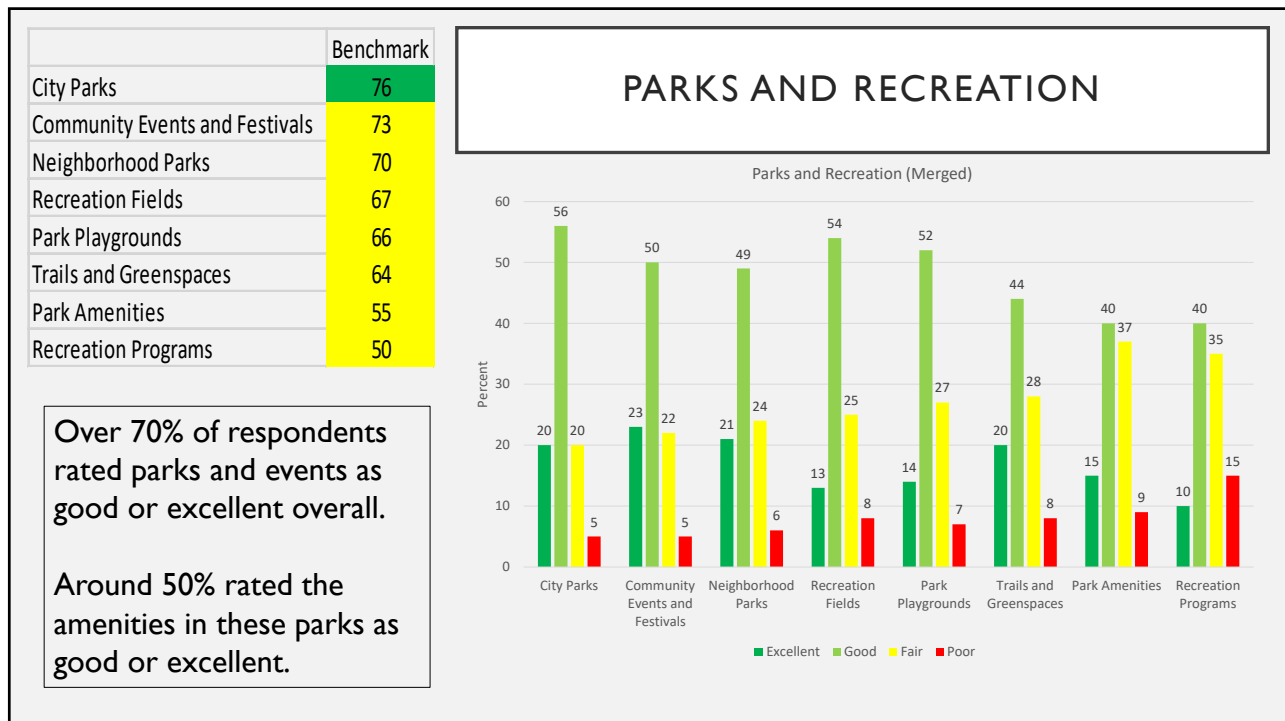
15



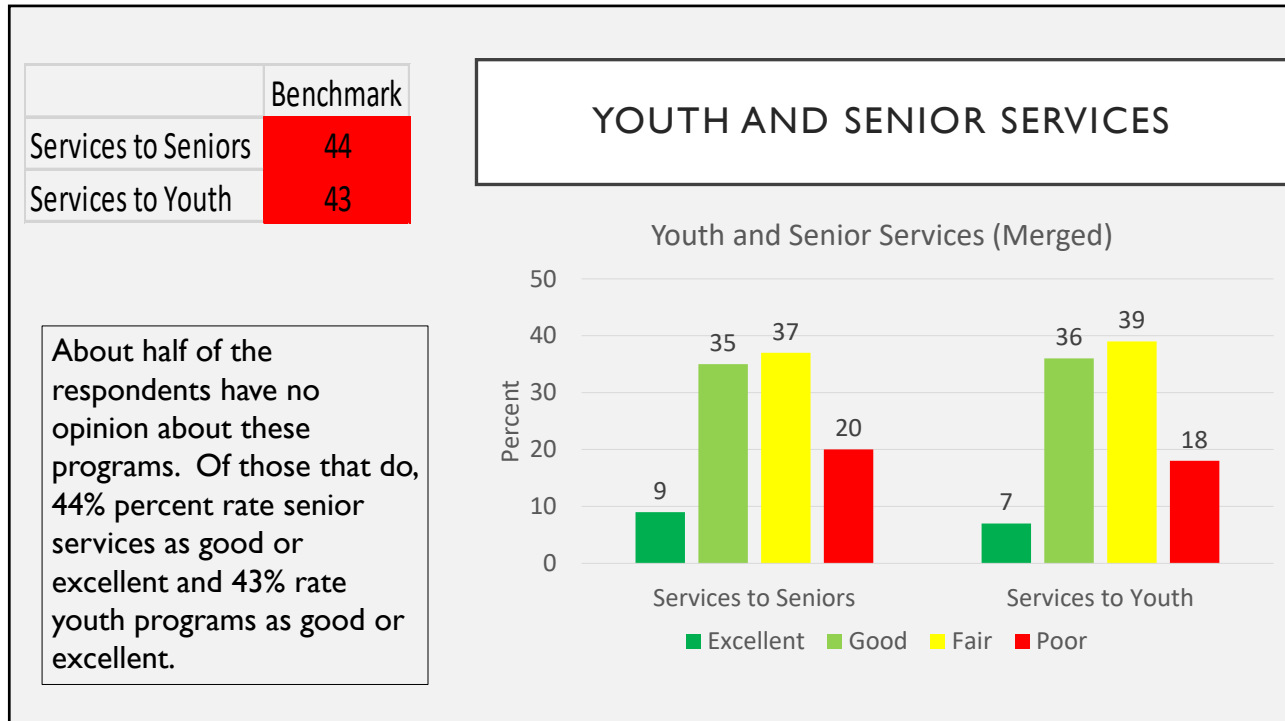
16



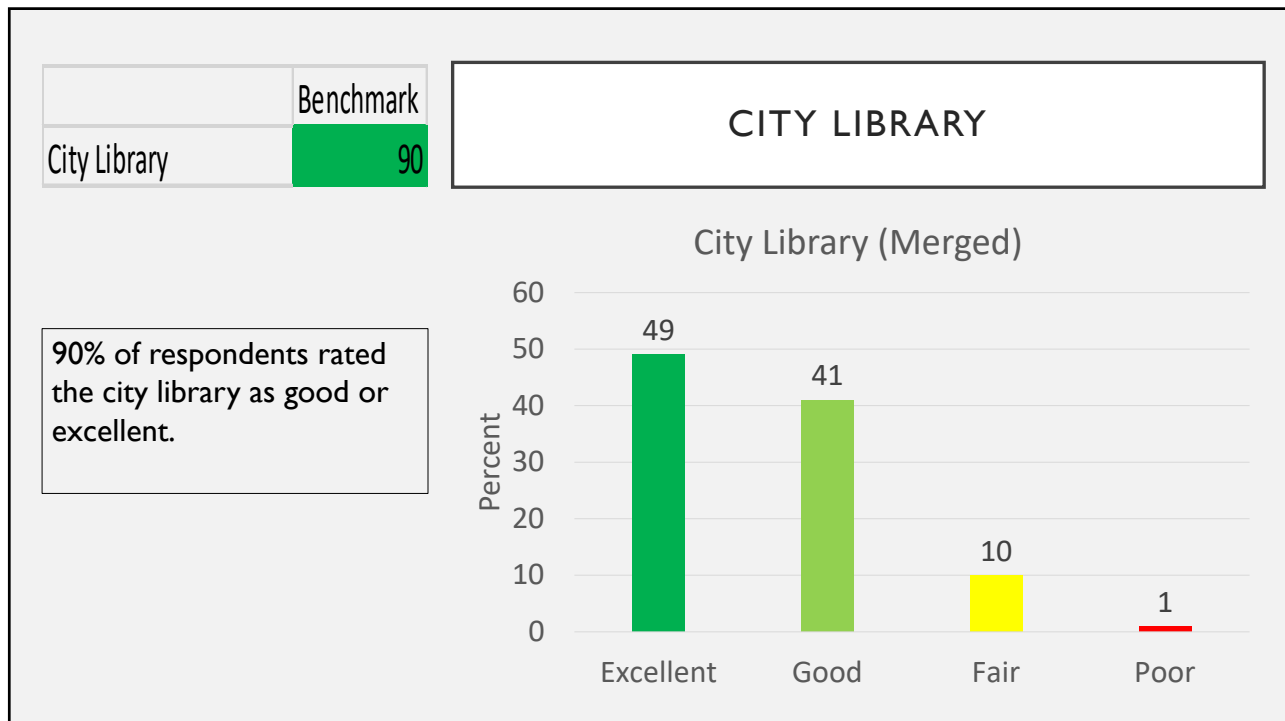
17



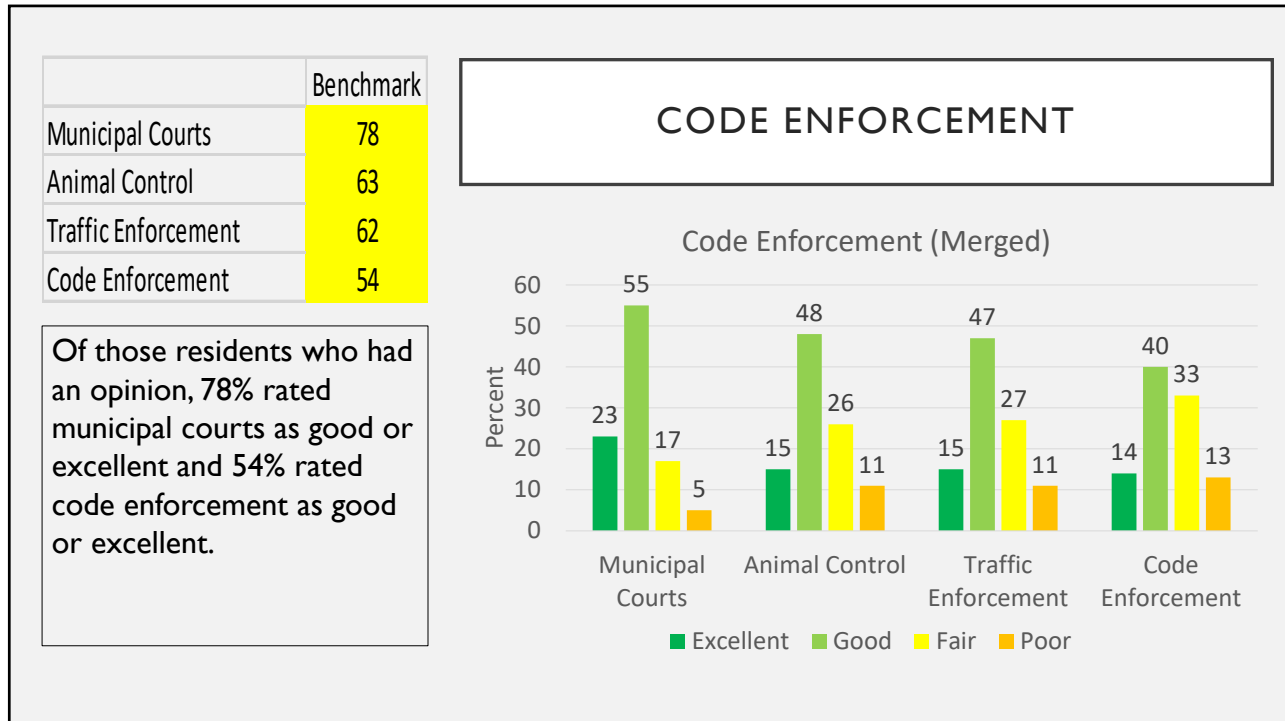
18



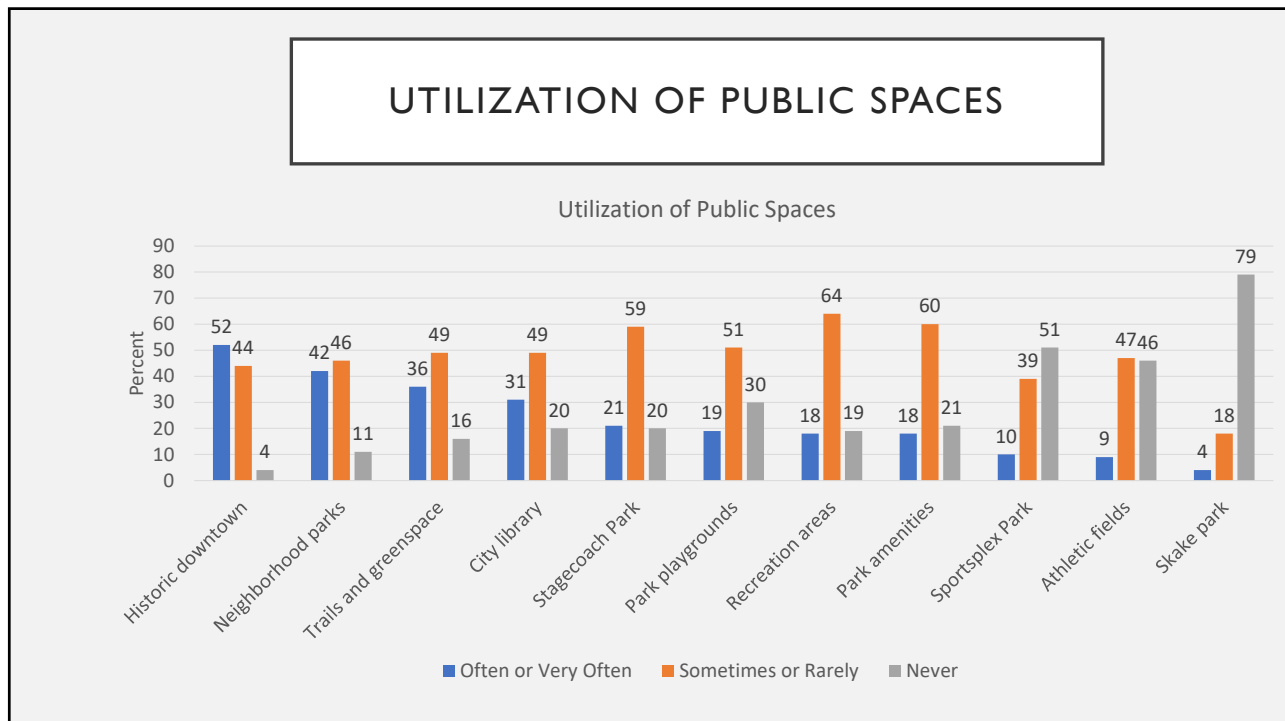
19



20

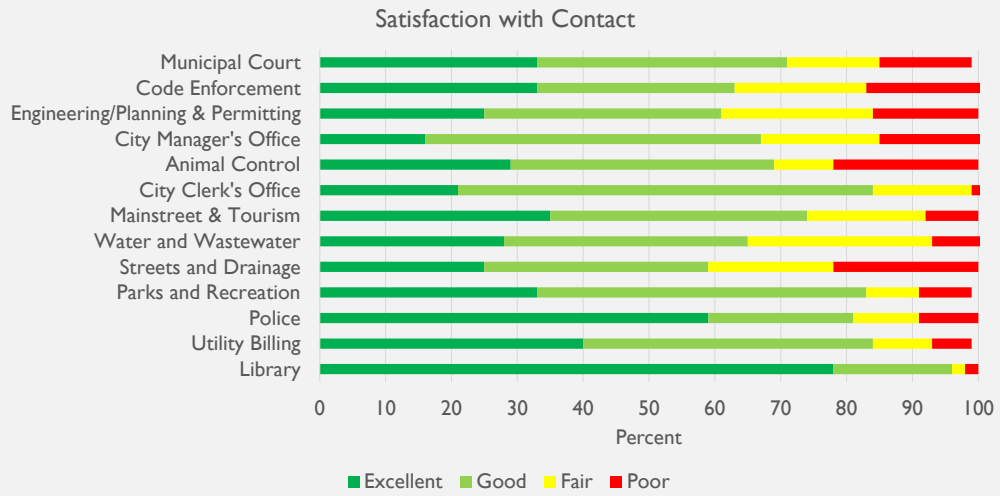


21



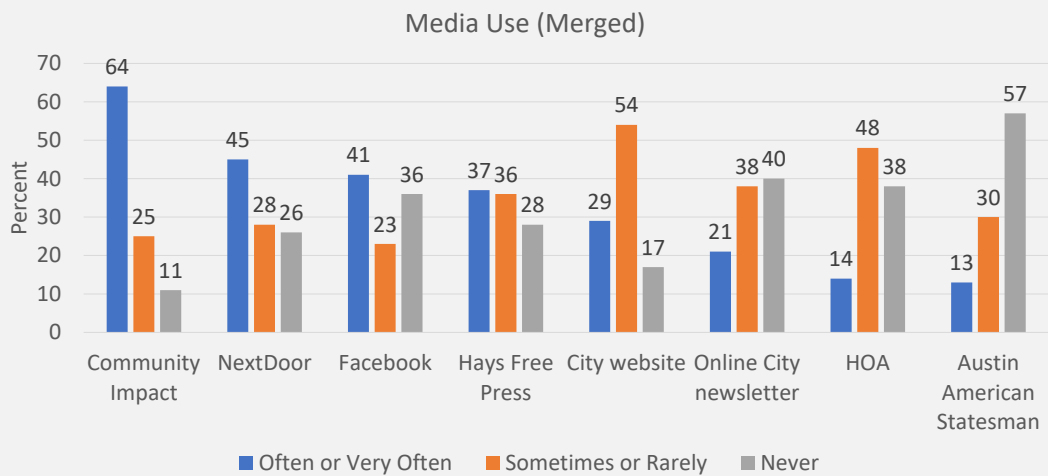
22

CITIZEN-INITIATED CONTACTING

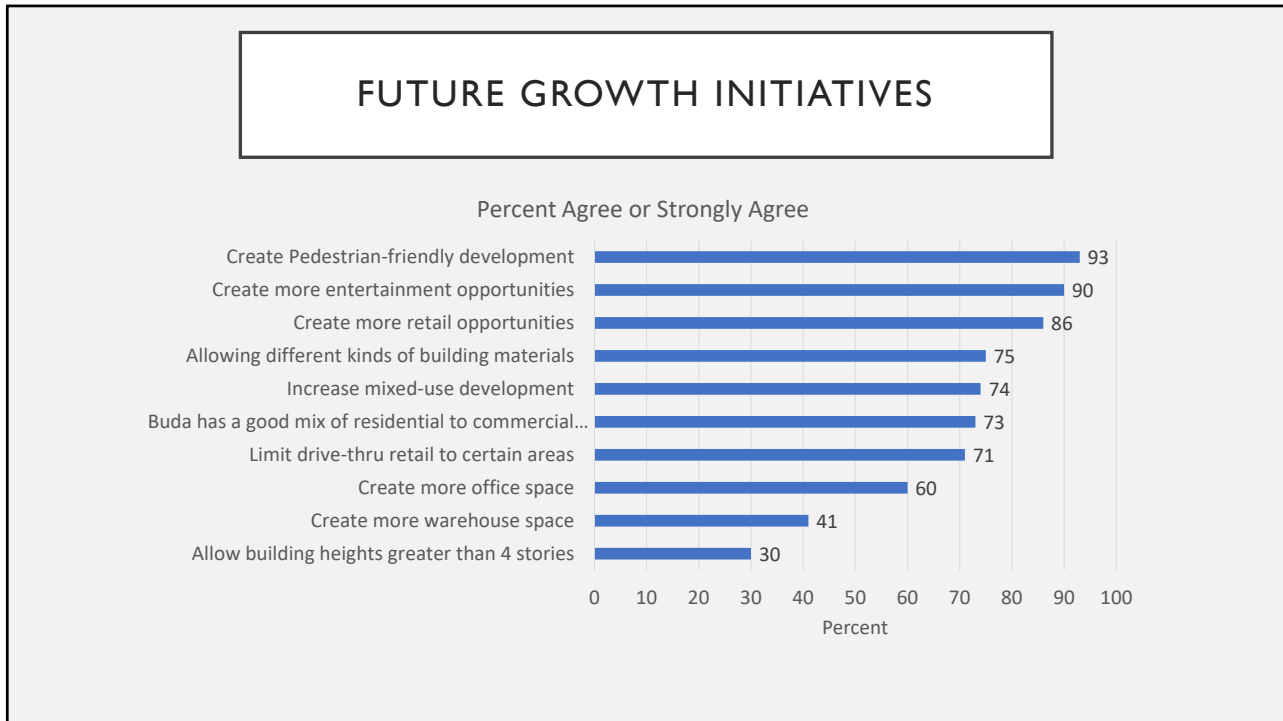


23

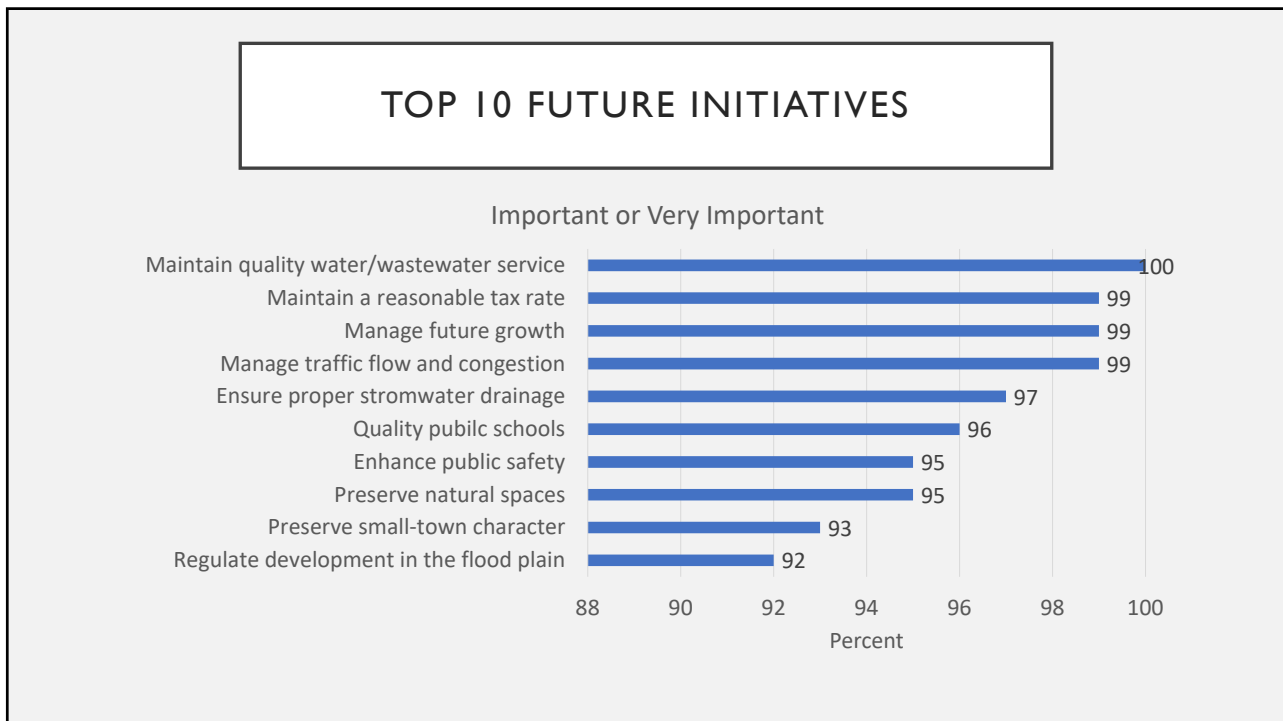
MEDIA USE



24

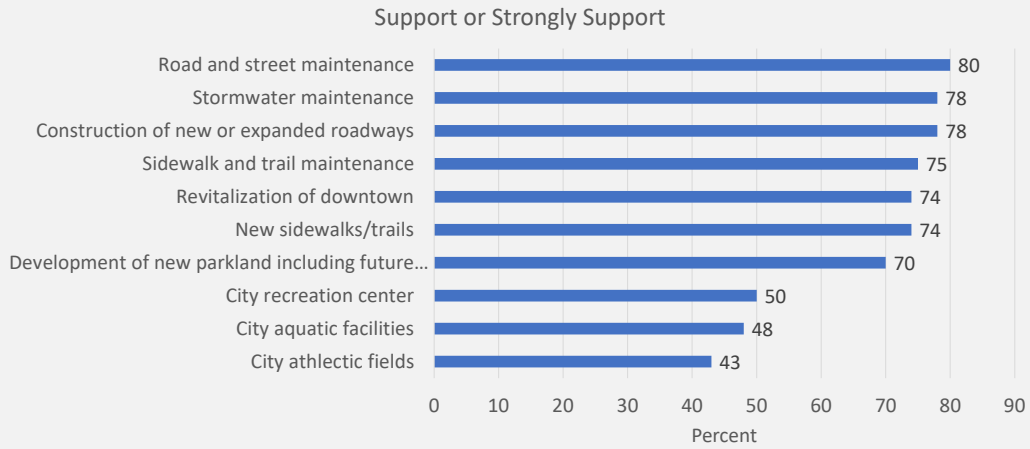


25



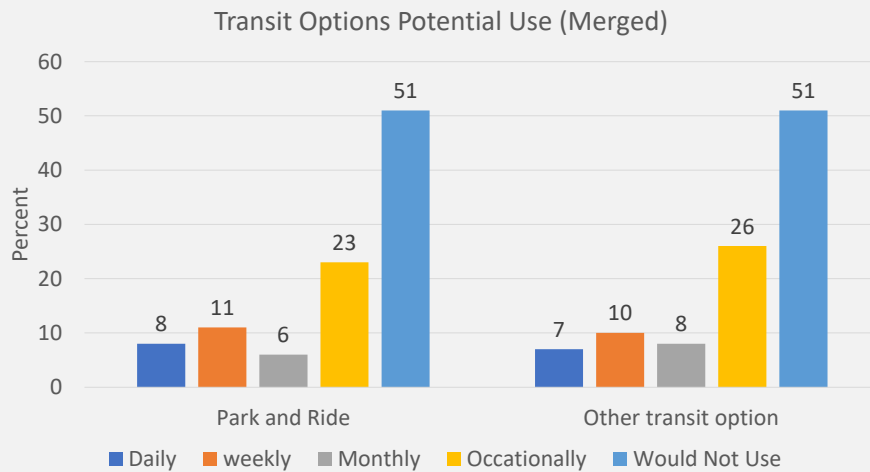
26

SUPPORT FOR POTENTIAL FEES OR BOND ELECTION ITEMS

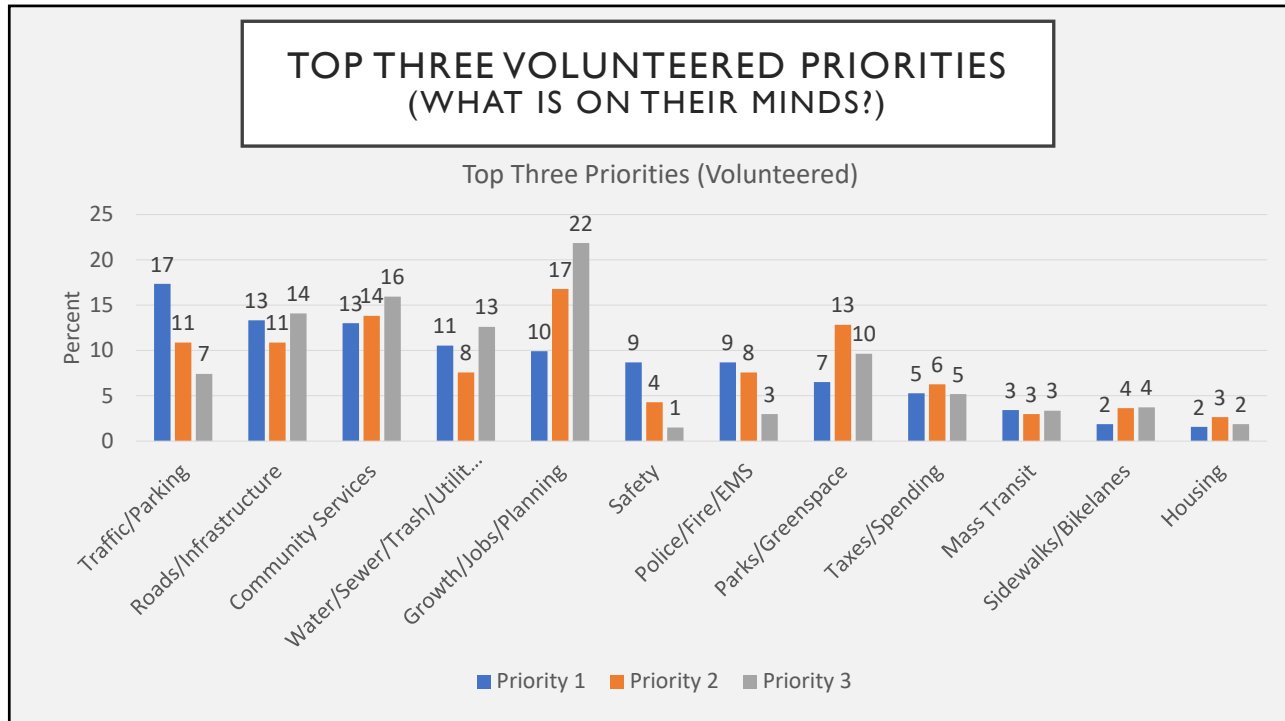


27

TRANSIT OPTIONS POTENTIAL USE



28



29

TOTAL VOLUNTEERED MENTIONS

Growth/Jobs/Planning	142
Community Services	127
Roads/Infrastructure	114
Traffic/Parking	109
Water/Sewer/Trash/Utilities	91
Parks/Greenspace	86
Police/Fire/EMS	59
Taxes/Spending	50
Safety	45
Mass Transit	29
Sidewalks/Bikelanes	27
Housing	18

30

QUESTIONS?



Thomas Longoria, Ph.D.
Professor and Director
Center for Public Policy, Research and Training
Texas State University
tl28@txstate.edu



2020 City of Buda Resident Survey

Center for Research, Public Policy and Training

Texas State University

Thomas Longoria, Ph.D.

Texas State University

Tl28@txstate.edu

Table of Contents

Executive Summary	2
Key Indicators Legend	4
Service Quality and Satisfaction Indicators	5
Views about Future Growth, Future Initiatives, and Support for Bond Items	12
Support for City Events and Utilization of City Amenities	16
Sources of City News and Information	17
Coded Open-Ended Responses	18
Respondent Demographic Characteristics	20
Statistically Significant Differences by Respondent Characteristics	21
Full Text of Open-Ended Comments	57

Executive Summary

The questionnaire was mailed to a random sample of 2,000 households in August 2020. A post-card reminder was sent in September 2020. The response rate for the random sample survey was 17% (332 returned surveys). Based on the response rate, we can be 95% certain that the results for the questions reflect the views of Buda households with a margin of error of +/- 6%. In other words, if 80% of residents who say that the quality of an indicator is good or excellent, we can be 95% certain that the true value is between 74% and 86%.

In addition, a link to an open survey was also made available to the public. Because the demographics of the randomly selected respondents and the online participants were statistically similar, they were merged in this report. When all the responses to the survey are merged, the total number of respondents (n=413) results in a margin of error of +/-5%.

The survey is generally representative of households in Buda when the demographics of the survey respondents are compared to 2018 American Community Survey Data from the US Census. For example, in 2018, an estimated 34% of occupied housing units in Buda have a Hispanic head of household according to the US Census, 15% of the survey respondents (random and open survey merged), and 14% of random sample respondents indicated that they were of Hispanic origin. Renters are underrepresented. The estimated percentage of renter-occupied housing in Buda is 30% compared to 4% of the respondents who indicated that they rent in the random sample and 3% in the merged sample. The random sample overrepresents residents over the age of 55. This is not surprising because younger people are less oriented to mailed paper surveys. The merged survey provides a better reflection of residents by age categories. For example, according to the US Census, 4% of Buda residents are 75 years old or older compared to 10% of the respondents to the mail survey and 4% of the respondents in the merged survey. For this reason, the merged survey results are discussed in more detail in this report.

It is important to note that the responses reflect respondent perceptions. These perceptions should not be mistaken for objective reality. Perceptions are formed in the context of expectations that people have for the quality of public services in Buda. For example, waiting three minutes to get through an intersection may be perceived to be an excessive amount of time by people expecting small town traffic. The same three minutes may not be noticed by people expecting rush hour traffic for a growing community in a booming metro area. Another important note is the context of COVID-19. The responses are potentially skewed by COVID-19 because some city services were closed or on reduced hours, people were generally less active throughout the city, and a generalized level of stress and anxiety from the COVID-19 crisis that might lead to more negative perceptions overall.

The results should be used to inform discussions and frame questions for city officials to consider when trying to understand their citizenry better.

Two contrasts are presented in the report below to provide additional insights. Responses are considered in terms a logical benchmark of resident satisfaction (Contrast #1). In addition, responses are considered in terms of differences across selected demographic categories (Contrast #2).

Summary of Comparison to Benchmarks

Cases when more than 60% of respondents rate a city service or characteristic as good or excellent indicates an area where the public is generally satisfied. Overall, 73% (62 of 85) of city service or characteristic indicators are above the 60% benchmark (coded green or yellow in summary tables below). It is important to note that most cases when resident views do not meet this benchmark are in areas of mobility and perceptions of new development. Given the rapid growth in Buda, these findings are not surprising. As can be seen below, clear majorities rate Quality of Life, Emergency and Protective Services, and city services at levels that meet and exceed benchmarks.

Summary of Comparisons Across Demographic Categories

Differences in responses were examined for five different demographic categories including: income, age, race, gender, and number of years living in Buda. In general, there are few statistically significant differences in the views of Buda residents when they are divided into different demographic categories. For the merged sample, 64 statistically significant differences (see bolded Chi Square significance less than .05 below) were found out of 400 statistical tests (80 indicators * 5 demographic categories). In other words, ***in 84% of the cases, the views of Buda residents are not associated with demographic characteristics and are statistically indistinguishable.***

Key Indicators Legend

Percent of Respondents with Good or Excellent Perceptions by Survey Item

The following tables present the percent of respondents who indicated that they perceived the service, program, or level of safety as good or excellent. The key indicators are reported for the random sample and the merged sample. A city where 80% of the respondents rate the item as good or excellent can be considered meeting benchmarks. Taking into account the margin of error for the random sample (+/- 6%), 74% good or excellent is potentially 80% (74% + 6%). Taking into account the margin of error for the merged sample (+/- 5%), 75% good or excellent is potentially 80% (75% + 5%). The legend below presents a quick guide for understanding the findings.

Legend	Benchmark	Interpretation	Random Sample	Merged Sample
Green	80%+	Meeting benchmarks	74% +	75%+
Yellow	60% - 79%	Approaching benchmarks	54%-73%	55%-74%
Red	<60%	Below benchmarks	<54%	<55%

Service Quality and Satisfaction Indicators

Please rate the following elements of quality of life in Buda. (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
The city as a place to live	39	53	8	0	92	404	41	53	6	0	94	330	
A place to raise children	41	49	9	1	90	349	44	48	7	1	92	329	
A place to work	17	34	31	19	51	271	17	35	31	17	52	213	
A place to retire	26	47	21	6	73	361	27	49	21	4	76	293	
Overall quality of life	28	62	8	2	90	402	27	49	21	4	93	293	
The city as an inclusive community	19	48	25	7	67	264	19	48	25	7	67	264	

Based on city taxes you pay; do you think the value of services you receive from the city is: (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
	17	44	30	9	61	379	18	45	29	8	63	313	

Please rate the following aspects of mobility in Buda (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
Ease of walking for leisure	19%	42	25	15	61	370	17	44	24	15	61	299	
Ease of walking to work	5	10	33	52	15	227	2	18	38	41	20	169	
Traffic flow on major streets	2	18	40	40	20	404	2	19	442	37	21	330	
Amount of public parking downtown	4	21	37	38	25	384	4	21	37	39	25	314	
Ease of biking for leisure	8	28	34	31	36	293	7	28	34	31	35	231	
Ease of biking to work	5	10	33	52	15	227	2	18	38	41	20	169	
Traffic light timing	3	38	38	22	41	349	3	39	37	21	42	278	
STAR Senior Bus Service	19	30	23	28	49	100	20	49	24	27	49	84	

Please rate the City of Buda provided water quality (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
Taste	15	46	24	15	61	367	15	43	24	14	58	306	
Pressure	20	51	21	9	71	372	19	51	20	9	70	309	
Clarity	17	52	24	8	69	368	16	54	23	8	70	306	
Cost	6	40	36	18	46	374	6	42	34	18	48	311	

Please rate the following characteristics of new development in Buda (Percent)												
	Merged Sample						Random Sample					
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N
Quality of new development	9	55	25	10	64	385	9	60	23	8	69	314
Overall quality of businesses	9	52	28	11	61	379	9	54	27	11	63	306
Employment opportunities	4	31	42	24	35	302	5	35	40	21	48	313
Housing availability	12	51	29	9	63	362	12	53	28	7	65	293
Housing options	9	45	34	13	54	365	7	47	35	11	54	297
Retail options	6	29	48	18	35	377	6	29	49	17	35	304
Pace of growth	8	38	32	22	46	384	8	40	32	20	48	313
Entertainment opportunities	4	24	46	27	28	379	4	24	46	26	28	307
Quality of building materials used	9	51	33	7	60	321	8	56	30	5	64	263
Economic development efforts overall	7	46	38	9	53	371	6	50	37	8	56	299

Please rate the quality of each of the following emergency and protective services in Buda (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
Police services	38	48	10	4	86	368	38	49	9	4	87	298	
Fire services (ESD #8)	46	48	6	1	94	353	46	49	5	0	95	284	
EMS (ESD #2)	45	47	7	1	92	335	46	47	6	1	93	272	
Municipal courts	23	55	17	5	78	213	24	56	17	4	80	169	
Traffic enforcement	15	47	27	11	62	325	19	49	26	8	65	263	
Code enforcement	14	40	33	13	54	272	16	41	32	12	57	212	
Animal control	15	48	26	11	63	310	15	50	24	10	65	249	
Emergency preparedness	21	53	20	6	74	310	21	55	19	6	76	213	

Please rate the quality of each of the following public services in Buda (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
Street repair	6	34	37	23	40	397	5	36	38	21	42	278	
Street lighting	8	44	35	14	52	400	8	45	35	13	53	328	
Garbage collection	36	48	14	3	84	398	38	48	13	2	86	328	
Recycling	34	46	15	5	80	395	37	47	14	3	84	326	
Yard waste pickup	25	44	20	11	69	352	27	45	19	10	72	288	
City water service	22	55	19	4	77	362	22	57	18	3	79	301	
Permitting & inspection services	15	43	28	14	58	178	14	45	29	12	59	133	
Development services— Planning & Engineering	10	37	35	18	47	218	10	39	37	15	49	167	
Utility billing	17	53	23	7	70	386	17	54	23	6	71	319	

Please rate the quality of each of the following city services in Buda (Percent)													
	Merged Sample						Random Sample						
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	
City government (council)	11	55	27	6	66	318	11	57	27	6	68	253	
City administration (staff)	20	51	24	5	71	312	19	55	22	4	74	246	
Overall maintenance of the city	18	57	22	4	75	371	18	59	19	3	77	299	
Financial management of the city	12	51	27	10	63	310	11	52	29	8	63	252	
City parks	20	56	20	5	76	378	19	57	19	5	76	309	
Community events and festivals	23	50	22	5	73	359	22	51	23	4	73	294	
Recreation programs	10	40	35	15	50	298	10	42	35	14	52	237	
Services to seniors	9	35	37	20	44	188	8	37	35	19	45	147	
Services to youth	7	36	39	18	43	206	8	38	38	17	46	160	
City library	49	41	10	1	90	352	49	43	8	1	92	285	
Neighborhood parks	21	49	24	6	70	379	22	51	22	6	73	311	
Recreation fields	13	54	25	8	67	318	14	54	24	8	68	259	
Park playgrounds	14	52	27	7	66	336	14	55	25	7	69	277	
Trails and greenspaces	20	44	28	8	64	368	20	46	24	8	66	300	
Park amenities	15	40	37	9	55	356	14	42	36	7	56	291	
Historic downtown	22	51	23	5	73	386	23	53	21	4	76	316	
Community beautification efforts	16	50	29	5	66	376	17	50	29	4	67	307	

Have you had any in-person, phone, email, or social media contact with any employee of the city of Buda within the last 12 months? (Percent)		
	Merged Sample	Random Sample
Yes	58	57
No	42	43
N	402	328

If you answered yes, which department(s) were contacted and what was your overall impression? (Percent)												
	Merged Sample						Random Sample					
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N
City Manager's Office	16	51	18	16	67	45	19	52	16	13	71	31
City Clerk's Office	21	63	15	2	84	48	22	61	14	3	83	36
Human Resources	17	44	17	22	61	18	17	58	8	17	75	12
Finance	11	37	32	21	48	19	15	39	23	23	54	13
Engineering/Planning & Permitting	25	36	23	16	61	44	32	32	23	13	64	31
Parks & Recreation	33	50	8	8	83	60	39	44	10	7	83	41
Utility Billing	40	44	9	6	84	117	41	44	9	6	85	100
Municipal Court	33	38	14	14	74	49	35	35	12	18	70	70
Library	78	18	2	2	96	129	79	17	2	2	96	104
Main Street & Tourism	35	39	18	8	74	49	43	32	19	5	75	37
Police	59	22	10	9	81	101	59	23	9	10	82	82
Animal Control	29	40	9	22	69	45	27	47	6	21	74	34
Code Enforcement	33	30	20	18	63	40	32	29	16	23	61	31
Streets & Drainage	25	34	19	22	59	59	31	35	15	19	66	48
Waste & Wastewater	28	37	28	8	65	51	30	35	26	9	65	43

Please rate safety in the following areas throughout the City. (Percent)												
	Merged Sample						Random Sample					
	Excellent	Good	Fair	Poor	Percent Excellent or Good	N	Excellent	Good	Fair	Poor	Percent Excellent or Good	N
In your neighborhood (day)	48	46	6	1	94	384	49	46	4	1	95	318
In your neighborhood (after dark)	22	54	20	3	76	380	23	54	21	3	77	315
In historic downtown	28	61	10	1	89	313	22	49	64	7	71	256
In city parks	21	64	15	1	85	283	22	65	12	1	87	227
In recreation areas	19	60	18	3	79	277	20	62	15	3	82	223
In shopping centers	23	62	13	2	85	337	24	62	12	2	86	278
Police visibility	18	46	27	9	64	374	19	46	27	8	65	309
Police responsiveness	33	49	14	4	82	255	34	50	12	4	84	210

Views about Future Growth, Future Initiatives, and Support for Bond Items

How strongly do you agree with the following statements related to future growth in Buda? (Percent)										
	Merged Sample					Random Sample				
	Strongly Agree	Agree	Disagree	Strongly Disagree	N	Strongly Agree	Agree	Disagree	Strongly Disagree	N
Create pedestrian-friendly development	51	42	5	2	384	50	45	4	2	315
Increase mixed-use development	19	55	18	8	374	18	57	18	7	306
Allowing building heights greater than 4 stories	9	21	42	28	376	9	23	41	28	307
Allow different kinds of building materials	10	65	18	7	375	8	65	19	8	307
Limit drive-thru retail to certain areas	25	46	25	5	380	22	48	25	5	311
Buda has a good mix of residential to commercial property	10	63	23	4	379	9	66	23	3	310
Create more office space	7	53	32	8	373	8	52	34	7	305
Create more warehouse space	2	39	49	20	374	2	28	52	19	308
Create more retail opportunities	28	58	8	6	381	28	57	9	5	313
Create more entertainment opportunities	44	46	8	3	384	42	47	8	3	315

Please rate the level of importance of the following topics and future initiatives . (Top 10 of 36 listed below) (Percent)										
	Merged Sample					Random Sample				
	Very Important	Important	Unimportant	Very Unimportant	N	Very Important	Important	Unimportant	Very Unimportant	N
Maintain quality water/wastewater service	80	20	0	0	388	80	20	0	0	322
Manage traffic flow and congestion	81	18	1	1	391	80	19	0	0	322
Manage future growth	75	24	2	0	389	74	24	2	0	320
Maintain a reasonable tax rate	83	16	1	0	390	84	15	1	0	321
Ensure proper stormwater drainage	63	24	2	1	387	63	35	2	1	319
Quality public schools	75	21	3	2	386	76	21	2	2	318
Preserve natural spaces	68	27	2	1	388	68	27	5	0	318
Enhance public safety	49	46	4	2	385	49	44	5	2	317
Preserve small-town character	63	30	6	2	389	63	30	7	1	320
Regulate development in the flood plain	55	37	6	1	385	53	40	6	1	318

Would you be willing to vote for a bond election or pay more fees to expand or add the following items? (Percent)										
	Merged Sample					Random Sample				
	Very Important	Important	Unimportant	Very Unimportant	N	Very Important	Important	Unimportant	Very Unimportant	N
Road & street maintenance	29	51	11	8	382	30	52	12	7	313
Sidewalk & trail maintenance	25	50	16	9	379	24	52	16	8	310
Construction of new or expanded roadways	34	44	15	7	383	35	44	15	6	314
Stormwater maintenance	23	55	16	7	380	23	54	16	6	311
City recreation center	13	37	33	17	378	13	37	34	16	310
City aquatic facilities	17	31	34	18	380	18	29	35	18	311
City athletic fields	7	36	40	17	376	8	35	41	16	308
Development of new parkland including Garrison Park	24	46	21	10	380	23	47	21	10	312
New sidewalks/trails	26	48	16	10	378	25	50	17	9	310
Revitalization of downtown	23	51	17	10	378	23	52	17	9	310

Would you support a bond election to fund all the items listed above? (Percent)		
	Merged Sample	Random Sample
Yes	53	52
No	47	48
N	376	308

If a park and ride service or transit option was available, how often would you use it to commute to Austin? (Percent)												
	Merged Sample						Random Sample					
	Daily	Weekly	Monthly	Occasionally	Would not use	N	Daily	Weekly	Monthly	Occasionally	Would not use	N
Park and Ride	8	11	6	23	51	388	7	9	6	23	55	319
Other transit option	7	10	8	26	51	372	7	9	8	24	52	305

Support for City Events and Utilization of City Amenities

What types of events or festivals would you like to see in the new City Park? (Percent)						
	Merged Sample			Random Sample		
	Yes	No	N	Yes	No	N
Free community concerts & performances	88	12	346	86	14	297
Ticketed concerts & performances	70	30	316	65	35	278
Arts & crafts festivals	82	18	337	80	20	294
Food & drink events	79	21	332	76	24	295
Family friendly events	88	12	343	86	14	295

In the previous 12 months, how often have you or members of your family used or visited the following areas? (Percent)												
	Merged Sample						Random Sample					
	Very Often	Often	Sometimes	Rarely	Never	N	Very Often	Often	Sometimes	Rarely	Never	N
City library	14	17	27	22	20	396	14	16	28	21	21	322
Neighborhood parks	19	23	29	17	11	398	18	25	29	18	11	325
Stagecoach Park	8	13	33	26	20	398	7	12	33	26	22	324
Recreation areas	6	12	34	30	19	397	5	10	35	31	20	323
Athletic fields	3	6	18	29	46	397	3	5	7	11	80	324
Park playgrounds	7	12	27	24	30	395	5	13	27	24	31	323
Trails and greenspaces	16	20	31	18	16	396	15	20	31	19	17	322
Park amenities	6	12	32	28	21	394	5	13	32	29	22	321
Historic downtown	18	34	32	12	4	398	15	35	34	12	4	324
Skate Park	1	3	7	11	79	398	1	3	7	11	80	324
Sportsplex Park	4	6	17	22	51	397	4	6	18	22	51	324

Sources of City News and Information

In the previous 12 months, how often did you receive news about the City of Buda from the following sources? (Percent)												
	Merged Sample						Random Sample					
	Very Often	Often	Sometimes	Rarely	Never	N	Very Often	Often	Sometimes	Rarely	Never	N
City website	13	16	32	22	17	401	9	14	33	25	19	327
Online city newsletter	10	11	16	22	40	397	7	11	16	21	45	323
Facebook	20	21	14	9	36	393	17	21	12	10	39	319
NextDoor	23	22	20	8	26	399	22	22	19	8	28	325
<i>Hays Free Press</i>	16	21	21	15	28	395	15	21	21	13	30	321
<i>Community Impact</i>	31	33	19	6	11	391	31	34	19	5	11	317
<i>Austin American Statesman</i>	5	8	16	14	57	397	5	7	15	13	62	325
HOA	5	9	22	26	38	396	4	10	23	27	37	325

If the City launched a government cable access channel with replays of public meetings and information on the city, would you watch it? (Percent)		
	Merged Sample	Random Sample
Yes	49	47
No	51	53

Coded Open-Ended Responses

Respondents were asked to volunteer their top three priorities for the City of Buda. This question was asked at the start of the survey to better capture what is on the mind of respondents before they were influenced by the questions asked in the survey.

The tables below present the total number of mentions and the percentage of mentions for different categories coded by the research team (actual responses are presented at the end of the report). Coding open-ended responses is subjective and some of the categories could be combined. For example, streets/roads and traffic/parking point to a similar priority. In addition, in some cases if a respondent, for example, writes “growth” it is not possible to know if they believe that growth is too fast or too slow.

Coded Comments for Each Priority Area (Percent)			
	Priority 1	Priority 2	Priority 3
Traffic/Parking	17	11	7
Roads/Infrastructure	13	11	14
Community Services	13	14	16
Water/Sewer/Trash/Utilities	11	8	13
Growth/Jobs/Planning	10	17	22
Safety	9	4	1
Police/Fire/EMS	9	8	3
Parks/Greenspace	7	13	10
Taxes/Spending	5	6	5
Mass Transit	3	3	3
Sidewalks/Bike Lanes	2	4	4
Housing	2	3	2

Total Open-Ended Top Three Priorities Mentioned (Coded Responses)		
	Number	Percent
Growth/Jobs/Planning	142	16
Community Services	127	14
Roads/Infrastructure	114	13
Traffic/Parking	109	12
Water/Sewer/Trash/Utilities	91	10
Parks/Greenspace	86	10
Police/Fire/EMS	59	7
Taxes/Spending	50	6
Safety	45	5
Mass Transit	29	3
Sidewalks/Bike Lanes	27	3
Housing	18	2
	897	100

Based on the coded-open ended responses, the top three priorities for respondents are Growth/Jobs/Planning, Community Services, and Roads/Infrastructure.

Respondent Demographic Characteristics of Random and Open Survey

The data below illustrates that the open survey had more respondents who were non-white and had lived in the city less than 10 years. On this basis, the merged survey was used for the analysis above because it better reflects city demographics.

Race (Percent)				
	White	Non-White	Chi Square	Sig.
Random	74	26	7.82	.01
Open	58	42		

Age (Percent)					
	Less than 44	45 to 64	More than 65	Chi Square	Sig.
Random	29	40	31	1.64	.44
Open	34	42	24		

Years Living in Buda (Percent)				
	Less than 10	10 or more	Chi Square	Sig.
Random	74	26	7.82	.01
Open	58	42		

Income (Percent)					
	Less than \$75K	\$75K to \$100K	More than \$100K	Chi Square	Sig.
Random	36	28	36	.26	.88
Open	33	27	40		

Statistically Significant Differences by Respondent Characteristics (Merged Responses)

Race

Non-white respondents are less likely to rate new development, overall quality of business, housing availability, housing options, economic development overall, police, recreation fields, trails and greenspaces, and police visibility as good or excellent.

Non-white respondents are more likely to agree that creating a pedestrian-friendly community is a priority.

Non-white respondents are more likely to say that preserving the small-town character and regulating lighting to preserve the night sky is important.

Quality of Life X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
City as a place to live	92	91	.07	.78
Place to raise children	90	90	.02	.89
Place to work	53	46	.98	.32
Place to retire	72	78	1.45	.22
Overall quality of life	91	89	.58	.45
The city as inclusive community	70	59	2.85	.10

Mobility X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
Ease of walking for leisure	62	57	.88	.35
Ease of walking to work	15	15	.00	.99
Traffic flow on major streets	20	21	.14	.71
Amount of downtown parking	25	27	.21	.65
Ease of biking for leisure	37	32	.49	.48
Ease of biking to work	20	21	.01	.91
Traffic light timing	43	35	2.22	.14
STAR Senior Bus Service	.51	.46	.25	.62

Water Quality X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
Taste	62	59	.27	.60
Pressure	73	65	2.55	.11
Clarity	69	68	.04	.84
Cost	47	45	.09	.76

New Development X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
Quality of new development	69	54	7.91	.01
Overall quality of businesses	65	50	8.17	.00
Employment opportunities	37	30	1.49	.22
Housing availability	67	51	8.82	.00
Housing options	57	44	5.17	.02
Retail options	35	34	.02	.89
Pace of growth	49	41	2.12	.15
Entertainment opportunities	27	29	.17	.68
Quality of building materials used	62	56	1.09	.30
Economic development efforts overall	57	44	5.67	.02

Emergency and Protective Services X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
Police Services	88	81	3.7	.05
Fire Services	95	90	2.26	.13
EMS (ESD #2)	93	90	1.07	.30
Municipal courts	79	75	.32	.57
Traffic enforcement	63	60	.22	.64
Code enforcement	53	59	.86	.35
Animal control	65	57	1.95	.16
Emergency preparedness	75	73	.15	.70

Public Services X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
Street repair	40	39	.06	.81
Street lighting	52	52	.02	.90
Garbage collection	85	80	1.63	.20
Recycling	82	78	.70	.40
Yard waste pickup	71	65	1.20	.27
City water service	77	78	.10	.75
City sewer service	77	80	.26	.61
Permitting & inspection services	60	53	.79	.38
Development services	48	44	.34	.56
Utility building	72	66	1.10	.30

City Service X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
City government (council)	68	63	.95	.33
City administration (staff)	73	67	.95	.33
Overall maintenance of the city	74	73	.05	.83
Financial management of the city	64	61	.20	.65
City parks	75	76	.00	.98
Community events and festivals	73	74	.03	.86
Recreation programs	54	42	3.07	.08
Services to seniors	46	37	1.33	.25
Services to youth	45	39	.56	.46
City library	91	87	1.10	.30
Neighborhood parks	73	64	2.76	.10
Recreation fields	71	59	4.36	.04
Park playgrounds	68	60	2.24	.14
Trails and greenspaces	68	54	5.58	.02
Park amenities	56	50	1.26	.26
Historic downtown	73	72	.03	.88
Community beautification efforts	68	64	.59	.44

Safety X Race (Percent Excellent or Good)	White	Non-White	Chi Square	Sig.
In your neighborhood (day)	94	92	.41	.52
In your neighborhood (night)	77	75	.33	.56
In historic downtown	90	89	.04	.85
In city parks	85	82	.39	.53
In recreation areas and trails	81	73	2.58	.11
In shopping centers	87	80	2.78	.10
Police visibility	69	51	10.62	.00
Police responsiveness	84	78	1.41	.24

Future Growth Initiatives X Race (Percent Agree or Strongly Agree)	White	Non-White	Chi Square	Sig.
Create pedestrian-friendly development	95	88	4.93	.03
Increase mixed-use development	75	71	.67	.42
Allow building heights greater than 4 stories	31	27	.49	.48
Allow different kinds of building materials	74	78	.58	.45
Limit drive-thru retail to certain areas	72	67	.81	.37
Buda has a good mix of residential to commercial property	75	68	1.50	.22
Create more office space	55	62	1.46	.23
Create more warehouse space	32	29	.34	.56
Create more retail opportunities	87	82	1.63	.20
Create more entertainment opportunities	91	85	2.74	.10

Future Initiatives X Race (Percent Important or Very Important)	White	Non-White	Chi Square	Sig.
Preserve small town character	95	84	13.92	.00
Quality public school systems	96	94	.67	.41
Manage traffic flow and congestion	99	99	.00	.95
Manage future growth	98	97	.98	.32
Increase job opportunities	86	82	.91	.34
Maintain a reasonable tax rate	99	98	.14	.69
Maintain quality water/waste-water service	100	100	.36	.55
Regulate lighting to preserve night sky	85	75	5.55	.02
Preserve natural spaces	95	94	.15	.70
Expand park playground amenities	75	76	.02	.88
Expand athletic field options	55	58	.25	.62
Develop a city recreation center	65	65	.01	.94
Develop city aquatic facilities	57	56	.02	.88
Expand library hours to include Sundays	48	45	.18	.67
Expand retail opportunities	79	77	.22	.64
Ensure proper stormwater drainage	97	97	.01	.94

Future Initiatives X Race (Percent Important or Very Important)	White	Non-White	Chi Square	Sig.
Workforce housing (Under \$200K)	59	56	.27	.60
Diversify types of housing	60	60	.00	.98
Expand downtown parking	71	72	.00	.98
Create downtown plazas and public art	66	63	.24	.62
Expand arts and culture opportunities	70	63	1.80	.18
Enhance public safety	95	94	.01	.91
Regulate development in the flood plain	93	91	.37	.54
Expand sidewalk and trail networks	92	83	5.23	.02
W-Fi in public spaces	72	63	2.9	.12
Create a diverse and inclusive community	81	76	1.10	.29

Support for Bond Items by Race (Percent Support or Strongly Support)	White	Non-White	Chi Square	Sig.
Road and street maintenance	82	78	.79	.37
Sidewalk and trail maintenance	77	69	2.46	.12
Construction of new or expanded roadways	80	73	2.03	.15
Stormwater maintenance	79	74	1.35	.25
City recreation center	50	53	.27	.60
City aquatic facilities	47	50	.31	.58
City athletic fields	42	47	.90	.34
Development of new parkland including future Garrison park	71	65	1.33	.25
New sidewalks/trails	77	67	3.27	.07
Revitalization of downtown	74	70	.62	.42

Age

Older residents are less likely to be satisfied with downtown parking, STAR senior bus service, entertainment opportunities, development services, services to seniors, safety in parks, and safety in recreation areas.

Older residents are more likely to agree that more office space, more warehouse space, and more retail opportunity should be part of future growth priorities. They are less likely to agree that more entertainment opportunities should be a future growth priority.

Older residents are more likely to say that workforce housing, expanding downtown parking, and enhancing public schools are important topics for future initiatives. They are less likely to say a city recreation center and a city aquatic facility are important topics for future initiatives.

Quality of Life X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
City as a place to live	93	94	90	1.67	.43
Place to raise children	88	89	95	3.03	.22
Place to work	44	52	60	3.80	.15
Place to retire	70	73	78	2.01	.67
Overall quality of life	90	92	90	.59	.74
The city as inclusive community	60	70	72	3.40	.18

Mobility X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
Ease of walking for leisure	51	64	65	5.23	.07
Ease of walking to work	10	17	15	2.27	.32
Traffic flow on major streets	22	19	19	.50	.78
Amount of downtown parking	29	30	13	12.13	.00
Ease of biking for leisure	40	31	34	1.83	.40
Ease of biking to work	21	24	11	3.42	.18
Traffic light timing	44	39	43	.76	.69
STAR Senior Bus Service	72	43	30	11.16	.00

Water Quality X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
Taste	62	61	60	.16	.93
Pressure	69	68	76	1.70	.43
Clarity	66	68	72	.76	.69
Cost	52	46	40	2.88	.24

New Development X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
Quality of new development	64	60	72	3.99	.14
Overall quality of businesses	62	59	66	1.60	.45
Employment opportunities	40	35	29	2.14	.34
Housing availability	64	62	63	.10	.95
Housing options	53	49	61	3.35	.19
Retail options	42	32	31	3.29	.19
Pace of growth	51	44	47	1.14	.49
Entertainment opportunities	37	23	23	8.23	.02
Quality of building materials used	63	58	60	.80	.67
Economic development efforts overall	65	45	59	10.65	.01

Emergency and Protective Services X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
Police Services	85	85	91	2.37	.31
Fire Services	93	92	95	1.06	.59
EMS (ESD #2)	91	91	96	2.80	.25
Municipal courts	79	81	72	1.73	.42
Traffic enforcement	67	60	61	.97	.62
Code enforcement	63	52	51	2.54	.28
Animal control	66	62	64	.40	.82
Emergency preparedness	78	76	72	.72	.70

Public Services X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
Street repair	45	38	38	1.38	.50
Street lighting	54	50	52	.53	.77
Garbage collection	76	88	84	6.30	.04
Recycling	78	83	81	1.10	.58
Yard waste pickup	65	73	70	1.44	.49
City water service	76	77	80	.47	.79
City sewer service	75	79	82	1.44	.49
Permitting & inspection services	64	58	52	1.43	.49
Development services	61	44	38	6.72	.04
Utility building	71	66	77	3.61	.16

City Service X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
City government (council)	72	62	69	2.35	.31
City administration (staff)	74	68	74	1.25	.54
Overall maintenance of the city	80	73	72	2.01	.37
Financial management of the city	65	61	66	.69	.71
City parks	75	77	77	.11	.95
Community events and festivals	73	72	77	.86	.65
Recreation programs	47	47	63	5.62	.06
Services to seniors	61	33	46	7.10	.03
Services to youth	42	40	51	1.72	.42
City library	92	92	85	3.13	.21
Neighborhood parks	69	74	70	.88	.64
Recreation fields	66	68	71	.42	.81
Park playgrounds	59	73	69	5.36	.07
Trails and greenspaces	63	66	63	.47	.79
Park amenities	49	58	58	2.60	.27
Historic downtown	78	72	71	1.44	.49
Community beautification efforts	67	72	61	3.33	.19

Safety X Age (Percent Good or Excellent)	Less than 45	45-64	65 or more	Chi Square	Sig.
In your neighborhood (day)	92	95	92	1.77	.41
In your neighborhood (night)	79	75	78	.68	.71
In historic downtown	92	88	89	1.32	.52
In city parks	93	76	88	12.65	.00
In recreation areas and trails	87	73	77	6.13	.05
In shopping centers	88	83	88	1.44	.49
Police visibility	72	66	58	4.46	.11
Police responsiveness	85	81	82	.52	.77

Future Growth Initiatives X Age (Percent Agree or Strongly Agree)	Less than 45	45-64	65 or more	Chi Square	Sig.
Create pedestrian-friendly development	92	94	94	.46	.79
Increase mixed-use development	75	75	72	.22	.90
Allow building heights greater than 4 stories	33	31	24	2.02	.37
Allow different kinds of building materials	80	75	67	4.95	.08
Limit drive-thru retail to certain areas	62	73	75	5.77	.06
Buda has a good mix of residential to commercial property	72	74	74	.09	.96
Create more office space	56	56	71	7.20	.03
Create more warehouse space	27	25	63	10.15	.01
Create more retail opportunities	81	85	93	6.45	.04
Create more entertainment opportunities	91	95	82	11.50	.00

Future Initiatives X Age (percent rate as important)	Less than 45	45-64	65 or more	Chi Square	Sig.
Preserve small town character	92	91	94	.81	.66
Quality public school systems	97	92	99	7.92	.02
Manage traffic flow and congestion	97	100	99	4.39	.11
Manage future growth	100	99	97	6.51	.04
Increase job opportunities	81	86	90	3.52	.17
Maintain a reasonable tax rate	96	100	99	8.60	.01
Maintain quality water/waste-water service	100	99	100	1.49	.48
Regulate lighting to preserve night sky	81	80	87	2.19	.33
Preserve natural spaces	96	93	97	1.97	.37
Expand park playground amenities	77	73	77	.87	.65
Expand athletic field options	53	53	62	2.45	.29
Develop a city recreation center	70	63	63	1.95	.38
Develop city aquatic facilities	64	55	50	4.31	.12
Expand library hours to include Sundays	46	46	49	.33	.85
Expand retail opportunities	72	80	84	5.31	.07
Ensure proper stormwater drainage	94	99	98	6.07	.05

Future Initiatives X Age (Percent Important or Very Important)	Less than 45	45-64	65 or more	Chi Square	Sig.
Workforce housing (Under \$200K)	48	57	71	12.88	.00
Diversify types of housing	57	60	65	1.38	.50
Expand downtown parking	64	71	81	8.18	.02
Create downtown plazas and public art	61	67	70	2.34	.31
Expand arts and culture opportunities	68	68	71	.49	.78
Enhance public safety	87	97	98	16.68	.00
Regulate development in the flood plain	90	91	97	3.87	.14
Expand sidewalk and trail networks	90	90	89	.25	.88
W-Fi in public spaces	63	70	76	4.71	.10
Create a diverse and inclusive community	84	78	79	1.80	.41

Support for Bond items X Age (Percent Support or Strongly Support)	Less than 45	45-64	65 or more	Chi Square	Sig.
Road and street maintenance	84	79	80	1.24	.54
Sidewalk and trail maintenance	78	73	75	1.03	.60
Construction of new or expanded roadways	80	77	78	.43	.81
Stormwater maintenance	80	76	77	.52	.77
City recreation center	59	51	40	8.37	.02
City aquatic facilities	57	46	39	7.38	.03
City athletic fields	48	39	44	2.17	.34
Development of new parkland including future Garrison park	77	66	67	4.58	.10
New sidewalks/trails	75	77	72	.81	.67
Revitalization of downtown	78	69	76	3.53	.17

Years Living in Buda

Longer-term residents of Buda are less likely to rate street repair, streetlights, and city council as good or excellent. They are more likely to rate services to youth as good or excellent.

Longer-term residents are more likely to agree that more entertainment opportunities should be a future growth priority.

Longer term residents are more likely to say regulating lighting to preserve the night sky and workforce housing are important topics for future initiatives and less likely to say that preserving natural spaces is an important topic.

Quality of Life X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
City as a place to live	91	93	.66	.42
Place to raise children	90	91	.13	.72
Place to work	49	53	.51	.48
Place to retire	75	72	.33	.57
Overall quality of life	92	89	1.05	.31
The city as inclusive community	67	70	.22	.64

Mobility X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
Ease of walking for leisure	61	60	.05	.82
Ease of walking to work	14	12	.13	.72
Traffic flow on major streets	21	17	.83	.36
Amount of downtown parking	26	21	1.05	.31
Ease of biking for leisure	36	33	.22	.64
Ease of biking to work	21	20	.03	.86
Traffic light timing	44	36	2.82	.15
STAR Senior Bus Service	56	40	2.40	.12

Water Quality X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
Taste	63	37	2.57	.11
Pressure	70	71	.02	.88
Clarity	72	63	3.07	.08
Cost	48	43	.88	.35

New Development X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
Quality of new development	68	60	2.88	.10
Overall quality of businesses	63	59	.78	.38
Employment opportunities	36	32	.56	.45
Housing availability	66	58	2.08	.15
Housing options	55	52	.41	.52
Retail options	34	34	.02	.89
Pace of growth	50	41	2.50	.11
Entertainment opportunities	26	28	.13	.72
Quality of building materials used	60	61	.02	.89
Economic development efforts overall	56	50	1.18	.28

Emergency and Protective Services X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
Police Services	88	84	1.21	.27
Fire Services	93	94	.04	.85
EMS (ESD #2)	92	93	.20	.66
Municipal courts	79	77	.15	.70
Traffic enforcement	62	62	.01	.94
Code enforcement	57	49	1.64	.20
Animal control	65	60	.66	.42
Emergency preparedness	77	71	1.30	.25

Public Services X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
Street repair	45	33	5.68	.02
Street lighting	57	45	5.40	.02
Garbage collection	82	85	.43	.51
Recycling	79	83	.99	.32
Yard waste pickup	69	71	.09	.77
City water service	80	74	1.66	.20
City sewer service	80	76	.76	.38
Permitting & inspection services	63	51	2.67	.10
Development services	48	45	.24	.63
Utility building	71	70	.05	.83

City Services X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
City government (council)	71	59	4.82	.03
City administration (staff)	73	67	1.43	.23
Overall maintenance of the city	74	77	.45	.50
Financial management of the city	68	57	3.69	.06
City parks	74	79	1.06	.30
Community events and festivals	74	73	.12	.73
Recreation programs	49	52	.27	.60
Services to seniors	48	38	1.62	.20
Services to youth	35	53	5.94	.02
City library	90	90	.02	.89
Neighborhood parks	69	72	.38	.54
Recreation fields	68	67	.03	.85
Park playgrounds	67	65	.19	.66
Trails and greenspaces	63	65	.04	.84
Park amenities	.52	.59	1.59	.21
Historic downtown	75	69	1.81	.18
Community beautification efforts	66	67	.05	.82

Safety X Years in Buda (Percent Good or Excellent)	Less than 10 Years	10 or more years	Chi Square	Sig.
In your neighborhood (day)	94	93	.29	.59
In your neighborhood (night)	75	79	.72	.40
In historic downtown	90	89	.05	.83
In city parks	88	80	2.75	.10
In recreation areas and trails	81	76	.86	.36
In shopping centers	87	85	.67	.41
Police visibility	64	66	.22	.64
Police responsiveness	85	79	1.18	.28

Future Growth Initiatives X Age (Percent Agree or Strongly Agree)	Less than 10 Years	10 or more years	Chi Square	Sig.
Create pedestrian-friendly development	94	92	.34	.56
Increase mixed-use development	75	72	.43	.51
Allow building heights greater than 4 stories	32	26	1.49	.22
Allow different kinds of building materials	78	70	2.30	.08
Limit drive-thru retail to certain areas	71	71	.00	.96
Buda has a good mix of residential to commercial property	73	73	.01	.94
Create more office space	62	58	.66	.42
Create more warehouse space	29	34	1.21	.27
Create more retail opportunities	88	84	1.32	.25
Create more entertainment opportunities	93	85	6.42	.01

Future Initiatives X Age (Percent Important or Very Important)	Less than 10 Years	10 or more years	Chi Square	Sig.
Preserve small town character	90	95	3.38	.07
Quality public school systems	95	97	.70	.40
Manage traffic flow and congestion	99	99	.19	.66
Manage future growth	99	97	.99	.32
Increase job opportunities	87	83	1.41	.24
Maintain a reasonable tax rate	99	97	1.90	.17
Maintain quality water/waste-water service	100	99	1.54	.21
Regulate lighting to preserve night sky	79	87	4.57	.03
Preserve natural spaces	93	98	5.23	.02
Expand park playground amenities	78	71	2.39	.12
Expand athletic field options	57	53	.50	.48
Develop a city recreation center	63	67	.43	.51
Develop city aquatic facilities	57	56	.08	.78
Expand library hours to include Sundays	46	49	.49	.49
Expand retail opportunities	80	76	.97	.33
Ensure proper stormwater drainage	97	97	.19	.67

Future Initiatives X Age (Percent Important or Very Important)	Less than 10 Years	10 or more years	Chi Square	Sig.
Workforce housing (Under \$200K)	54	65	4.14	.04
Diversify types of housing	62	56	1.34	.25
Expand downtown parking	72	70	.22	.64
Create downtown plazas and public art	65	66	.01	.94
Expand arts and culture opportunities	71	64	1.64	.20
Enhance public safety	93	96	1.37	.24
Regulate development in the flood plain	92	93	.28	.60
Expand sidewalk and trail networks	90	87	.10	.75
W-Fi in public spaces	68	72	.68	.41
Create a diverse and inclusive community	81	78	.67	.41

Support for Bond Items X Age (Percent Support or Strongly Support)	Less than 10 Years	10 or more years	Chi Square	Sig.
Road and street maintenance	81	79	.29	.59
Sidewalk and trail maintenance	77	71	1.65	.20
Construction of new or expanded roadways	78	76	.21	.65
Stormwater maintenance	77	78	.07	.80
City recreation center	50	51	.05	.83
City aquatic facilities	47	49	.29	.59
City athletic fields	44	40	.42	.52
Development of new parkland including future Garrison park	70	68	.20	.65
New sidewalks/trails	75	73	.21	.65
Revitalization of downtown	74	73	.02	.88

Income

Lower income residents are less likely to say ease of walking for leisure, cost of water, and safety in downtown is good or excellent.

Lower income residents are less likely to agree that allowing building heights greater than four stories is a future growth priority.

Lower income residents are more likely to say that workforce housing (under \$200,000) is an important topic for future initiatives.

Quality of Life X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
City as a place to live	89	89	94	1.69	.43
Place to raise children	87	88	92	1.09	.58
Place to work	50	59	48	1.26	.53
Place to retire	71	71	74	.31	.86
Overall quality of life	83	92	94	5.80	.06
The city as inclusive community	66	62	73	1.92	.38

Mobility X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Ease of walking for leisure	53	75	71	9.76	.01
Ease of walking to work	12	21	8	2.90	.24
Traffic flow on major streets	20	23	16	1.34	.51
Amount of downtown parking	26	21	27	.64	.73
Ease of biking for leisure	27	43	41	4.14	.13
Ease of biking to work	13	16	22	1.48	.48
Traffic light timing	42	50	41	1.49	.47
STAR Senior Bus Service	27	36	75	5.66	.06

Water Quality X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Taste	49	56	67	5.32	.07
Pressure	65	77	64	3.26	.20
Clarity	58	79	76	9.12	.10
Cost	28	41	57	14.63	.00

New Development X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Quality of new development	64	69	69	.51	.78
Overall quality of businesses	63	70	67	.95	.62
Employment opportunities	28	24	38	2.75	.25
Housing availability	58	57	66	1.75	.42
Housing options	50	56	60	1.80	.41
Retail options	35	37	34	.15	.93
Pace of growth	48	54	54	.84	.66
Entertainment opportunities	21	26	19	1.29	.53
Quality of building materials used	55	64	63	1.54	.46
Economic development efforts overall	46	59	52	2.62	.27

Emergency and Protective Services X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Police Services	83	94	88	3.85	.15
Fire Services	91	96	92	1.34	.51
EMS (ESD #2)	89	95	91	1.59	.45
Municipal courts	67	85	81	4.70	.10
Traffic enforcement	54	65	67	2.80	.25
Code enforcement	48	54	61	2.22	.33
Animal control	56	64	74	4.98	.08
Emergency preparedness	66	77	79	3.27	.20

Public Services X Income (Percent Good or Excellent)	Less than \$75K	\$75K -\$100K	More than \$100K	Chi Square	Sig.
Street repair	36	49	45	2.93	.23
Street lighting	48	61	54	2.86	.24
Garbage collection	81	83	82	.14	.93
Recycling	77	77	82	.86	.65
Yard waste pickup	67	64	70	.69	.71
City water service	71	77	74	.55	.76
City sewer service	69	80	78	3.35	.19
Permitting & inspection services	47	59	66	3.10	.21
Development services	40	45	56	2.63	.27
Utility building	66	69	73	.91	.64

City Service X Income (Percent Good or Excellent)	Less than \$75K	\$75K -\$100K	More than \$100K	Chi Square	Sig.
City government (council)	63	67	68	.48	.79
City administration (staff)	68	69	72	.34	.84
Overall maintenance of the city	68	75	77	1.88	.39
Financial management of the city	57	69	64	1.68	.43
City parks	76	76	72	.55	.76
Community events and festivals	68	83	67	5.38	.07
Recreation programs	52	57	41	3.93	.14
Services to seniors	41	41	55	2.31	.32
Services to youth	50	39	37	2.01	.37
City library	85	87	94	3.73	.16
Neighborhood parks	66	74	64	1.94	.38
Recreation fields	68	73	67	.72	.70
Park playgrounds	64	67	59	1.23	.54
Trails and greenspaces	65	70	60	1.60	.45
Park amenities	58	55	46	2.61	.27
Historic downtown	63	71	73	2.23	.33
Community beautification efforts	54	70	66	4.44	.11

Safety X Income (Percent Good or Excellent)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
In your neighborhood (day)	91	89	96	2.81	.25
In your neighborhood (night)	77	67	80	3.87	.14
In historic downtown	77	93	91	8.71	.01
In city parks	80	82	89	2.12	.35
In recreation areas and trails	75	71	84	2.78	.25
In shopping centers	82	84	91	2.91	.23
Police visibility	67	61	68	.99	.61
Police responsiveness	80	80	87	1.24	.54

Future Growth Initiatives X Income (Percent Agree or Strongly Agree)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Create pedestrian-friendly development	95	93	92	.25	.88
Increase mixed-use development	69	79	73	2.80	.34
Allow building heights greater than 4 stories	20	31	40	8.46	.02
Allow different kinds of building materials	68	78	77	2.51	.29
Limit drive-thru retail to certain areas	69	73	63	1.86	.39
Buda has a good mix of residential to commercial property	85	69	74	5.54	.06
Create more office space	62	59	61	.15	.93
Create more warehouse space	35	40	25	4.70	.10
Create more retail opportunities	92	95	85	4.63	.10
Create more entertainment opportunities	88	93	94	1.82	.40

Future Initiatives X Income (Percent Important or Very Important)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Preserve small town character	95	92	92	1.25	.54
Quality public school systems	97	96	94	.95	.62
Manage traffic flow and congestion	98	100	98	1.63	.44
Manage future growth	99	99	97	1.17	.56
Increase job opportunities	89	90	82	3.09	.21
Maintain a reasonable tax rate	98	100	99	1.76	.41
Maintain quality water/waste-water service	100	100	100	NA	NA
Regulate lighting to preserve night sky	88	82	77	3.66	.16
Preserve natural spaces	97	96	93	1.74	.42
Expand park playground amenities	74	82	70	3.24	.20
Expand athletic field options	62	67	53	3.71	.16
Develop a city recreation center	70	67	63	1.11	.57
Develop city aquatic facilities	61	54	56	.79	.68
Expand library hours to include Sundays	43	54	44	2.56	.28
Expand retail opportunities	84	81	75	2.15	.34
Ensure proper stormwater drainage	97	96	97	.11	.95

Future Initiatives X Income (Percent Important or Very Important)	Less than \$75K	\$75K - \$100K	More than \$100K	Chi Square	Sig.
Workforce housing (Under \$200K)	77	71	46	20.19	.00
Diversify types of housing	71	63	58	3.09	.21
Expand downtown parking	74	69	68	1.05	.59
Create downtown plazas and public art	73	61	69	2.72	.26
Expand arts and culture opportunities	72	68	66	.80	.67
Enhance public safety	99	96	94	3.32	.19
Regulate development in the flood plain	94	92	90	.97	.62
Expand sidewalk and trail networks	91	85	94	3.62	.16
W-Fi in public spaces	78	69	62	5.33	.07
Create a diverse and inclusive community	82	79	77	.54	.76

Support for Bond Items X Income (Percent Support or Strongly Support)	Less than \$75K	\$75K-\$100K	More than \$100K	Chi Square	Sig.
Road and street maintenance	74	81	83	2.41	.30
Sidewalk and trail maintenance	69	78	79	2.44	.30
Construction of new or expanded roadways	74	80	84	2.90	.24
Stormwater maintenance	70	79	84	5.10	.08
City recreation center	45	56	59	3.69	.16
City aquatic facilities	46	46	52	.93	.63
City athletic fields	43	46	50	.76	.69
Development of new parkland including future Garrison park	66	70	77	2.58	.28
New sidewalks/trails	71	77	80	1.83	.40
Revitalization of downtown	69	74	78	1.76	.41

Gender

Women are less likely to rate the city as an inclusive community as good or excellent. Women are more likely to rate city parks, neighborhood parks, historic downtown, and community beautification efforts as good or excellent.

Women are less likely to agree that allowing building heights greater than four stories, creating more office space, creating more warehouse space and creating more retail opportunities are important future growth topics.

Women are more likely to say that preserving the small-town character, regulating lighting to preserve the night sky, a city recreation center, a city aquatic facility, expanding arts and culture opportunities, Wi-Fi in public places, and creating a diverse and inclusive community are an important topics for future initiatives.

Women are more likely to support a bond election or fees for a city recreation center and a city aquatic facility.

Quality of Life X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
City as a place to live	93	90	1.05	.30
Place to raise children	90	91	.05	.82
Place to work	53	49	.40	.53
Place to retire	75	72	.60	.44
Overall quality of life	90	90	.00	.97
The city as inclusive community	61	77	7.30	.01

Mobility X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
Ease of walking for leisure	60	61	.04	.84
Ease of walking to work	16	12	.64	.42
Traffic flow on major streets	21	20	.19	.66
Amount of downtown parking	27	23	.91	.34
Ease of biking for leisure	37	32	.79	.37
Ease of biking to work	21	20	.04	.85
Traffic light timing	44	40	1.77	.18
STAR Senior Bus Service	51	47	.19	.67

Water Quality X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
Taste	58	65	1.68	.20
Pressure	69	72	.36	.55
Clarity	68	70	.21	.65
Cost	47	47	.00	.98

New Development X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
Quality of new development	68	61	2.23	.14
Overall quality of businesses	62	60	.06	.80
Employment opportunities	35	35	.00	.96
Housing availability	63	62	.03	.88
Housing options	53	54	.02	.88
Retail options	36	33	.24	.63
Pace of growth	45	48	.21	.65
Entertainment opportunities	27	28	.07	.79
Quality of building materials used	57	64	1.90	.17
Economic development efforts overall	57	49	2.51	.11

Emergency and Protective Services X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
Police Services	87	85	.37	.55
Fire Services	93	93	.02	.89
EMS (ESD #2)	93	93	.00	.99
Municipal courts	78	77	.04	.85
Traffic enforcement	66	58	2.57	.11
Code enforcement	55	53	.09	.77
Animal control	64	62	.06	.80
Emergency preparedness	74	75	.02	.88

Public Services X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
Street repair	38	43	1.40	.24
Street lighting	48	57	3.67	.06
Garbage collection	85	82	.71	.40
Recycling	81	80	.05	.83
Yard waste pickup	70	68	.10	.75
City water service	74	81	1.89	.17
City sewer service	75	82	2.61	.11
Permitting & inspection services	56	60	.30	.59
Development services	49	44	.61	.44
Utility building	67	74	2.11	.15

City Service X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
City government (council)	66	68	.16	.69
City administration (staff)	72	70	.17	.69
Overall maintenance of the city	76	72	.45	.50
Financial management of the city	61	65	.53	.47
City parks	79	70	4.10	.04
Community events and festivals	75	70	1.11	.29
Recreation programs	50	50	.00	.99
Services to seniors	42	46	.27	.60
Services to youth	43	44	.04	.84
City library	90	90	.00	.99
Neighborhood parks	75	65	4.40	.04
Recreation fields	71	63	2.57	.11
Park playgrounds	68	64	.43	.51
Trails and greenspaces	67	59	2.54	.11
Park amenities	56	52	.38	.54
Historic downtown	79	65	9.55	.00
Community beautification efforts	73	58	9.15	.00

Safety X Gender (Percent Excellent or Good)	Female	Male	Chi Square	Sig.
In your neighborhood (day)	94	93	.15	.70
In your neighborhood (night)	73	81	3.21	.07
In historic downtown	89	90	.00	.96
In city parks	83	87	.73	.40
In recreation areas and trails	78	80	.23	.63
In shopping centers	86	84	.50	.48
Police visibility	63	66	.28	.59
Police responsiveness	79	87	2.31	.13

Future Growth Initiatives X Gender (Percent Agree or Strongly Agree)	Female	Male	Chi Square	Sig.
Create pedestrian-friendly development	95	90	2.94	.09
Increase mixed-use development	73	75	.34	.56
Allow building heights greater than 4 stories	24	38	9.67	.00
Allow different kinds of building materials	74	76	.37	.54
Limit drive-thru retail to certain areas	72	69	.40	.53
Buda has a good mix of residential to commercial property	73	74	.07	.79
Create more office space	55	67	5.40	.02
Create more warehouse space	26	37	5.20	.02
Create more retail opportunities	83	90	3.90	.05
Create more entertainment opportunities	89	90	.22	.64

Future Initiatives X Gender (Percent Important or Very Important)	Female	Male	Chi Square	Sig.
Preserve small town character	96	87	10.40	.00
Quality public school systems	96	96	.02	.88
Manage traffic flow and congestion	99	99	.06	.80
Manage future growth	99	97	2.27	.13
Increase job opportunities	83	88	1.82	.18
Maintain a reasonable tax rate	99	98	1.29	.26
Maintain quality water/waste-water service	100	100	.77	.40
Regulate lighting to preserve night sky	86	80	5.64	.02
Preserve natural spaces	96	93	2.32	.13
Expand park playground amenities	74	76	.07	.79
Expand athletic field options	55	57	.24	.62
Develop a city recreation center	70	58	5.86	.02
Develop city aquatic facilities	62	50	5.15	.02
Expand library hours to include Sundays	50	43	1.94	.16
Expand retail opportunities	77	80	.77	.38
Ensure proper stormwater drainage	96	98	1.24	.27

Future Initiatives X Gender (Percent Important or Very Important)	Female	Male	Chi Square	Sig.
Workforce housing (Under \$200K)	59	57	.06	.81
Diversify types of housing	62	57	1.02	.31
Expand downtown parking	74	69	1.34	.25
Create downtown plazas and public art	69	61	2.36	.12
Expand arts and culture opportunities	76	58	13.49	.00
Enhance public safety	97	91	5.59	.02
Regulate development in the flood plain	93	92	.01	.94
Expand sidewalk and trail networks	90	89	.10	.75
W-Fi in public spaces	75	62	7.26	.01
Create a diverse and inclusive community	85	73	7.91	.01

Support for Bond Items by Gender (Percent Support or Strongly Support)	Female	Male	Chi Square	Sig.
Road and street maintenance	81	80	.03	.87
Sidewalk and trail maintenance	74	75	.04	.85
Construction of new or expanded roadways	74	82	3.26	.07
Stormwater maintenance	74	82	3.03	.08
City recreation center	57	42	8.94	.00
City aquatic facilities	53	41	5.65	.02
City athletic fields	45	41	.84	.36
Development of new parkland including future Garrison park	70	68	.26	.61
New sidewalks/trails	72	76	.70	.40
Revitalization of downtown	72	75	.54	.46

Full Text of Open-Ended Comments

Responses to prompt “anything else you would like the city to know”

More cable and internet options other than just Spectrum and ATT

Taxes expensive and high!!

Would like fewer recreational bikers impeding traffic and ignoring traffic laws.

Reduce or improve traffic, more entertainment, and fewer restaurants

The Hays County dashboard is great. What can the city of Buda do to serve more info? Also, denser retail without using more land would be great. Parking garage downtown?

It is very difficult to ride bicycles around the city. Sidewalks and bike lanes are haphazard at best.

We don't need to become a mini Austin to enjoy living in Buda

No apartments or low-income apartments needed in Buda

City council members and candidates repeatedly say they want to improve traffic flow. How about taking action!

Low visibility in neighborhood for police, lots of street parking in narrow street subdivisions

Smart growth is key, spectrum monopoly must go, bike lanes and trails should be expanded

Buda is homey and cozy, let's preserve this feeling

Would like parents to pay their fair share since their children add to the burden. Have three kids, pay three times as much. That's fair. Then teachers can get pay raises and we can afford the things the schools and parents want.

Road repairs, main and old San Antonio road

Buda has small town feel, developers need to keep that. Do not need apartments.

We love living in Buda!

We need a list of phone numbers for Buda offices, so we know who to call when needed.

Don't become Austin!

When will be the next wiener dog race event?

lower taxes

Property taxes for family benefits are way too high. Raised every year. Taxed for 100% of value.

More development info, more visibility of projects facilitated by the Economic Development Corporation

Rural infrastructure is needed

Trails through nature are great benefit to all and can help with bicycle and pedestrian access throughout the city.

Road expansion takes "forever"

Keep downtown small community atmosphere

Keep taxes low

Why do I pay more for sewage than the amount of water I use?

More highways that connect with I35 without going through the downtown area.

Ban people from CA, Austin, and bikes.

Property tax is out of control! Our schools shouldn't be teaching our children to become snowflake victims.

Water tastes terrible, it is what I like least about Buda. Noisy at night (motor/factory noise?). Need to reduce light pollution. Ecologically sound development should be a priority and I can see it nowhere on the survey!

Property taxes are too high, sewer costs are too high. Water and sewer cots are too high. Veterans should get a reduction of taxes to match percentage of disability.

Don't become Austin

Expand recycling to weekly pickups. Adding a sustainable building code.

Small town feel is attractive, but amenities are important. Keep the I35 area filling, but Main St. simple.

Police dept needs to be training in domestic abuse. They respond quickly to call but husband had fled and they did not come back to follow up with me.

Celebrate diversity, more job creation, entertainment opportunities

Options for outdoor activity is critical

Majority of city staff is rude, unprofessional and not helpful.

Downtown is just plain ugly with a rail line right downtown. Waste of time to beautify with that in place.

Won't support a bond without clear, open and transparent reporting of current bond spending and creation of a bond oversight committee.

We relocated from Colorado and it has been really difficult to get involved or know about people, businesses, etc.

Buda has great potential. I would like to see the water towers painted to attract attention. Beautify the area with trees.

We left Austin due to high cost of living and it seems Buda is following Austin's example. Sad!

Many of the bond items in #20 were supposed to be addressed with the previous bond. That is unacceptable!

Please finish road work and get all equipment off roads

There are so many split answers that the nuance cannot be contained in a single bubble. Do I agree in more affordable housing--yes! But I want it in a place where either the road is built for high traffic or where the road can be worked to accommodate more residents NOT back roads.

Radar enforcement on Ashford Park Blvd, the speed limit is broken hundreds of times a day

The survey is too long

Have residents of Whispering Hollow park cars in driveway vs. public streets

Taxes are too high

Wastewater charge too expensive! I don't flush the toilet that much to justify damn near \$40 a month. Builders are out of control, the city is allowing this builders to overbuild, flooding Buda with too many people and losing small town feel. What moron signed contract to allow

Spectrum to be cable provider. Should be a free market competition. Other providers should be allowed in Buda, class action lawsuit in future because Spectrum sucks.

You need to freeze property taxes on seniors at age 65. Tax increases are greater than social security increases.

Many of the questions on survey are different than what they would have been expect for the effects of the Coronavirus. Seniors like me have sheltered in place and aren't going to the library and other places we would visit in normal times.

Buda had a lot of appeal to us when we retired from El Paso. Love the growth plan in place.

Widen loop and maintain it, extend Light road near loop 4. No exit direct to FM 2770 from I35 N.

My taxes are too high! and I pay too much for water.

People can't afford to live in Austin, but jobs are too far away to live in Buda. More opportunities here would alleviate that. For being a rural area, it is a very industrial feeling.

Please think about the traffic issues on 967 near 1626. Very bad! Create a bypass around downtown to alleviate downtown traffic.

Fireworks in neighborhoods are out of control, no enforcement.

Property taxes are way too high

Historically the planning department has been weak. Bradford Park at Main St. is a perfect example.

When building houses, make driveways deep enough (2 cars deep) so cars don't interfere with sidewalks.

We love living here, just hope that the population doesn't increase too much and change the small town dynamics.

City needs to be more proactive in managing growth, not reactive. Buda is a great city. We love living here!

Fix sidewalks in Bella Vista subdivision.

We are contemplating moving to Austin due to lack of services for our special needs son.

I love where I live! Support our first responders!

Concerned about losing character, night sky, and traffic through downtown

Street maintenance for older subdivisions.

Keep Buda as Buda, a small quiet town and not a continuation of busy Austin.

We cannot afford more taxes!!

Been in Buda for 7 years, got slammed with property taxes this year. . .

These questions are complicated and different given COVID19. The answers of some would be different without COVID.

Keep recreational bicyclists out of lanes designed and build for automobiles and other motor vehicles. Especially in construction zones where it is not possible to pass them.

Buda needs a north loop connection I35 and FM967. Buda needs better/improved railroad crossing, particularly the south crossing.

Control bicyclists. Always blocking roads. Trains should not be so long! Stop overdevelopment!!! Do something about FM967 traffic.

Control growth, losing small town appeal.

Taxes (property) outrageously high seniors will be priced out of their homes before long.

Need to make downtown a pedestrian area with ample parking and loop around downtown.

Voting computers were not all working

Re-paint the water tower

Bring in healthier food options, too many new places cookies, doughnuts, etc.

Looking forward to Garrison Park improvements and access to kayaking.

What to do in an emergency

Prepare for future city growth. Don't get surprised.

Property tax is extremely high

Please keep Buda small and do not copy Austin's poor management

We are afraid we won't be able to retire in Buda because of our high property taxes

FM 2001 needs sidewalks and reduce speed leading up to Meadow Park subdivision

We love living in Buda, thank you for all of the work

Traffic and congestion must be addressed

Good job on new City Park, just get it finished

We would love to use and frequently use a public r

Something needs to be done with the derelict old buildings

Car burglaries in subdivisions needs to be addressed

Please keep Buda small town. No more big neighborhood developments

Manage what you have rather and let future growth

Maintain support of law enforcement in our city

Allow commercial and industrial growth to catch up

Our police force is good

Please limit new housing developments -- All Buda

Please offer incentive(s) to internet companies

There are very few places to take children to play. I wish there were more. I'm not impressed with HCISD. I was a teacher for HCISD for 6 years.

We are retired, would like to downsize to small affordable house with no yard, a patio home.

Need more sit down restaurants

Don't want to see a lot of apartments or low housing. I like seeing City of Buda police quite often!! Keep it up

With the approved new neighborhoods already approved; traffic flow needs to be #1 priority.

Better rain drainage needed. More stores to keep residents in Buda, spend money in Buda.

Traffic from west of Buda going to I35 is terrible--too heavy.

Buda should not try to be Austin

Overall Buda is a good place to live.

Make dealing with traffic congestion a top priority

Economic growth is important, but it must be balanced

Don't defund the police

Keep BUDA LOCAL, no franchise stores

While I feel some of the new city amenities are nice

Reduce the amount of growth

We need a mass transit bus with CapMetro

Less fast food/big box/chain businesses

Traffic getting out of GC neighborhood

Don't grow faster than you can keep up.

Acquire more natural space (park land)

Property Taxes are too high

City management is not fiscally responsible

I strongly do not want the homeless problem that Austin has

Need to make downtown more pedestrian friendly.

Taxes too high!! No consistency in housing development/planning rules/regulations

Why is my neighbor's house so much better built than mine?

Make Main St. special

I want more transparency from City Administration and political corruption needs to be addressed within City Council and Top City Leaders.

Leave downtown Buda alone, please!!

Fix the flooding issues by the FD headquarters on Jack C Hays and Buff Street, build a sidewalk on Bluff Street to connect neighborhood to downtown.

Provide bulk pick up

We should have a City that reflects all of its citizens not just those who live in Garlic Creek, Elm Grove and Whispering Hollow. Diversity of thought in Council and City staff is important.

I pay a lot and get very little city services -no water, no sewer. Have reached out to the city multiple times. I get one answer form the city attorney, then different answer from someone else. Never the same answer. Would be nice if the city were all on the same page.

The new library and new city park are a huge disappointment. Their designed distastefully and built rather cheaply. Whoever approve these wastes of money should be ashamed.

I am very optimistic about Buda based on what we have experienced to date

Park n Ride to downtown ATX

Kid friendly... ie. science museum/intercity sports for adults and kids

The City of Buda must make a priority to permanently repair residential roads that are like roller coasters. The city should abide by the long-term growth strategy and limit the high density development. The city should consider low maintenance development(s) for 55+ community. The city should invite a variety of residential developments to ensure diversity and inclusion. Many homes today are starter homes and to ensure diversity, future residential areas should attract more upscale housing

Expand library hours

Many of the items I oppose is because we should have taken care of most of these items in the last bond and some were not taken care of. Money was spent by the City to add sidewalks to main street and they have now been torn up and will be rebuilt once the widening of the street is done. That was a total waste of taxpayer's money.

Regular community events not related to holidays most welcome

Get the money away from the police so heavily and into other areas of the community!! We don't want a police state, we want an enriching place to live.

Diversify

Don't turn Buda into Kyle with strip centers and cookie cutter housing. Be better, move the bar higher. Keep population from growing because you can't support it.

I am a new resident and haven't had a chance to use the parks or get to know the city really well yet. But I like the feel of the community and hope that Buda focuses development in ways to highlight its uniqueness rather than blending in as another Central Texas suburb. Many of my N/A responses are due to lack of interaction due to my short time in the city not because I don't think they are important or won't eventually interact with those services/subjects.

I feel the City is extremely mismanaged - especially construction, roads and streets.

Stop the explosive growth. The services are not there. We still only have HEB as a grocery store.

The low tax rate makes me worry that maintenance is being deferred. Rate should be in line with other cities. Huge discrepancy is a warning sign.

Stop illegals.

Cement factory & trucks ruin the city, Events are boring, things are slow, costs too much for nothing but clay dirt land, where can we swim?

Voting at city hall poor choice no parking and only option.

Abolish EDC and tax incentives.

Oxbow should have access to basic city services such as sewer and water or pay reduced taxes.

Taxes are too high. I don't see value added for what I pay.

I would support a bond for roads and infrastructure, not art related items.

Top 3 Priorities, Overall Priority, and Media Preference Open-ended Responses				
Priority 1	Priority 2	Priority 3	Top priority	Media Preference
parking downtown	senior citizen programs	transportation		email
traffic	trails	small, local businesses	traffic	Facebook
library	parks	more police on 1626	traffic	mail
new improved roads system	update e-payments	synchronize traffic lights	attract more business, office jobs	Nextdoor or email
			too many accidents on CR 2001!	Nextdoor
water	traffic		outside money influencing elections	Facebook Nextdoor
good streets	parks	protection of greenbelt		us mail
traffic too much time			traffic	flyers
green spaces and parks	free family activities	walkable/bike friendly to	covid-19 mask use education	Nextdoor, website
safe traffic flow	safe for pedestrians	safe for cyclist	traffic flow i35 to west buda, need	online
maintain safe neighborhood	bring back festivals and	free/accessible services	crime, theft, criminal mischief	Nextdoor
traffic	traffic lights		traffic, put a bypass in around dow	
safety	small community	town charm	roads catching up to growth	Facebook
traffic	keep Buda small	roads to divert commercia	traffic on 967	
park and ride to Austin	no parking next to bank	issue tickets to those who speed	traffic	us mail
			overpopulating	email/impact
STAR	fire department	water		community impact
community events, fireworks	parks and open spaces	youth services	corona virus	Nextdoor outreach

keep taxes under control	safety		keep the small town atmosphere	Hays free press
safety	reasonable rates for serv	reliable services		
growth	roads			email Facebook
overall maintenance of the city	financial management of t	city government	growth	Nextdoor or com
senior disabled transport	traffic light timing			water bill, next
low tax rates	strong public safety	road and street maintenance	growth/transportation	utility bill or
expand theater program	improve senior access		how to grow sustainably and respons	hays free press
planned growth	roads and trails	outdoor recreation (hiking biking)		Facebook/online
improve traffic main and	regulate growth and development	maintain historic district	population growth	newspaper/Instagram
public pool	compost program for garbage		lack of healthy food stores	Facebook
responsive growth	transportation options	taxes	traffic on major roads and congesti	online newsletter
infrastructure	sewage		traffic	performance
recreation/aquatic center	keep small town feel	parking on narrow streets	traffic	city website
defund the police	zoning for growth	affordable housing	traffic	fakebook
trash pick up along roads	preserve wild life	think green energy	destruction of land	
water availability	traffic safety	low taxes	growth	email
traffic flow	water control	no place for bicycles	taxes are too high	
safety	water	road constructions	keep Buda, Buda not Austin	
				Nextdoor/Facebook

traffic flow, need bypass	housing develop is happening too fast		growth/roads	email
library	roads	recreation	growth	Facebook/social
				n/a
road street improvements	city park improvements	downtown parking	covid-19 infection prevention and m	Nextdoor
				phone
lower taxes	ease of traffic	less services, lower taxes	getting too expensive	online
parks and recreation space	playgrounds for all age k	swimming pool and splash	road infrastructure can't keep up with growth	text message
water quality	public health	commute for disabled	COVID	online/email
better police coverage	additional shopping		growth	Nextdoor
city pool	preserve trees	bus to Austin	unregulated growth	Nextdoor
			COVID-19	online
library	early childhood	seniors	property tax hikes	website, current
road improvements	traffic management	police and law enforcement	growth and water supply	
public safety	long range planning	watershed protection	growth, long range planning	newsletter
city planning, traffic in	education	local business	inefficient city planning	weekly, monthly
traffic flow	pedestrian walkability	recreation and retail opt		email or free n
			high taxation	
community outreach	cost effective	roads and streets	managed growth	hays free press
police	ems	small businesses	growth	
safety (police, fire)	traffic	street repair	growth	email
fix the roads	keep taxes low	keep water and sewer rate	small town feel with reasonable growth	email newsletter
tax	water bill	development	taxation/regulation	
traffic flow	traffic light at 35 and 1	18 wheelers on narrow str	traffic backup 937 and 1626	free press news

growth suppression	stop issuing permits to build		too many people	
			population growth	Facebook/Nextdoor
downtown traffic flow			traffic	
safety	education (reading and writing)	abolish social justice from the schools	property taxes	city newsletter
traffic	water	wastewater	traffic	city updates, f
lowering taxes	traffic	water	overbuilding our infrastructure	text messages
			corona virus	email
water quality	parks	streets		city website
control costs of pandemic	support local business	road access	minimize property tax	newspaper
				Facebook/mail
safety	roads	managed growth	safety	Facebook
safety	mobility plan	arts and culture	managing growth, traffic, resources	
property tax	water	traffic	property tax	newspaper, news
lower utility bill			infrastructure	mail
excellent water and trash	great library	beautify downtown parks	traffic flow	email or website
providing infrastructure	providing more training	providing better pay	manage growth and traffic congestion	newsletter, pho
			traffic	
schools	roads		schools	
more parks/greenspace	traffic flow	youth opportunities	increasing property taxes	city website
traffic	freezing taxes for senior		traffic	online
traffic	neighborhood/speed bumps	construction hours reduce	the rapid build out of areas	
mobility	budget	water	growth	website

ensure water supply	keep crime low	keep traffic down	limit or smart growth	HOA
mobility	housing	commercial development	transportation	Nextdoor
roads downtown Buda	water supply	lack of parks and trails	water supply roads	
population increase	safety for children	transportation (not car)	overcrowding	email
traffic, mobility	sidewalks and trails	maximize use of city park	mobility	email, Nextdoor
traffic congestion	roads that need repair	lower taxes	taxes too high	mail newsletter
			construction	community impact
maintain parks	improve sidewalks	improve roads	traffic congestion	
policy, fire, ems	parks	roads	growth	electronic
			property taxes	Facebook or ema
			overpopulation and destruction of green space	
create diversity and inclusion	quality of public schools	improve traffic	keeping up with growth	social media
roads	parks	emergency services	traffic	Facebook
police	fire department	water	growth impact on transportation	Nextdoor
signal lights, traffic	bicycle lanes	walking	signal lights. Traffic	newsletter
traffic control	parks	library	growth	Nextdoor
overpopulation	transportation	water		
getting parked cars out o	getting parked cars out o			mail
			unmanaged growth	
			growth	community impact
			fast growth of population	email or Facebook
sidewalks for neighborhood	improve water quality	improve, eliminate sewage		city newsletter
don't know enough to have			affordable housing	Facebook

traffic flow	park space	senior programs	traffic congestion	Facebook, Community Impact
improve and preserve down	expand sidewalks and trails	improve roads	traffic control	newspaper, city
parks and natural spaces,	community events	sustainability	sustainability	libraries and s
small business support	continued police presence	cleanliness of the city	growth	Facebook or ema
traffic			water	online
improve traffic through			traffic	
nature and trails	expand shopping and enter	safety	lack of growth incentives	mail
city of Buda water	downtown roads are too narrow	lack of affordable housing	high taxes	email
			growth rate	newsletter
limit multi family housing	encourage locally owned b	build disc golf course	too many apartments	email
finish construction	finish construction	finish road work	too much road work	google alert
improve roads, expand	improve retail options	better playgrounds, parks	preparing our infrastructure for gr	community impact
restaurants	boutiques	bars	roads	Facebook or text
water and sewer service	police and fire	road maintenance	uncontrolled growth	Nextdoor
east, west roads to 35	park access	flood water maintenance	traffic	
schools	roads	parks	schools	email
traffic	economic development	park development and main	traffic flow	city website
			growth in fast, increase in traffic	Facebook, website
create diversity and incl	manage growth	more arts and culture	how to deal with growth while maint	Facebook, email
safety	control of taxes	affordability	growth and roads	Facebook

			corona virus	text
retail	jobs	roads		Facebook or Nextdoor
police	emergency services	utility services	growth and transportation	email
citizen safety	downtown parking		employment opportunities	hays free press
services remain reasonable	infrastructure keeps up w	affordable and diverse housing	keeping infrastructure in line with growth	hays free press
drainage water	business development	infrastructure, roads and t	strategic growth, business development	text email
lower property taxes	provide green spaces	provide more, better serv		email
more sidewalks down Goforth	need pool in green meadow			
health programs	police protection		street renewals, too many pothole p	
descent prices for water/	city to budget tax dollar		its too darn expensive property tax	mail
taxes (too high)	growth (too fast)	over commercialization	overgrowth	email, Facebook
water	fire department	police and law enforcement	water, where is it coming from or g	wish we had a n
			covid19	city website
lower property taxes	stop building apartments		high property taxes and school tax	HOA
water services	communication services	development plans	infrastructure to support growth, ie	text, email, fa
get rid of truck traffic	no train through downtown	downtown parking	traffic flow and street maintaience	community impact
				community impact
			traffic, congestion	Facebook, Nextdoor
schools	brining business here	infrastructure	schools	text or email
traffic	traffic, loop around bypass	roads need to be wider, n	traffic	Facebook, mail

traffic	parks	growth	traffic	
law/security	lower taxes	reopen	COVID-19 closings	website
				Nextdoor
health and safety of residents	equality between east and	roads and traffic	health and safety of residents	directly, can b
schools	city parks/play areas	roads	rapid growth/infrastructure	social media/co
traffic issues	water	rising taxes	bond issues will mortgage our future	community impact
libraries	parks	farmer's market	overcrowding/overbuilding	email/text
library	programs (family friendly)	schools	traffic flow/new growth	mail
quality public schools	develop city aquatic facility	preserve natural spaces	pace of growth	Facebook
trails	safety	community events	providing transportation for growth	social media
water quality	transportation infrastructure	continued support for the	adapting to population growth	email
affordable housing	living wage	access to health care	growth planning	internet
				community impact
water/garbage	maintenance (streets)	library	construction	online city new
flood control	speed limit enforcement	road maintenance	unplanned population growth	text or email
streets/roads/bridges	parks	restaurants/business	roads and infrastructure	online, website
infrastructure	police/fire	water	growth	email
services for special need	access to good healthcare	improve transportation	growing too fast	Facebook
			growth of city and its traffic	
keep festivals going/down	support 1st responders	keep downtown beautiful	population increase	website

maintain small down character	zoning of commercial/retail	directing through traffic	growth	Facebook or mail
			growth	
bulk pick up for ETJ as w	roadways/maintenance	different food options be	high taxes	newspaper
traffic light timing	street maintenance (potholes)	storm water and flooding		email
safety	infrastructure	traffic flow	infrastructure	Nextdoor
			water resources	Nextdoor
business development	cultural preservation	public services	COVID impact on businesses/city revenue	
water, available and affordable	pool, build pool for the	fiscal responsibility	traffic transportation	online newsletter
drainage (storm)	drainage	drainage	drainage	mail
traffic	recreation	good mix of housing and r	controlled growth	Facebook
more east/west roads to/f	better street maintenance	more retail opportunities	infrastructure improvement	city online new
public safety	park and rec	traffic management		Nextdoor/Community Impact
Ensure water availability	traffic increases in down	support of small business	water sustainability	community impact
sidewalks in neighborhood	park cleanliness	library	sidewalks	Facebook/Community Impact
traffic bottle neck at ma	lack of parking	traffic	no access to i35 when train is pass	hays free press
get rid of bicycles not e	train noise	stop over development	roads	
street maintenance	sidewalk maintenance	control growth	over growth	online
			roads and taxes	
traffic	upkeep, zone enforcement,	attract more business	taxes	online Nextdoor

maintain low utility rate	work with county to lower	answer the phone when l c		mail
traffic			traffic	mail
fire and ems	police	water and wastewater	population growth	hays free press
senior citizen activities	traffic	playgrounds		
road improvement/maintenance	public safety	water quality	managing growth, traffic, resources	website
kid friendly activities	easy to access	providing needed services	creating a city environment where a	social media/email
transportation	emergency services	economic development	roadway improvement	
expansion of Old San Antonio	more development of garrison	allowing more retail	overpopulation and not moving with	email
main street repairs			need more healthy food options	website and fac
parks and rec	restaurant and entertainment	Main Street improvement	planning for growth	website
music	good food	parks	it's growing!!	community impact
senior homes over 55	senior day trips	overcrowding		
keep water costs down	traffic management	growth is coming, be prepared	potential explosive growth	nextdoor
managing traffic	housing affordability	jobs	managing rapid growth	email
lower property taxes				newsletter
develop more retail and	ensure good water and was	security	unbridled expansion without planning	online
safety-police	budget management		rate of growth	Facebook
police	fire department	roads	taxes (property)	mail
parks and trial maintenance	main street/small busines	beautification	infrastructure for growth (water, r	email
traffic	traffic lights	street lights	traffic	
			traffic and high property taxes	
			roads on 2001/sidewalks	email

traffic	schools	parks	train causing traffic issues	community impact
police services	fire services	infrastructure	growth, keeping up with infrastrucu	facebook
parks	library	business	taxes and road maintenance	Nextdoor
Better traffic flow	City swimming pool(s)	Light at 967/1626	Traffic	Online
Transportation	Manage Economic Development	Make sure we have the infrastructure in place	transportation	email
more police presence	open field playing area f	offer more free music venues	traffic	Online City New
Law enforcement	Road/street development &	Water/sewer	Rapid growth	Facebook
Traffic	Mobility	Schools	Traffic & congestion	Email
traffic	infrastructure	parks	over development	email
traffic flow and congesti	taxes are way too high	stormwater drainage	traffic congestion	newspaper
Planning	Transportation	Community Development	Dependent on Property tax	email
Education	Family friendly events	Infrastructure planning (Growth management	Online
Conserve wild spaces	Disc golf course	Create primitive trail system	overpopulation	YouTube
Public transportation	Public Parks/Trails/Green	Keeping public spaces clean		email
Traffic	Developing too fast	Compost Recycling	Traffic	Digital via ema
Defund/re purpose funding	Traffic and roads	ever increasing expensive	Police accountability	online
Roadway Expansions	Supporting Local Business	City Beautification, Park	Managing the Cities Rapid Expansion	email
				Email
Community Activities	Parks	Education	Traffic	
			Growth and Traffic	Facebook or Web
Freeze zoning that allows		Limit growth	Expanding growth	on line

More Police Department	More Fire Department	More Public Works Department	Crime, the continuous car burglaries	Facebook, Text,
A second bridge over Onion Creek	More parking on the north		East/West traffic	Hays Free Press
			property taxes	Email
Transportation	Street-sweeping	Metro system	Traffic	via the Internet
Pandemic Business Relief	Retail Growth	Mobility Projects	Growth and highway infrastructure	Email; Online
Affordability	Maintaining small town vi	Infrastructure	Development vs. Sustainability	Not sure
Cultural Activities	Recreation & Parks	Social Services	Rapid growth	Text alert or e
Traffic control	Public transportation to/	Widening streets	Widening streets in response to city growth	email
Over Development	Traffic	Over Development	Over Development	email newsletter
Transportation	Community Resources	Diverse businesses	Transportation	Email or text m
Police	Fire/EMS	Library	Approving developments in overcrowd	Website if it w
Parks and Rec	Citizen's Academy	Clean water	Population growth	Community Impact
Parks & Rec Trails	Library	Public works, streets & s	Increased traffic/population	Online newsletter
low taxes	public safety	keeping Buda small		Mail, Email, Fa
That we can obtain all ty	Crime control	Parks and open area	Low employment opportunity	email
	City Parks	Community Beautification		Community Impact
Roads/Traffic	Community Events/Festival	Utilities/Affordability	Population Growth	Email
public safety	adequate staffed law enforcement	keeping up with growth of	keeping up with growth that is occurring	online/ email
Road improvements	Education infrastructure	Business development/dive	Rapid growth	Email
business development	keeping property taxes do	Entertainment/music	Property Taxes	email

Reliable and affordable w	Improving roadway infrastructure	Better interaction	Limited land available for commercial growth	Online social m
Maintaining good parks, t	Good library	Growth management	Growth management and keeping small	Facebook
Ensure health and safety	To promote and protect lo	Building and maintaining	Road infrastructure projects take t	E-mail if urgent
Good drinking water	Flood control	Police presence	traffic, blocked intersections down	City website
Don't aspire to become a	Development is surpassing	Don't roll out new programs	COVID-19 has impacted revenues	Social Media
Utilities	Parks and Recreation	Library	Road infrastructure	online
			Growth	Online
Safety	Limiting growth based on	Maintaining roads and par	Growth and traffic	Facebook
Accessibility	Walkability	Cost	Transportation	Community Impact
Offer incentive(s) to int	Keep Buda charming!	Offer paying utilities	Unknown now that we have plenty of	Twitter
quality	budget friendly	diversity	mobility	No preference
Transportation	Parks and Trails	Restaurant development/to	Transportation	Online
safety	education	family friendly services	covid-19	Through Nextdoor or paper
water	zoning	downtown	water	Facebook page
traffic control	growth	expand roads	growth	email, text
property taxes too high	traffic	parking	traffic control/parking	mail
			traffic through downtown to I35	Community Impact or Facebook
sidewalks to get around	local employment opportunities	lower property taxes	COVID-19	email or text
			develop a policy for ongoing projects	email
drainage	streets	sidewalks		internet

road improvement	economic development	reasonable and responsible zoning	road infrastructure	letter or online newsletter
public safety	smooth infrastructure		public safety/law enforcement	Nextdoor
policy dept	roads	water/sewer/trash collect		website
police and fire	parks and recreation	public works	growth and zoning	website, Nextdoor, Facebook
Utility costs lower/close	Property Tax	Zoning	Children's Education	Neighbors
Police and Fire	Roads	Transportation	I really don't know	NextDoor because I'm alert
Managing Traffic and transportation	Water management	Police and fire coverage	Managing Growth	Email
Drainage / Prevention of	Law enforcement	Utilities	Austin-type politics	Facebook
Parks	Roads	new business	Traffic	email
Water	Sewer	City trash round up	Growth	
N/A	N/A	N/A	Fast growth	Email
Police Protection	Exceptional Roads	Speed Bumps in Neighborhoods	not having enough Police supervisio	Newsletter in the Mail
Economic development	Outdoor space/green space	Youth services	Growth	Social media
Police	Fire	Ems	Growth	Email
Keeping Buda Safe and Cle	Keeping taxes low / Spend	Upkeep the Roads	Growth / Water resources	newspaper / magazine
Traffic Congestion	Parks & Trails	More Green Space	Traffic Congestion	Email
			Traffic	online
			Growth and associated infrastrucur	Email for general information
Put a 4 way stop sign at	Continue to keep the city	Put a 4 way stop sign at	Continue to grow the police and fir	

Law and Order, Protecting	Transportation to Austin	Controlling Growth	Not defunding the polic	Email Updates
N/A	N/A	N/A	N/A	electronic
			Infrastructure	Email
Parks/Recreation	Local Business's	Education	Growth/Sustainability	Email
				Either e-mail or social me
Figuring out how to manage growth	Reunite the west and east	Become better stewards	Explosive growth in the area	Email
Transportation infrastructure	More higher paying employ			Facebook
Renters / non home or pro	Security / law enforcement	Speeding / racing vehicle	Growth	text or mail
Overdevelopment	Safety		Overdevelopment	Nextdoor App
First Responders (Police,	Road improvements		Exponential population growth	email
Emergency Services	Water & sewage	Growth planning and zoning	Traffic routing	On-line
Parks and Rec	Streets	Safety	growing to fast with housing	Facebook
Public Safety	Streets	Infrastructure	Growth	Facebook
traffic problems	crime management	big trucks still causing	traffic	email or text
parks	mass transportation	walkability	mass transportation	online
Infrastructure	Small Business	Affordability	Increasing population	Digital
Roadway Expansion	Quality	Community	2001 Realignment and speed limit.	Digital
Managing growth	Good traffic movement	Good shopping opportunities	Traffic movement in downtown Buda.	Nextdoor
expanding 967	more boutique shoos on Ma			online

Roads	Infrastructure	Too much development too	Infrastructure	social media
Offer incentives for development	???	???	Growth	email
parks	library	density	too many people	website
				I like getting your emails
Community Pool	New Town Homes	Lower Property Taxes	Growth and Traffic	Text or Email
road development	park development	sidewalk development	traffic congestion through downtown	mail or email
More Law Enforcement as r	Better Street Maintenance	Better Drainage	Inadequate Number of Roadways throu	Hays Free Press
Police & Safety (Always)	Traffic Planning	Road Surfaces	Traffic planning	Email
N/A			N/A	
service for seniors	public safety	maintenance/trash pickup	potential overcrowding	Nextdoor
library	water supply	drainage	managing growth	community impact
neighborhood streets	transportation			city website
			traffic flow, lack of tax base	email
Development	Parks	Roads	Poor Leadership	Email
Utilities	Infrastructure	Economic Development	Lack of diverse housing options	Social media & newsletters
I don't know			Growth	Email
Stop all the building	Bring infrastructure up t		Water	email
Save the historical district	Bike trails	Downtown main street revival	Downtown main street revitalization	Email
Library	Parks	Police	Traffic	Web
Police	Water and Sewer	Streets	Current Debt/Spending	Facebook

Not trying to become South Austin	Being fiscally responsible	Keeping taxes low	Overspending & continuing to raise	Online
Police	Fire	Parks	Growth	NextDoor
Dog Park	Metro Rail to Austin	City Bus to Austin	Traffic	Social Media
Traffic	Flood prevention		Overbuilding	
Infrastructure	Roadways		growth	email
Police citizens academy			Not enough room on roads for the gr	News
Mobility/local transit	Repair of roads	Rising H2O costs	Unbalanced development	Email
respond to citizens / I n	road maintenance	Easement issues	growth	Online
Roads	Parks and rec	City planning	City planning is atrocious	Website
Traffic	Zoning	Lower property taxes	Debt from bond issues	online
Quality of Life	Commercial economic development	traffic improvement	too much residential growth	
Schools	Roads	Parks	Traffic	
Roads	Parks	I'd like us to join CapMeto	Tax revenue	Twitter
Planned growth	Safety	Quality of life issue	Planned growth	Facebook
				Email
Roads widened on 967	Pizza places added on 967	Roads widened on 967	Traffic	Email
Controlled growth	Fiscal health	Diversity and Inclusion	The impact of COVID on small busine	City website or Newsletter
City water	Parks and Recreation	Public Library	Transparency in local government	Big Picture, etc.
Keeping the Small City Ch	Traffic	Smart Growth	Keeping up with the growth demands.	Buda in the News - Newsletter
Keep taxes low but also c	Parks and Trails	More and/or easier access	Too much growth, too fast and too m	email
				social media
Affordable housing	improve traffic	Stop getting bigger	traffic flow	email

Growth & Real Estate	Traffic Volume & Traffic/	Attention to Diversity in	Competitive ISP/Internet Service	Postcards/mailings, Website
Infrastructure	Small Business Support	Schools	Rapid growth	Electronic
Traffic	Growth	Infrastructure	Traffic	Email
police on the job	controlled growth	save money	growth	email
Traffic	Roads	Housings Prices	Traffic	Nextdoor
Sidewalks	Bike lanes		Walkability/bikability	
Police	Economic Development	Communication	Cohesiveness	Online
NA	NA	NA	road infrastructure	online newsletter
Roads	Safety	Recreation	Covid19	Mail
Public safety				Email
Utilities	Parks	Downtown	Traffic	Next Door or website
Fix the streets	More family places of int	City run food bank and se	Failing infrastructure	Email
			Unsustainable population growth	Social linking to details
			Roads/Traffic Congestion	Facebook/Nextdoor
Providing social services	Stabilizing housing costs	Keeping up infrastructure	Rising housing costs	Email
Community Services	Quality of life	N/A	Code enforcement	Community Impact
			mismanagement	Nextdoor
traffic	increasing city taxes	losing small businesses	traffic	print
Law & Order Protection/ N	Fire Protection	Infrastructure/Additional	Economic Development	email & Austin A/S
Traffic congestion down t	Traffic back-up from 1626		Mobility	Facebook
Maintain current infrastructure	Protect Open Spaces & Tre	Adequate water supplies	Growth's impact on quality of life	
lower home taxes	reducing taxes	stopping illegals	illegals	city website
Improve the quality of th???	Moderate housing expansion	Keeping tax rates low.	Wasteful spending on making main st	email newsletter

Improve traffic on 967	Bringing in local restaurants	Balance commercial real e	Traffic and growth	Email/ social media
Safety	Inclusion	Accessible	Traffic	Email or Website
Parks			Traffic	email
Manage growth	Manage traffic	New parks spaces	Growth	online
				Email
Road maintenance	Road expansion	Lower water bill	Traffic	
Utilities	Flood control	Emergency services	Managing growth	Email, Nextdoor, Twitter
Infrastructure maintenance	addition of recreational	small and medium business	rapid uncontrolled growth	next door
Traffic control and flow	Street and sidewalk maintenance	More diversity in eating	Traffic	Facebook
Top restaurants	Better Streets	More Entertainment	Traffic flow	Facebook
				City website
Infrastructure	Clean water	Less building	Too many homes being built without	
Safety	Growth maintenance	Resource management	Growth management	
health	air	The environment	none	cylielrrkju@gmail.com
yes	yes			
Traffic & Large Trucks Aw	Businesses to downtown	Sidewalks	Traffic & Large Trucks Away from Do	Email or Online
				Email
Economic Development	Expanded park programming	Transportation enhancements	Transportation	Social Media - Facebook

Pave the roads in Old Tow	Install restrooms at all	Install more crosswalks w	Growth and traffic.	NextDoor
---------------------------	--------------------------	------------------------------	---------------------	----------



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-658- #1.1

Contact: Melissa McCollum

Subject: Hold a public hearing and first reading of the Ordinance for a Specific Use Permit (SUP) for an Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district being 3.553 +/- acres out of the S.V.R. Eggleston Survey, City of Buda, Hays County, TX. The property is addressed as 835 Main Street, Buda, TX 78610 (SUP 20-04 The Well) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]

1. Executive Summary

The City of Buda has received an application for a Specific Use Permit (SUP) for the subject property, located across from City Hall, south of Main Street at 835 Main Street. The property is currently undeveloped/vacant, and the applicant has indicated that some of the planned tenants are for office uses including veterinary and general office. The current zoning is Form District 4H (F4H) within the Gateway Corridor Overlay. The proposed SUP uses include:

- Animal Veterinary Office or Grooming (without Outside Yard/Kennels) (S)
- Office, Professional, Medical, or Business (S)

2. Background/History

The applicant is proposing a site with three buildings totaling 31,035 square feet (SF) to be constructed into two phases. Phase 1 includes the 5,500 SF Animal Veterinary Office located at the northeast corner of the site and a 8,114 SF two-story Office building the rear/southeast corner of the site. Phase 2 is a future 17,421 SF retail building located on the west side. The applicant has submitted both a plat and Site Plan as well as conceptual rendered elevations for review.

3. Staff's review and analysis

The applicant submitted conceptual rendered elevations and a conceptual site plan for review. See attached Exhibits and Staff Report

The applicant is seeking to gain approval for both the veterinary and general office to be constructed in Phase 1. Phase 2 will be a future retail building. Parking and water quality will be constructed

for the entire site in phase 1.

As submitted, these elevations will be part of the SUP approval. As this is an SUP, the conceptual documents submitted are binding, in addition to any UDC regulatory updates and any conditions placed on the project.

The F4H zoning district is a new zoning district in the UDC. This is a form-based district, designed to consist of a mixed-use urban fabric within or near Buda's Historic Downtown. Development in Form District 4H (F4H) may have a wide range of building types, setbacks and street types and can be used to transition from higher to lower intensity development but must match the existing character and form of the existing fabric of Buda's Historic Downtown.

4. Financial Impact

The proposed development will confer greater economic potential on the site, allowing the site to bring in greater property and sales taxes as it develops. The site should also generate city revenues in building and plan review fees.

5. Summary/Conclusion

The site plan submitted in conjunction with the SUP application and noted conditions is in substantial compliance with the requirements of the Buda UDC.

6. Pros and Cons

Pros: Development will generate city revenues and create jobs.

Cons: None.

7. Alternatives

Approval of a special use permit is entirely discretionary based on application of the criteria.

- Modify and Approve the SUP.
- Approve the SUP as presented with P&Z Conditions.
- Table the SUP – pending receipt of additional information .
- Deny the SUP – This alternative results in the SUP being denied.

8. Recommendation

The Planning and Zoning Commission recommended by a vote of 6-0 to approve the SUP for Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district with the following modifications or conditions:

1. Completion of final staff review of site plan and recordation of the plat.
2. A floodplain development permit application should be submitted/approved.
3. A ROW occupation license will need to be submitted/approved for the proposed wastewater forcemain.
4. An arborist will need to be engaged during construction to ensure the forcemain bore is protective of the heritage oaks along Main Street. Encroachments into the critical root zone of the trees in front of the Veterinary Office will also require an arborist report and mitigation plan.
5. Applicants pursue protection of the 21", 21" and 19" (inch) trees on eastern and western boundaries to work parking and walls around preservation of trees.
6. Proper screening of detention/water quality ponds
7. Provide multiple pedestrian trail connects from The Well to the existing Bradford Park trail network



City Council Agenda Item Report December 15, 2020

Contact – Melissa McCollum, AICP, Planning Director
512-312-5745 / melissa.mccollum@ci.buda.tx.us

SUBJECT: HOLD A PUBLIC HEARING, AND FIRST READING OF AN ORDINANCE FOR A SPECIFIC USE PERMIT (SUP) FOR AN ANIMAL VETERINARY OFFICE OR GROOMING, (WITHOUT OUTSIDE YARD/KENNELS) AND OFFICE, PROFESSIONAL, MEDICAL, OR BUSINESS IN THE F4H (FORM DISTRICT 4H) ZONING DISTRICT BEING 3.553 +/- ACRES OUT OF THE S.V.R. EGGLESTON SURVEY, CITY OF BUDA, HAYS COUNTY, TX. THE PROPERTY IS ADDRESSED AS 835 MAIN STREET, BUDA, TX 78610 (SUP 20-04 THE WELL) (PLANNING DIRECTOR MELISSA MCCOLLUM) [PUBLIC TESTIMONY]

1. PROJECT SUMMARY

The City of Buda has received an application for a Specific Use Permit (SUP) for the subject property, located across from City Hall, south of Main Street at 835 Main Street. The property is currently undeveloped/vacant, and the applicant has indicated that some of the planned tenants are for office uses including veterinary and general office. The current zoning is Form District 4H (F4H) within the Gateway Corridor Overlay. *F4H consists of a mixed-use urban fabric within Buda's Historic Downtown. Development in Form District 4H (F4H) may have a wide range of building types, setbacks and street types and can be used to transition from higher to lower intensity development but must match the existing character and form of the existing fabric of Buda's Historic Downtown. The proposed SUP uses include:*

- Animal Veterinary Office or Grooming (without Outside Yard/Kennels) (S)
- Office, Professional, Medical, or Business (S)

In recommending that an SUP for the premises under consideration be granted, the City Council shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall consider the following factors:

- a. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
- b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
- c. Provisions for drainage;
- d. Adequate off-street parking and loading;
- e. Safety from fire hazard and measures for fire control;

- f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;
- g. Heights of structures; and
- h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

2. **BACKGROUND/HISTORY**

The applicant is proposing a site with three buildings totaling 31,035 square feet (SF) to be constructed into two phases. Phase 1 includes the 5,500 SF Animal Veterinary Office located at the northeast corner of the site and a 8,114 SF two-story Office building the rear/southeast corner of the site. Phase 2 is a future 17,421 SF retail building located on the west side. The applicant has submitted both a plat and Site Plan as well as conceptual rendered elevations for review.

Several Heritage Trees (above 30 inches) exist onsite near the Main Street/front property line and the applicant is working the proposed driveway, veterinary clinic as well as sewer line around these trees (37", 35", 37" and 46" Live Oaks). Staff is recommending this SUP approval with the condition that an arborist be engaged during construction to ensure the sewer line, and other improvements into the critical root zone be mitigated and the trees protected.

As submitted, these plans meet the requirements of the UDC, with the exception of a few very minor construction details that need to be addressed. As this is an SUP, the conceptual documents submitted are binding, in addition to any UDC regulatory updates and any conditions placed on the project. This means if the commission intends to enforce the current UDC ordinances for architecture and other site design criteria, approval of the SUP must be recommended with the condition that all applicable design-related ordinances must be followed. The applicant provided a written request for the SUP which is attached.

The 2017 UDC made Animal Veterinary Office or Grooming (without Outside Yard/Kennels) and Office, Professional, Medical, or Business require an SUP in the F4H zoning district. The distinction was meant to look at the individual uses and how they would work within the F4H district.

For the Planning and Zoning Commission public hearing, the site was posted with a sign and notification letters were sent to properties within 400 feet of the subject property. A notification ad announcing the City Council hearing was run in the November 25, 2020 edition of the Hays Free Press. Staff has not received feedback from any adjoining property owners resulting from the notifications.

3. **STAFF'S REVIEW AND ANALYSIS**

The following constitutes an evaluation of the proposed SUP using the UDC's criteria:

a. **Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;**

The project is located off Main Street but provides a mixed-use (retail/office) development that has access to Main and adjacent developed property to the west (north Forest Office). Additional access could be achieved between this development and Cantina. The proposed Phase 1 does not trigger a TIA, however prior to completion of Phase 2 a TIA will be conducted by the applicant. The proposed Phase 2 use Retail does not require an SUP.

b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;

The above criterion should not be an issue, as the site plan has been found to meet the city's requirements in the above areas.

c. Provisions for drainage;

A drainage study was completed for this project to support a detention waiver request that has been approved. Water quality treatment will be provided by two rain gardens. The drainage study determined that no meaningful (2 cfs in the 100-year storm event) hydrologic impact will occur as a result of the proposed development. The change in water surface elevation for this analysis is 0.00 feet at all cross sections in the 100-year storm event.

The drainage study determined that the Base Flood Elevation on the property is at 700.05 ft-msl. The finished floor elevation of the proposed Office building is 708.3 ft-msl, well above the minimum 702.05 ft-msl required by the UDC. However, the Office building will require a floodplain development permit because it is located within the currently Effective Regulatory Flood Hazard Area.

d. Adequate off-street parking and loading;

The UDC has parking standards for office, restaurant, and retail with which the site plan complies. The site plan includes parking for 15 bicycles and will also provide electric vehicle parking for two cars.

e. Safety from fire hazard and measures for fire control;

All site plans are reviewed for fire code compliance. The building layout should not have any special issues, provided the site follows safety procedures. The Site Plan has been reviewed and approved by the Fire Marshal.

f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;

The proposed use is located within 400 feet of a residential area, however it is also located on Main Street. The proposed use should not produce the listed nuisances during daytime operation hours. The proposed use is located near other similar uses along Main Street.

g. Heights of structures; and

The maximum building height in the F4H district is 45 feet. The tallest proposed building is 38 feet in height.

h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

The proposed building design is consistent with city standards for buildings in the F4H zoning district.

4. FINANCIAL IMPACT

The approval of the SUP will activate the business and will add to the site's assessed value through the building of planned improvements, thus facilitating greater property taxes. The proposed business will also likely generate sales taxes.

5. ACTION OPTIONS

Approval of a special use permit is entirely discretionary based on application of the criteria. As such, staff presents the following options:

- **Modify and Approve the SUP** – This alternative results in the SUP being granted but provides for modifications to address concerns.

Because the site plan review is nearly completed, it is recommended that the site plan is approved with the conditions that all elements of the site plan and future plat are in compliance with the 2017 UDC, including but not limited to the standards of the F4H zoning district and sections of the UDC related to landscaping, lighting, screening and tree and critical root zone encroachment mitigation.

Motion Language:

I make a motion to approve the Specific Use Permit with the following conditions... (identify the conditions)

- **Approve the SUP (grant the SUP as presented)** – This alternative results in the SUP being granted as presented by the applicant. This alternative is recommended, as a full and thorough site plan review of all elements of the proposed use has taken place. While UDC compliance is a requirement of all projects, stating the recommendation within a SUP condition allows the potential withdrawal of this discretionary approval due to noncompliance. If approval substantially as presented is desired, staff requests including conditions consistent with the “Modify and Approve the SUP” option, above.

Motion Language:

I make a motion to approve the Specific Use Permit as presented.

- **Table the SUP pending receipt of additional information** – This alternative results in the SUP being tabled until certain information requested by the Commission can be secured. It is important to clearly state what additional information is needed in order for staff and the applicant to be appropriately responsive.

Motion Language:

I make a motion to table the Specific Use Permit pending receipt of the following information... (identify items needed).

- **Deny the SUP** – This alternative results in the SUP being denied.

Motion Language:

I make a motion to deny the Specific Use Permit as presented.

6. **PLANNING AND ZONING RECOMMENDATION**

The Planning and Zoning Commission recommended by a vote of 6-0 to approve SUP for Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district with the following modifications or conditions::

1. Completion of final staff review of site plan and recordation of the plat.
2. A floodplain development permit application should be submitted/approved.
3. A ROW occupation license will need to be submitted/approved for the proposed wastewater forcemain.

4. An arborist will need to be engaged during construction to ensure the forcemain bore is protective of the heritage oaks along Main Street. Encroachments into the critical root zone of the trees in front of the Veterinary Office will also require an arborist report and mitigation plan.
5. Applicants pursue protection of the 21", 21" and 19" (inch) trees on eastern and western boundaries to work parking and walls around preservation of trees.
6. Proper screening of detention/water quality ponds
7. Provide multiple pedestrian trail connects from The Well to the existing Bradford Park trail network

Per UDC Section 2.10.09.D., no SUP shall be granted unless the Applicant of the SUP shall be willing to accept and agree to be bound by and comply with the ordinance adopting the SUP, as well as the attached Site Plan drawings approved, and shall comply with the minimum requirements provided in the zoning district in which the property is located.

7. ATTACHMENTS

SUP Request Letter
Notification Map
Proposed Site Plan
Drainage Study

ORDINANCE NO. ____ - ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS GRANTING A SPECIFIC USE PERMIT (SUP) (SUP 20-04) ANIMAL VETERINARY OFFICE OR GROOMING, (WITHOUT OUTSIDE YARD/KENNELS) AND OFFICE, PROFESSIONAL, MEDICAL, OR BUSINESS IN THE F4H (FORM DISTRICT 4H) ZONING DISTRICT BEING 3.553 +/- ACRES OUT OF THE S.V.R. EGGLESTON SURVEY, CITY OF BUDA, HAYS COUNTY, TX. THE PROPERTY IS ADDRESSED AS 835 MAIN STREET, BUDA, TX 78610; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE AND PROVIDING A PENALTY CLAUSE.

WHEREAS, on December 8, 2020 the Planning and Zoning Commission of the City of Buda held a public hearing regarding a request for a Specific Use Permit (SUP 20-04) for Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district being 3.553 +/- acres out of the S.V.R. Eggleston Survey, City of Buda, Hays County, TX. The property is addressed as 835 Main Street, Buda, TX 78610 and recommended the SUP be approved with the following conditions:

1. Completion of final staff review of site plan and recordation of the plat.
2. A floodplain development permit application should be submitted/approved.
3. A ROW occupation license will need to be submitted/approved for the proposed wastewater forcemain.
4. An arborist will need to be engaged during construction to ensure the forcemain bore is protective of the heritage oaks along Main Street. Encroachments into the critical root zone of the trees in front of the Veterinary Office will also require an arborist report and mitigation plan.
5. Applicants pursue protection of the 21", 21" and 19" (inch) trees on eastern and western boundaries to work parking and walls around preservation of trees.
6. Proper screening of detention/water quality ponds
7. Provide multiple pedestrian trail connects from The Well to the existing Bradford Park trail network

by the City Council of the City of Buda; and

WHEREAS, the City Council held a public hearing on December 15 2020 regarding the request and tabled the item; and

WHEREAS, the City Council held the first reading on December 15, 2020 regarding the request; and

WHEREAS, all requirements of the City of Buda Unified Development Code pertaining to specific use permits have been or will be met; and,

WHEREAS, the City Council has determined that adoption of this ordinance is in the interest of the general health, safety, welfare and morals of the community; and

WHEREAS, the City has determined that this ordinance was passed and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members were present and voting;

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

Section 1. A Specific Use Permit (SUP 20-04) for Animal Veterinary Office or Grooming, (without Outside Yard/Kennels) and Office, Professional, Medical, or Business in the F4H (Form District 4H) zoning district being 3.553 +/- acres out of the S.V.R. Eggleston Survey, City of Buda, Hays County, TX. The property is addressed as 835 Main Street, Buda, TX 78610.

Section 2. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

Section 3. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 4. Effective Date. Pursuant to Section 3.11(D) of the City Charter, this ordinance is effective upon adoption, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after having been published once in its entirety, or a caption that summarizes the purpose of the ordinance and the penalty for violating the ordinance in a newspaper designated as the official newspaper of the City. An ordinance required by the Charter to be published shall take effect when the publication requirement is satisfied.

PASSED, APPROVED AND ADOPTED on by an affirmative vote of the City Council of the City of Buda, this ___ day of _____, 2020.

APPROVED:

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, City Clerk

October 27, 2020
Attn: Nikki Dykes
City of Buda
405 E Loop St
Buda, TX 78610

**RE: The Well Subdivision
Special Use Permit Application
835 Main Street
Buda, Texas 78610**

To whom it may concern,

We are applying for a Special Use Permit to be given the opportunity to build a veterinarian clinic and provide office use in the F4H Zoning district near downtown Buda, Texas.

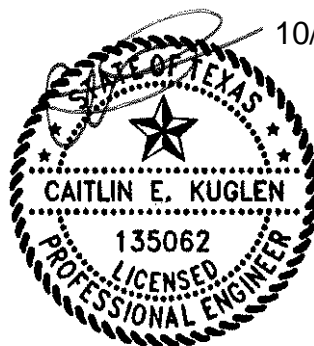
If you have any questions or comments regarding this request, please contact me at 737-471-0329.

Sincerely,

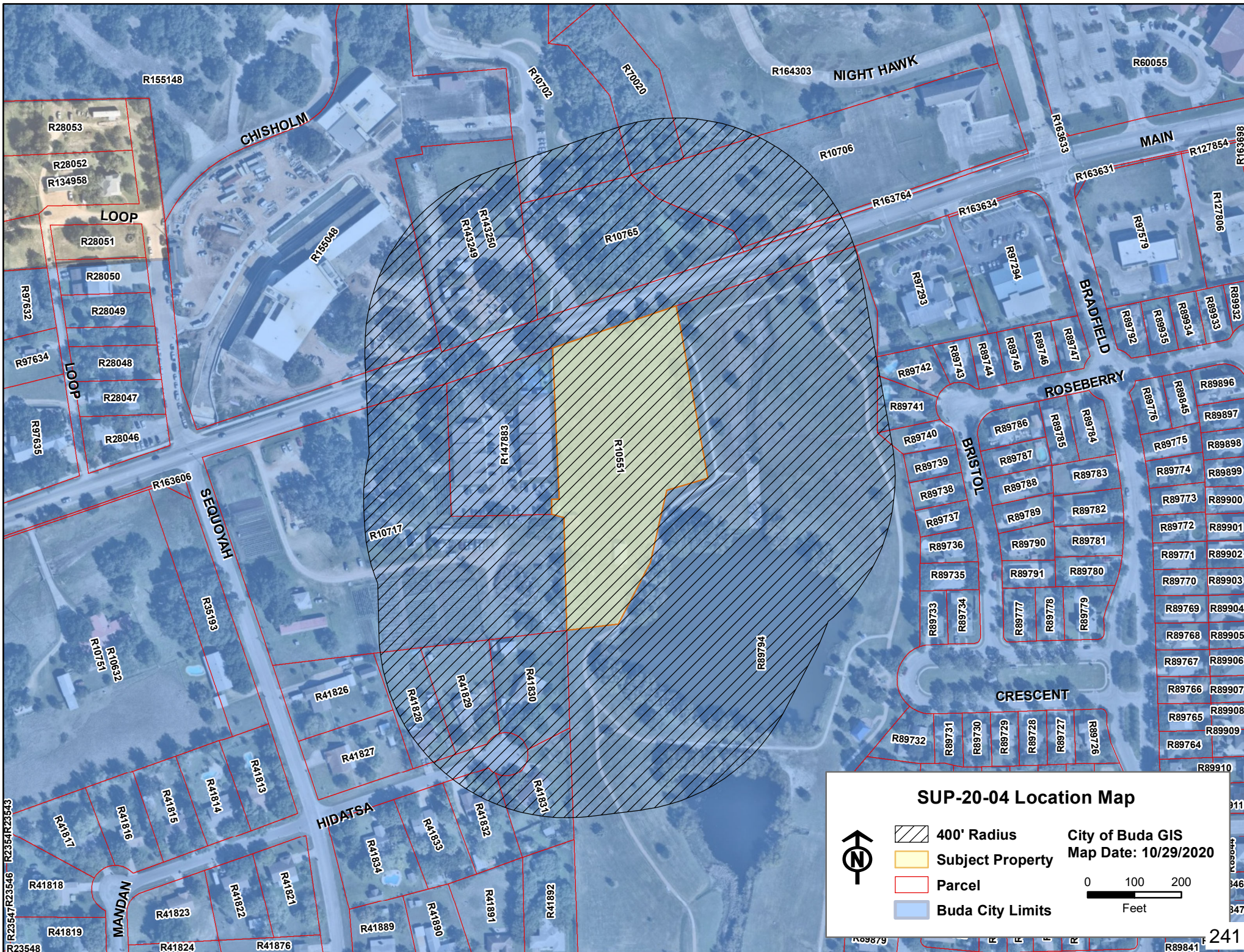
KIMLEY-HORN AND ASSOCIATES, INC.



Caitlin Kuglen, P.E.



10/27/2020



SUP-20-04 Location Map

400' Radius

Subject Property

Parcel

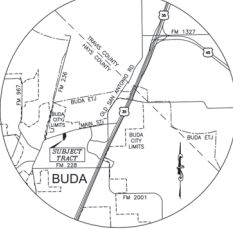
Buda City Limits

City of Buda GIS
Map Date: 10/29/2020

0 100 200

—
Feet

**FINAL PLAT OF:
THE WELL SUBDIVISION
3.553 ACRES IN THE
CITY OF BUDA,
HAYS COUNTY, TEXAS**



**LOCATOR MAP
(NOT TO SCALE)**

OWNER: JOSEPH QUARLES,
MANAGING MEMBER
589 PROPERTIES, LLC
162 ELMHURST
KYLE, TX 78640

SITE: 835 MAIN STREET
BUDA, TX 78610

ACREAGE: 3.553 ACRES
SQ. FT. 154,789 SQUARE FEET

NUMBER OF
BLOCKS: 1 BLOCK

LINEAR FEET OF
NEW STREETS: 0 FEET

SUBMITTAL DATE: JANUARY, 2020

DATE OF PLANNING &
ZONING COMMISSION REVIEW: JANUARY, 2020

BENCHMARK NO. 200011-101
SET 7x7 ON CONCRETE BASE OF LIGHT POLE
BEING ON THE NORTHEAST CORNER OF MAIN
STREET AND HANK LANE, APPROXIMATELY 100
FEET NORTH OF THE CENTERLINE OF MAIN STREET
ELEVATION: 705.42' (NAVD88 GEOID 12A)

BENCHMARK NO. 200011-102
SET 7x7 ON CONCRETE BASE OF LIGHT POLE
BEING ON THE NORTH SIDE OF MAIN STREET
APPROXIMATELY 200 FEET EAST OF HANK LANE.
ELEVATION: 697.39' (NAVD88 GEOID 12A)

ACREAGE BY
LOT TYPE: 1 - DEVELOPMENT - 3.553 ACRES

NUMBER OF
LOTS: 1

BY TYPE:

PATENT:
S.V.B. EGLESTON SURVEY,
ABSTRACT NO. 5

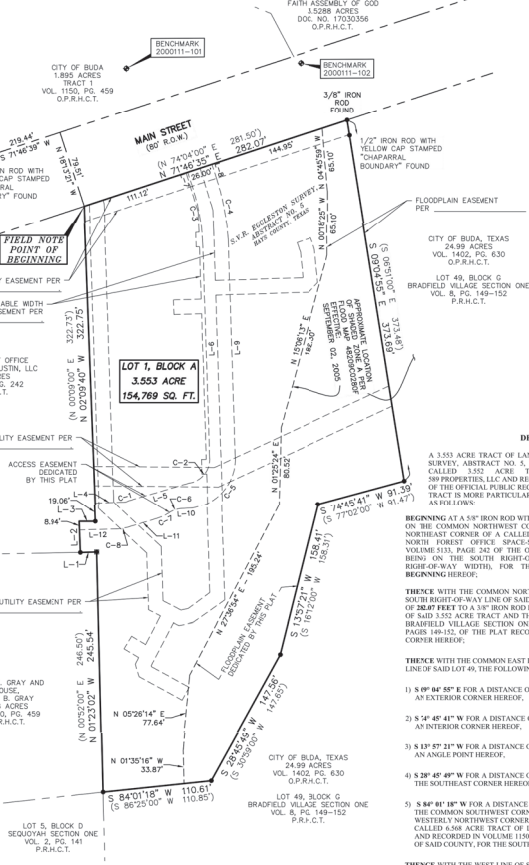
SURVEYOR:
MARGARET A. NOLEN, R.P.L.S.
CP&H, INC.
ONE CHISHOLM TRAIL, SUITE NO. 130
ROUND ROCK, TEXAS 78661
PH: (512) 248-0055
TBPLS FIRM LICENSE NO. 10194125

ENGINEER:
ANGKA A. WODOO, P.E., NO. 131523
KIMLEY-HORN
2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TX 78746
PH: (512) 646-2237
FIRM NO. 928

LINE	BEARING	LENGTH	(RECORD)
L-1	S 88°07'25" W	16.58'	(S 87°51'00" W 16.72')
L-2	N 02°13'40" W	32.02'	(N 00°00'00" E 31.74')
L-3	S 89°54'40" E	16.41'	(S 87°36'00" E 16.78')

LINE	BEARING	LENGTH
L-4	N 88°10'35" E	28.84'
L-5	N 73°36'03" E	64.62'
L-6	N 01°50'50" W	223.22'
L-7	N 18°13'25" W	14.38'
L-8	S 18°13'25" E	14.38'
L-9	S 01°50'50" E	223.59'
L-10	S 86°38'59" W	9.93'
L-11	S 73°00'42" W	29.57'
L-12	S 88°10'35" W	37.51'

CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	10.00'	5.09'	029°09'04"	N 73°36'03" E	5.03'
C-2	25.00'	35.83'	082°07'40"	N 39°14'26" E	32.84'
C-3	220.00'	56.61'	014°44'33"	N 10°31'08" W	56.45'
C-4	248.00'	63.68'	014°49'53"	S 10°48'29" E	63.50'
C-5	51.00'	75.20'	084°28'46"	S 40°24'58" W	68.57'
C-6	25.00'	12.58'	028°49'22"	S 71°09'08" W	12.44'
C-7	50.00'	14.20'	016°16'15"	S 64°52'34" W	14.15'
C-8	50.00'	13.23'	015°06'53"	S 80°35'38" W	13.20'



DESCRIPTION

A 3.553 ACRE TRACT OF LAND SITUATED IN THE S.V.B. EGLESTON SURVEY, ABSTRACT NO. 5, HAYS COUNTY, TEXAS AND ALL OF A CALLED 3.552 ACRE TRACT OF LAND DESCRIBED TO 589 PROPERTIES, LLC AND RECORDED IN VOLUME 512, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 3.553 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "CP&H" SET ON THE COMMON NORTHWEST CORNER OF SAID 3.552 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.671 ACRE TRACT OF LAND DESCRIBED TO NORTH FOREST OFFICE, SPACE-SOUTH AUSTIN, LLC AND RECORDED IN VOLUME 512, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (86 FOOT RIGHT-OF-WAY WIDTH), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE WITH THE COMMON NORTH LINE OF SAID 3.552 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, N 73° 40' 30" E FOR A DISTANCE OF 32.07 FEET TO A 1/2" IRON ROD FOUND ON THE COMMON NORTHEAST CORNER OF SAID 3.552 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 49, BLOCK G, BRADFIELD VILLAGE SECTION ONE, VOL. 8, P.C. 149-152, P.R.H.C.T.

THENCE WITH THE COMMON EAST LINE OF SAID 3.552 ACRE TRACT AND THE WEST LINE OF SAID LOT 49, THE FOLLOWING FIVE (5) CALLS:

- 1) S 8° 09' 58" E FOR A DISTANCE OF 373.60 FEET TO A 1/2" IRON ROD FOUND, FOR AN INTERIOR CORNER HEREOF;
- 2) S 2° 45' 41" W FOR A DISTANCE OF 91.39 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;
- 3) S 13° 57' 37" W FOR A DISTANCE OF 158.41 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;
- 4) S 28° 45' 49" W FOR A DISTANCE OF 147.56 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER HEREOF; AND
- 5) S 84° 01' 18" W FOR A DISTANCE OF 118.61 FEET TO A 1/2" IRON ROD FOUND ON THE COMMON NORTHWEST CORNER OF SAID 3.552 ACRE TRACT AND THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 49, BEING ON THE EAST LINE OF A CALLED 6.508 ACRE TRACT OF LAND DESCRIBED TO GEORGE M. SIEMAS, JR. AND RECORDED IN VOLUME 1150, PAGE 499, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID 3.552 ACRE TRACT AND THE EAST LINE OF SAID 6.508 ACRE TRACT, N 48° 23' 49" W FOR A DISTANCE OF 264.8 FEET TO A NAIL FOUND IN CONCRETE AT THE BASE OF FENCE POST ON THE NORTHEAST CORNER OF SAID 6.508 ACRE TRACT, FOR AN INTERIOR CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID 3.552 ACRE TRACT AND THE NORTH LINE OF SAID 6.508 ACRE TRACT, S 84° 19' 48" W FOR A DISTANCE OF 168.8 FEET TO A 1/2" IRON ROD FOUND ON THE COMMON ANGLE POINT ON NORTH LINE OF SAID 6.508 ACRE TRACT AND SOUTH LINE OF SAID 1.671 ACRE TRACT, FOR AN EXTERIOR CORNER HEREOF.

THENCE WITH THE COMMON WEST LINE OF SAID 3.552 ACRE TRACT AND THE EAST LINE OF SAID 1.671 ACRE TRACT, THE FOLLOWING THREE (3) CALLS:

- 1) (L-2) S 84° 01' 18" W FOR A DISTANCE OF 32.02 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&H" SET, FOR AN EXTERIOR CORNER HEREOF;
- 2) (L-3) S 89° 54' 40" E FOR A DISTANCE OF 16.41 FEET TO A 1/2" IRON ROD FOUND, FOR AN INTERIOR CORNER HEREOF; AND
- 3) N 02° 09' 40" W FOR A DISTANCE OF 32.73 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.553 ACRES OF LAND.

LEGEND

- = 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "CP&H" SET
- = NAIL FOUND IN CONCRETE AT BASE OF FENCE POST
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK
- O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T. = PLAT RECORDS, HAYS COUNTY TEXAS
- () = RECORD BEARING AND DISTANCE PER DEED RECORDED IN DOCUMENT NO. 2016-1600960 P.R.H.C.T.

Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746
PHONE: 737-241-8994
WWW.KIMLEY-HORN.COM
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

CP&H

1 Chisholm Trail, Suite 130,
Round Rock, Texas 78681
512-248-0055
TEXAS REGISTERED ENGINEERING FIRM #1741
TBPLS 10194125

Proj. No. 200011	Sheet 1
Date: 01-07-2020	1 of 2
Drawing: 200011-SURVEY	2 of 2
Scale: 1" = 60'	C-1703

SITE PLAN APPROVAL SHEET #28

FILE NUMBER: 2020-456 APPLICATION DATE: 02/02/20

APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE

EXPIRATION DATE: CASE MANAGER: D. FOWLER
PRODUCT EXPIRATION DATE: (06/09/2025-A) DWFP: DDZ

Division: Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev.	Description
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

Final plan must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT #247.
#4 ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 235630.84
E 233630.84
ELEVATION = 706.07
VERTICAL DATUM: NAVD 88 (GEOID 09)

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn
10814 HOLLYVILLE ROAD AVALON W SUITE 300 AUSTIN, TX
PHONE: 512-448-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

ANGKA A. WODOO
131523
12/02/2020

FINAL PLAT SHEET 1
THE WELL SUBDIVISION
835 MAIN STREET
HAYS COUNTY, TEXAS

2 SHEET NUMBER
SDP PERMIT #2020-455

NO.	REVISIONS	DATE

**FINAL PLAT OF:
THE WELL SUBDIVISION**
3.553 ACRES IN THE
CITY OF BUDA,
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, JOSEPH QUARTUCCO, MANAGING MEMBER, OF 589 PROPERTIES, LLC, OWNER OF 3.553 ACRE TRACT, BEING ALL OF THAT CALLED 3.552 ACRE TRACT OF LAND, OUT OF THE S.V.P. EGGLESTON SURVEY, ABSTRACT NO. 1, AS DESCRIBED IN A DEED TO 589 PROPERTIES, LLC, AND RECORDED IN DOCUMENT NUMBER 2016-16009655 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 3.553 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON TO BE KNOWN AS:

THE WELL SUBDIVISION

SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

JOSEPH QUARTUCCO
MANAGING MEMBER
589 PROPERTIES, LLC
165 ELMHURST
KYLE, TX 78640

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSEPH QUARTUCCO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

NOTARY PUBLIC IN AND FOR
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, ANGELA A WOODCO, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48209C0280F OF HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005, AND SHALL BE CONTAINED WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHOWN THEREIN.

ANGELA A WOODCO, P.E. NO. 131523
KIMLEY-HORN
2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TX 78746
PHONE: (512) 646-2237
FIRM NO. 928

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARGARET A. NOLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED PORTIONS OF TITLE 26, § 7.01, AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING NOVEMBER, 2019.

MARGARET A. NOLEN, R.P.L.S. NO. 5589

SURVEYING BY:
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065
TBPFS FIRM LICENSE NO. 10194125



Kimley-Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746
PHONE: 737-244-8994
WWW.KIMLEY-HORN.COM
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
TBPFS FIRM NO. 928

PLAT NOTES

- 1) PORTION OF THIS TRACT IS ENDOACHED BY THE SPECIAL FLOOD HAZARD AREAS ZONE "A", (IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48209C0280F, EFFECTIVE DATE SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS.
- 2) BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE 2017 CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
- 3) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 4) A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 5) BASIS OF BEARINGS IS GRID NORTH FOR THE TEXAS CENTRAL STATE PLANE COORDINATES NAD '83 (HARN '93).
- 6) ONE CALL NOTE: CONTRACTOR MUST CALL TEXAS 811 FOR LOCATION OF UTILITIES.
- 7) FLOODPLAIN EASEMENT RESTRICTION: CONSTRUCTION WITHIN THE FLOODPLAIN MAY ONLY OCCUR WITH THE WRITTEN APPROVAL OF THE CITY. A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED CONSTRUCTION PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.
- 8) EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY PREVENT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY), AND ANY PUBLIC UTILITY INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO RE-PLACE THEM.
- 9) EMERGENCY SERVICES: HAYS COUNTY, EMERGENCY SERVICE DISTRICT NO. 2 AND HAYS COUNTY, FIRE & RESCUE DISTRICT NO. 8
- 10) THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER ZONES.
- 11) THIS SUBDIVISION LIES WITHIN THE BOUNDARY OF THE HAYS INDEPENDENT SCHOOL DISTRICT.
- 12) THE CITY OF BUDA WILL PROVIDE WATER AND WASTEWATER SERVICE.
- 13) A BLANKET "E" ELECTRIC TRANSMISSION AND DISTRIBUTING EASEMENT TO THE TEXAS POWER AND LIGHT COMPANY PER VOL. 104, PAGE 397 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, MAY AFFECT THIS TRACT.
- 14) AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT TO THE TEXAS POWER AND LIGHT COMPANY PER VOL. 110, PAGE 459 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, MAY AFFECT THIS TRACT.
- 15) A CHANNEL EASEMENT TO THE STATE OF TEXAS PER VOL. 131, PAGE 36 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, MAY AFFECT THIS TRACT.

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT, ON THE _____ DAY OF _____, 2020

OF _____ A.D. 2020, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT RESOLUTION # _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

ELAINE CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, ALICIA RAMIREZ, CITY SECRETARY WITH THE CITY OF BUDA, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS APPROVED ON BEHALF OF THE BUDA CITY COUNCIL ON THE _____ DAY OF _____, 2020 A.D., AT _____ O'CLOCK _____ M.,

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020 A.D.

ALICIA RAMIREZ
CITY SECRETARY BUDA, TEXAS

SITE PLAN APPROVAL SHEET _____ OF 38
FILE NUMBER **2020-456** APPLICATION DATE **8/20/20**
APPROVED BY COMMISSION ON **N/A** UNDER THE CITY OF BUDA DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER **D. FOWLER**
PROJECT EXPIRATION DATE (609-97965-A) **DWPZ / DDZ**

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **N/A**
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded for the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Proj No. **2000111** Sheet **2**
Date: **01-07-2010** of **2**
Drawing: **000111-SURVEY** of **2**
Scale: **1" = 60'** C-1732

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24":
4 ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 235658.65
E 235630.84
ELEVATION = 708.67
VERTICAL DATUM: NAVD 88 (GEOID 89)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

REV.	DATE	REVISIONS



KIMLEY-HORN PROJECT NO. 2020-456
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAW
DRAWN BY: CEK
CHECKED BY: AAW

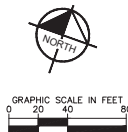
FINAL PLAT SHEET 2

**THE WELL
SUBDIVISION
855 MAIN STREET
CITY OF BUDA,
HAYS COUNTY, TEXAS**

SHEET NUMBER
3 OF 38

SDP PERMIT #2020-455

EXISTING IMPERVIOUS COVER		
IMPERVIOUS COVER		
TOTAL IMPERVIOUS COVER	3553.55 SF	0.08 ACRES
IMPERVIOUS COVER PLANNED FOR REMOVAL		0.08 ACRES
IMPERVIOUS %:		0.02 %
TOTAL SITE AREA	3.54 ACRES	



TREE NOTES

TAG NO. TYPE INDICATES MULTI TRUNK (M) OR MONOCOTYLEDON (M)

INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE GDB FORMULA FOR SINGLE AND MULTI TRUNK TREES.

LD	LD - ONE DAY	LD - TWO DAY	LD - THREE DAY
10004	LD 0 7 8		
10004	LD 10 9		
10004	LD 20 9		
10004	LD 30 9		
10004	LD 40 9		
10004	LD 50 9		
10004	LD 60 9		
10004	LD 70 9		
10004	LD 80 9		
10004	LD 90 9		
10004	LD 100 9		

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
●	BENCHMARK
---	PROPERTY FENCE
---	EASEMENT LINE
○	TREE (REMAIN)
○	TREE (REMOVE)
---	WATER LINE (REMAIN)
---	WASTE WATER LINE (REMAIN)
---	STORM SEWER LINE (REMAIN)
---	UNDERGROUND ELECTRIC (REMAIN)
---	GAS MAIN (REMAIN)
---	WASTEWATER MANHOLE (REMAIN)
○	RIGHT OF WAY

- NOTES:**
- NO DEMOLITION WILL OCCUR UNTIL A PRE-CONSTRUCTION MEETING IS HELD WITH THE ENVIRONMENTAL INSPECTOR.
 - LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-368-5877) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
 - REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES.
 - ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/CAPPED AT PROPERTY LINE.
 - ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
 - SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY OTHER HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPILLS OFF-SITE IN A LEGAL MANNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
 - PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.

Kimley-Horn

10814 HOLLYVALE ROAD AVALON W, SUITE 300 AUSTIN, TX

PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM

© 2020 KIMLEY-HORN ASSOCIATES, INC.

DR: []
SR: []
PR: []
BY: []
DATE: []

STAR OF TEXAS

ANGELA A. WOODCOCK

131523

12/02/2020

KHA PROJECT NO. 2020-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAW
DRAWN BY: CEK
CHECKED BY: AAW

EXISTING CONDITIONS AND DEMO PLAN

THE WELL SUBDIVISION

835 MAIN STREET

CITY OF BUDA

HAYS COUNTY, TEXAS

SHEET NUMBER

5 OF 38

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT #242.

4" ALUMINUM IODINE SET IN CONCRETE

SURFACE COORDINATES:

N 235650.85
E 233630.84
ELEVATION = 706.67
VERTICAL DATUM: NAVD 83 (GEOID 09)

LINE TABLE

LINE	BEARING	DISTANCE	RECORD
L1	S85°52'20"W	16.70'	(S87°02'00"W 46.25')
L2	S02°12'20"E	37.74'	(N00°00'00"E 37.74')
L3	S89°53'00"E	16.79'	(N87°06'00"E 46.25')

SITE PLAN APPROVAL SHEET OF 38

FILE NUMBER: 2020-455 APPLICATION DATE: 8/2/2020

APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE

EXPIRATION DATE: CASE MANAGER: D. FOWLER

PROJECT EXPIRATION DATE (GEOID#99065-A1): DWFS: DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev. 1 Connection 1

Rev. 2 Connection 2

Rev. 3 Connection 3

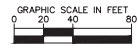
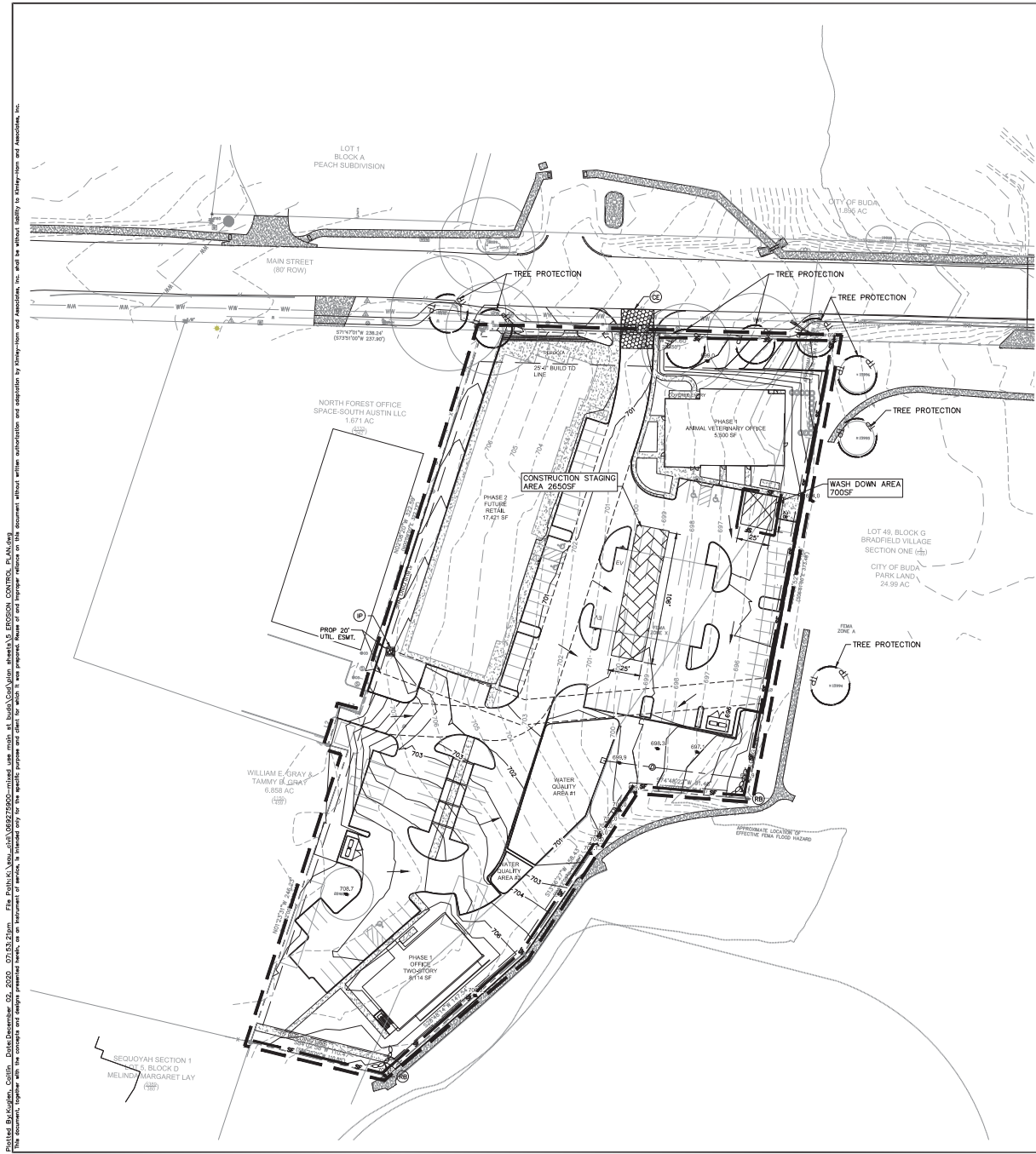
Final plan must be recorded for the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction of a building permit is not required, must also be approved prior to the Project Expiration Date.

811

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SDP PERMIT #2020-455



LEGEND

— SF	— SP	SILT FENCE
— TP	— TP	TREE PROTECTION
— IP	— IP	PROPOSED INLET PROTECTION
— CE	— CE	CONSTRUCTION ENTRANCE
— RB	— RB	ROCK BERM
— 450	— 450	EXISTING CONTOURS
— 450	— 450	PROPOSED CONTOURS
—	—	LIMITS OF CONSTRUCTION AREA
—	—	TREE TO REMAIN
—	—	SLOPE ARROW

- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDINGS, AND SITE PAVING. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
 - ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
 - REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 7.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING (ECM 1.4.4.B.3, SECTION 5.1). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.1).
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF BUDA STANDARDS.
 - SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L1	S85°25'22"W	16.20'	(1878) 50' W 16.20'
L2	S02°12'20"E	25.00'	(1878) 50' W 16.20'
L3	S85°25'22"W	16.20'	(1878) 50' W 16.20'

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE BASED ON RS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
 N 233604.86
 E 233600.84
 ELEVATION = 706.07
 VERTICAL DATUM: NAVD 83 (GEOID 09)

SITE PLAN APPROVAL SHEET _____ OF 38

FILE NUMBER: 2020-455 APPLICATION DATE: 8/20/20

APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE.

EXPIRATION DATE: CASE MANAGER: D. FOWLER

PROJECT EXPIRATION DATE (GSD#P99065-A): DWFS: DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev. 1: Construction 1
 Rev. 2: Construction 2
 Rev. 3: Construction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

811

Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE

Kimley-Horn

10814 HOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.

STATE OF TEXAS

ANGELA A. WOODCOCK
 131523

12/02/2020

KHA PROJECT NO: 2020-455
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

EROSION CONTROL PLAN

THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
6 OF 38

SDP PERMIT #2020-455

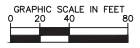
PARKING TABLE				
USE	RATIO	FLOOR AREA (SF)	REQUIRED	PROVIDED
RETAIL/RESTAURANT/OFFICE	1 SPACE PER 200 SF	17475	88	96
VETERINARY CLINIC	1 SPACE PER 400 SF	5,500	14	15
OFFICE	1 SPACE PER 400 SF	8,150	21	21
BICYCLE	2 SPACES + 1 PER 5,000 SF OF EACH BUILDING	31,075	11	15
ELECTRIC VEHICLE	2 SPACES PER 100 PARKING SPACES		2	2
		TOTAL	123	132

*PER THE CITY OF BUDA CODE OF ORDINANCES
PLEASE NOTE: WE USED THE MOST CONSERVATIVE PARKING RATIO FOR THE LARGER BUILDING

ADA PARKING TABLE				
	REQUIRED	PROVIDED		PROVIDED
STANDARD ACCESSIBLE PARKING SPACES	4	4		
VAN-ACCESSIBLE PARKING SPACES	1	1		
TOTAL	5	5		

PHASING NOTES

- PHASE LINES SHOWN ARE FOR PHASING OF BUILDINGS AND PAVING. FURTHER PHASING INFORMATION PROVIDED HEREON IS APPLICABLE TO EACH PHASE OF BUILDING CONSTRUCTION AND SHALL PROVIDE APPROPRIATE ACCESS FOR FIRE SERVICE VEHICLES.
- PARKING SHALL BE PROVIDED AS REQUIRED BY AUSTIN FIRE DEPARTMENT FOR EACH PHASE.
- ALL WATER QUALITY CONTROL FACILITIES AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN MUST BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THE FIRST PHASE.
- BOTH PHASE 1, PHASE 2, AND 3 SHALL BE COMPLETED PRIOR TO RELEASE OF PHASE 4.
- ALL DISTURBED AREAS WITH EACH PHASE OF THIS PROJECT MUST BE RESTORATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO PHASE 4. TEMPORARY EROSION CONTROL MEASURES SHALL BE AS NEARLY AS POSSIBLE TO THE ADJACENT COVERED AREAS.
- ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.



LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE
- FIRE LANE
- ELECTRIC VEHICLE PARKING SPACES

PHASE 1 ITEMS

- WATER QUALITY POND
- UNDERGROUND UTILITIES
- SIDEWALKS AND DRIVE ISLES
- FREELANES
- ALL SURFACE PAVING
- LANDSCAPING
- PEDESTRIAN SIDEWALKS ALONG PUBLIC ROADAWAYS

PHASE 2 ITEMS

- LANDSCAPING
- SIDEWALKS

NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON DECEMBER 12, 2019. LANDSCAPING TO BE EXPEDITED FOR IMPROVEMENT TO THEIR ACCURACY.
- ALL FIRE DEPARTMENT ACCESS DRIVERS/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE. EXISTING FIRE LINES AS SHOWN ON SITE BY PAVING CURB RED. SETBACK THE ZONING/TOWAWAY ZONE. 8' WHITE LETTERS AT LEAST 12" SPACES ALONG THE CURB. ALSO, SIGNAGE BE SETBACKED TO THE SIDE OF THE ROAD. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 100 FEET.
- ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
- PARKING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- EVERY HANDBOOK ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONFINED 6 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED FOR HANDICAPPED INDIVIDUALS. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH BY IBC 1105.15 AND AEA 117.108.6.2.
- CONTRACTOR TO COORDINATE WITH PROJECT ARCHITECT TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL FACED TO BE 3% UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUNS 30 FEET.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS PER EDC 217.
- COMPLIANCE WITH THE COMMERCIAL AND MULTIFAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 200 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-24-11).
- REFER TO PERSONNELS ELECTRIC CONSTRUCTION PLANS AND DETAILS. CONTACT ENGINEERING/PLANNING (874732031).
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 6" CONCRETE CURBS ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EDCM SECTION 2.2.7 "PROTECTION OF LANDSCAPE AREAS".
- RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT (BIC CODE 1503).
- EACH CONTACT PARKING SPACEABLE WILL BE SIGNED "SMALL CAR ONLY".
- ALL EIGHTS TO BE TWO 2" SQUARE CONNECTIONS.
- FINISHED FLOOR ELEVATIONS SHALL BE A MIN OF 2' ABOVE THE BASE FLOOD ELEVATION PER LOCAL FLOOD STUDY. "BASE FLOOD ELEVATION" REFERRED BY KITCHEN TABLE CHAIR SOLUTIONS, DATED JANUARY 2019.

SUBCHAPTER E NOTES:

- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.6. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.6 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.
- ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
- SCHEDULING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

TANDEM PARKING NOTES:

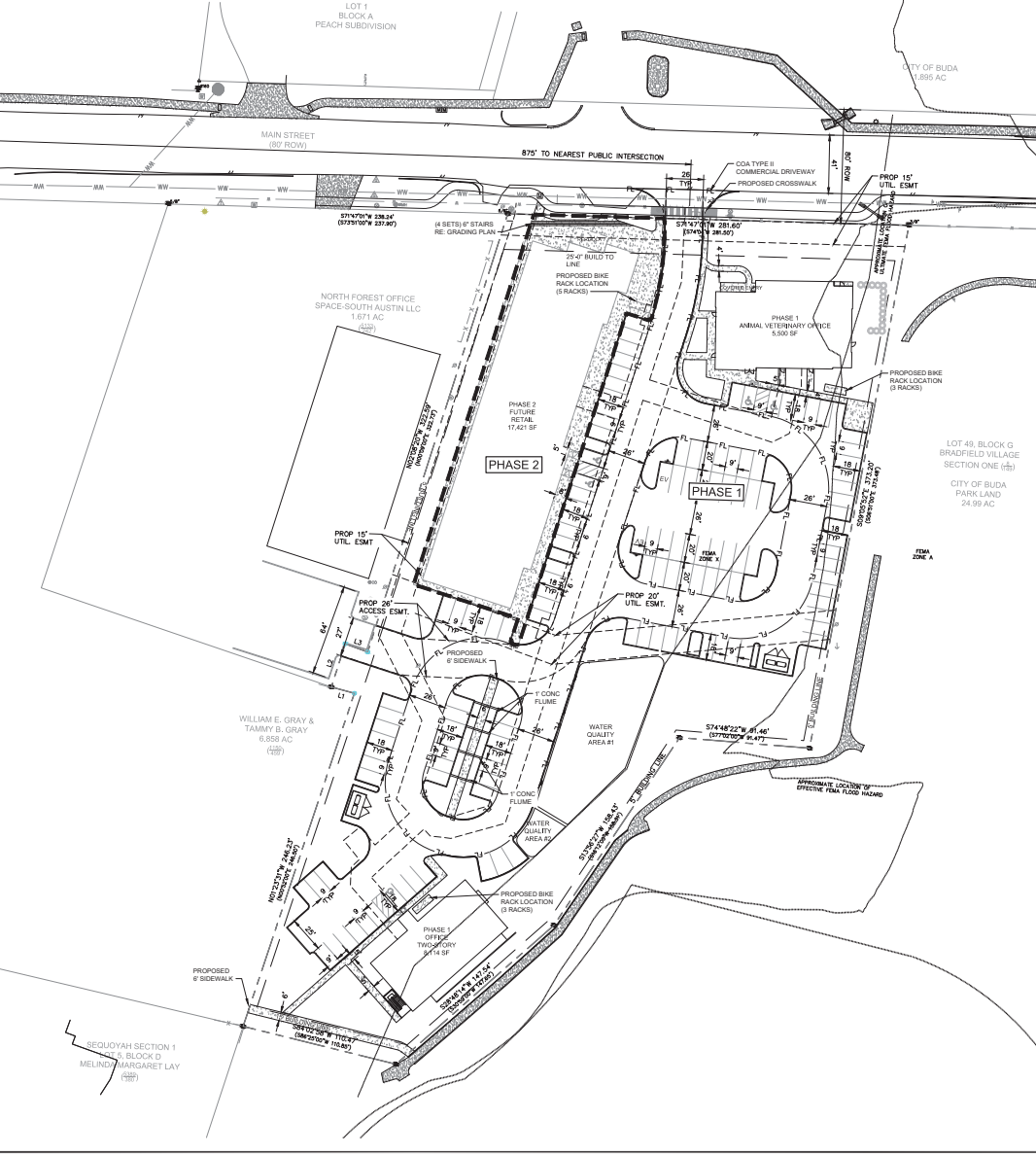
- THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E. UNITS WITH TWO OR MORE BEDROOMS).
- AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE IN ORDER TO AVOID VISUAL CLUTTER.
- BOTH OF THE SPACES MUST BE STANDARD SIZE, NO COMPACT OR HANDEAPPED ACCESSIBLE TANDEM PARKING SPACES ARE PERMITTED.
- AT LEAST TEN PERCENT OF THE TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF HRS (NAD83) SOUTH CENTRAL ZONE. BASED ON SURVEY SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) (HORIZONTAL) AND THE NATIONAL GEODETIC SURVEY (NAD83) (VERTICAL) USING REVERSE (GRIPUS) FOR CHAPARRAL CONTROL POINT "PNT 147".
 HORIZONTAL COORDINATES:
 N 2335030.84
 E 2335030.84
 ELEVATION = 708.67
 VERTICAL CURVED WAD 88 (GEOID 09)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



APPENDIX Q.2- IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER	75% X 3.54 NSA	2.478 ACRES
IMPERVIOUS COVER ALLOWED AT DEDUCTION FOR PERIMETER ROADWAY		0 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER		2.478 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25%	0 ACRES X 10%	0 ACRES
PROPOSED IMPERVIOUS COVER		0.00 ACRES
IMPERVIOUS COVER IN UPLANDS ZONE	0 ACRES X 40%	0.00 ACRES
TOTAL PROPOSED IMPERVIOUS COVER		97904 SF
PROPOSED IMPERVIOUS COVER		2.25 ACRES
PROPOSED IMPERVIOUS COVER PERCENTAGE		63 %
IMPERVIOUS COVER CREDIT (FROM EXISTING)		2 %
TOTAL PROPOSED IMPERVIOUS COVER USED FOR DESIGN		61 %
TOTAL SITE AREA		3.54 ACRES

SITE DATA SUMMARY TABLE

LOT AREA	3.54 ACRES (154,202 SF)
ZONING	F4H
NET BUILDING FOOTPRINT AREA	31,035 SF
MINIMUM OPEN SPACE RATIO	-
PROVIDED OPEN SPACE RATIO	-
GROSS FLOOR AREA (DWELLING)	-
EXTERIOR CONSTRUCTION MATERIAL	-
TOTAL NUMBER OF BUILDINGS	3
MAXIMUM UNITS/ACRE ALLOWED	-
UNITS/ACRE PROVIDED	0.8500
TOTAL NUMBER OF BEDROOMS	-

BENCHMARKS

LINE	BEARING	LINE LENGTH (FEET)	RECORD
L1	S85°35'20"W	18.79	(18878700' N 1827)
L2	N02°15'10"W	76.78	(18878700' N 1827)
L3	S89°53'20"E	18.79	(18878700' N 1827)

SITE PLAN APPROVAL SHEET OF 38
 FILE NUMBER 2025-456 APPLICATION DATE 02/20/25
 APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GEOID) 09/06/25 DWF2 D02

Division: Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
 Rev: 1 Correction 1
 Rev: 2 Correction 2
 Rev: 3 Correction 3
 Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISIONS	DATE

Kimley-Horn
 10814 HOLLYVILLE ROAD AVALON V. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2025 KIMLEY-HORN ASSOCIATES, INC.
 EIR: 01211786

STATE OF TEXAS
 ANGELO A. WOODCOCK
 181523
 12/02/2023

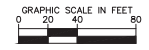
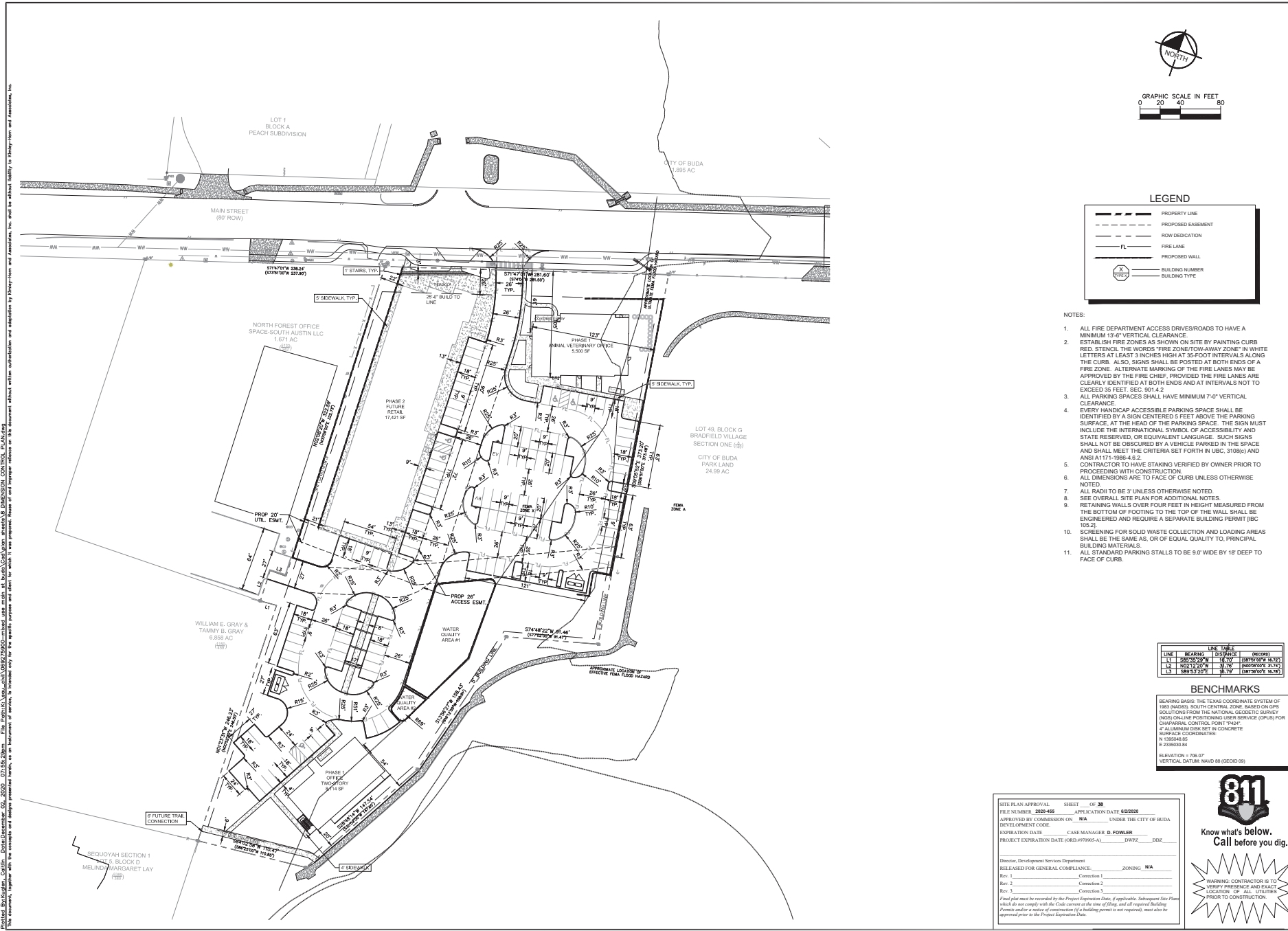
KHA PROJECT NO. 25-112
 SHEET DATE: DECEMBER 2023
 SCALE: AS SHOWN
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

OVERALL SITE & PHASING PLAN

THE WELL
 SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
7 OF 38

SDP PERMIT #2020-455



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- FIRE LANE
- PROPOSED HALL
- BUILDING NUMBER
- BUILDING TYPE

- NOTES:**
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
 - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN USC, 3108(c) AND ANSI A117.1-1986-4.2.
 - CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII TO BE 9' UNLESS OTHERWISE NOTED.
 - SEE OVERALL SITE PLAN FOR ADDITIONAL NOTES.
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT (IBC 105.2).
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - ALL STANDARD PARKING STALLS TO BE 9'-0" WIDE BY 18'-0" DEEP TO FACE OF CURB.

LINE TABLE

LINE	W. ADJ.	E. ADJ.	BEARING	LENGTH (FEET)
11	S 45° 30' 22" W	12.70	S 89° 10' 00" W	46.727
12	N 0° 15' 20" W	12.70	N 0° 10' 00" W	31.767
13	S 89° 22' 22" E	12.70	S 89° 20' 00" E	46.727

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83) SOUTH CENTRAL ZONE BASED ON ITS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD 83) NATIONAL SERVICE (GPS) FOR CHAPARRAL CONTROL POINT "P24".

4" ALUMINUM CASTER IN CONCRETE

SURFACE COORDINATES:
 N 2335030.84
 E 2335030.84
 ELEVATION = 706.07
 VERTICAL DATUM: NAVD 83 (GEOID 09)

SITE PLAN APPROVAL SHEET OF 28
 FILE NUMBER 2020-455 APPLICATION DATE 5/2/2020
 APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GSD #99065-A) DWG#_DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING NIA

Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

Kimley-Horn
 10814 HOLLYHURST ROAD AVALON V. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.

ANGELA A. WOODCOCK
 131523
 12/02/2020

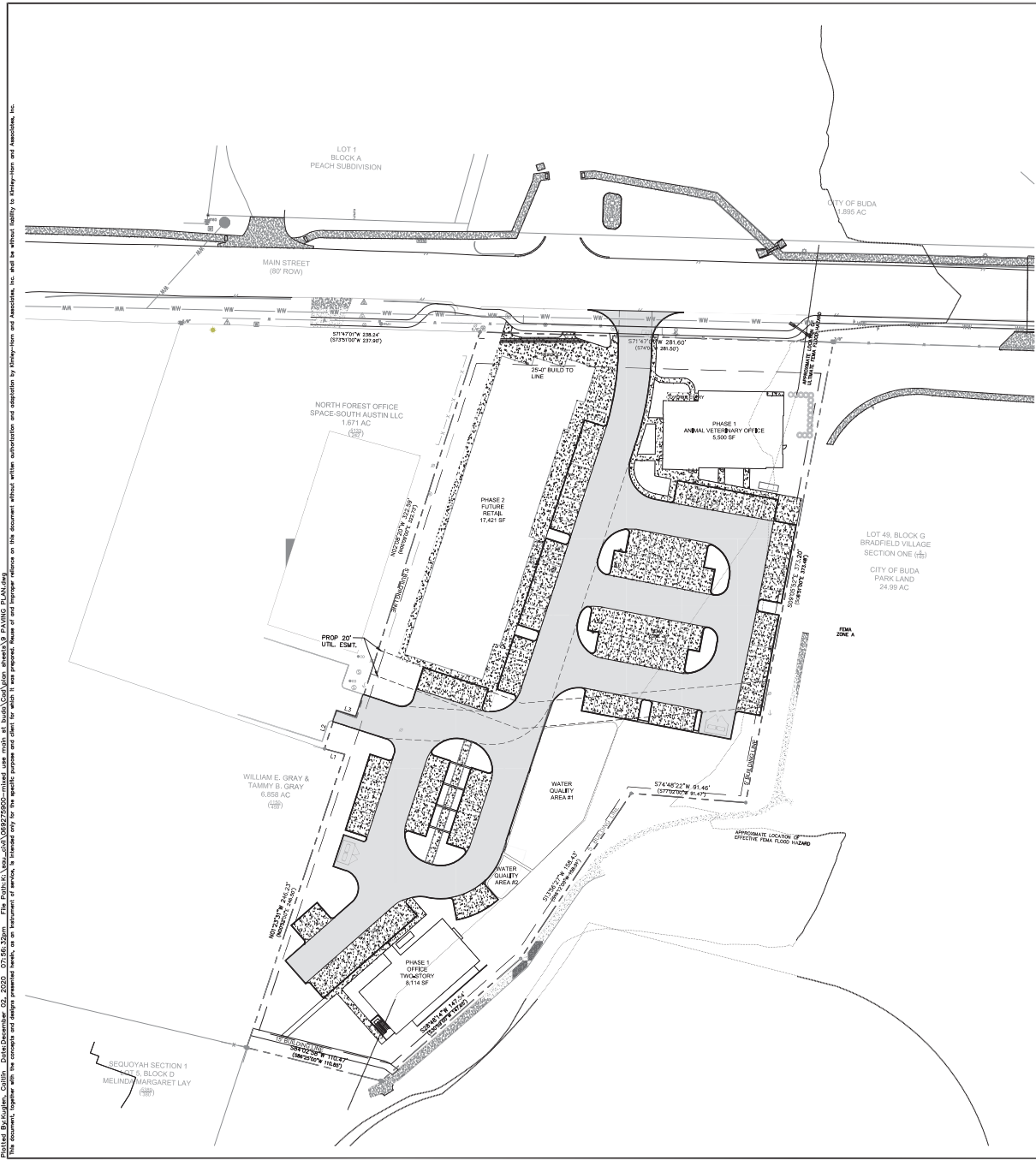
KIMLEY-HORN PROJECT NO. 2020-455
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: AAJ
 DRAWN BY: CEK
 CHECKED BY: AAJ

DIMENSION CONTROL PLAN

THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
8 OF 38

SDP PERMIT #2020-455



LEGEND

	PROPERTY LINE
	PROPOSED FIRE LANE
	HEAVY DUTY PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED ADA STRIPPING
	PROPOSED SIDEWALK

REFER TO GEOTECHNICAL REPORT BY M/A GEOTECHNICAL (SOITECH PROJECT NO. 2020050103) DATED 4/5/2020

Kimley Horn

10814 HOLLYHOLE ROAD AVALON V, SUITE 300 AUSTIN, TX
PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN & ASSOCIATES, INC.



K/H/A PROJECT: 2020-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAW
DRAWN BY: CEK
CHECKED BY: AAW

PAVING PLAN

LINE TABLE

LINE	BEARING	DISTANCE	RECORD
L1	S80°00'00" W	18.30'	(SPT/STW/PL 14.12)
L2	N02°17'00" W	31.70'	(NOD/SPT/PL 31.74)
L3	S06°15'00" W	20.70'	(SPT/STW/PL 19.97)

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE, BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83 ONLINE POSITIONING USER SERVICE) (OPUS) FOR CHAPARRAL CONTROL POINT "P244".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 233658.85
E 233630.84
ELEVATION = 708.67
VERTICAL DATUM: NAVD 83 (GEOID 09)

811
Know what's below.
Call before you dig.



SITE PLAN APPROVAL SHEET _____ OF 28
FILE NUMBER **2020-455** APPLICATION DATE **8/2/2020**
APPROVED BY COMMISSION ON **N/A** UNDER THE CITY OF BUDA
DEVELOPMENT CODE _____
EXPIRATION DATE _____ CASE MANAGER **D. FOWLER**
PROJECT EXPIRATION DATE (GSD-#99065-A1) **DWFZ / DDZ**

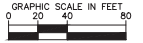
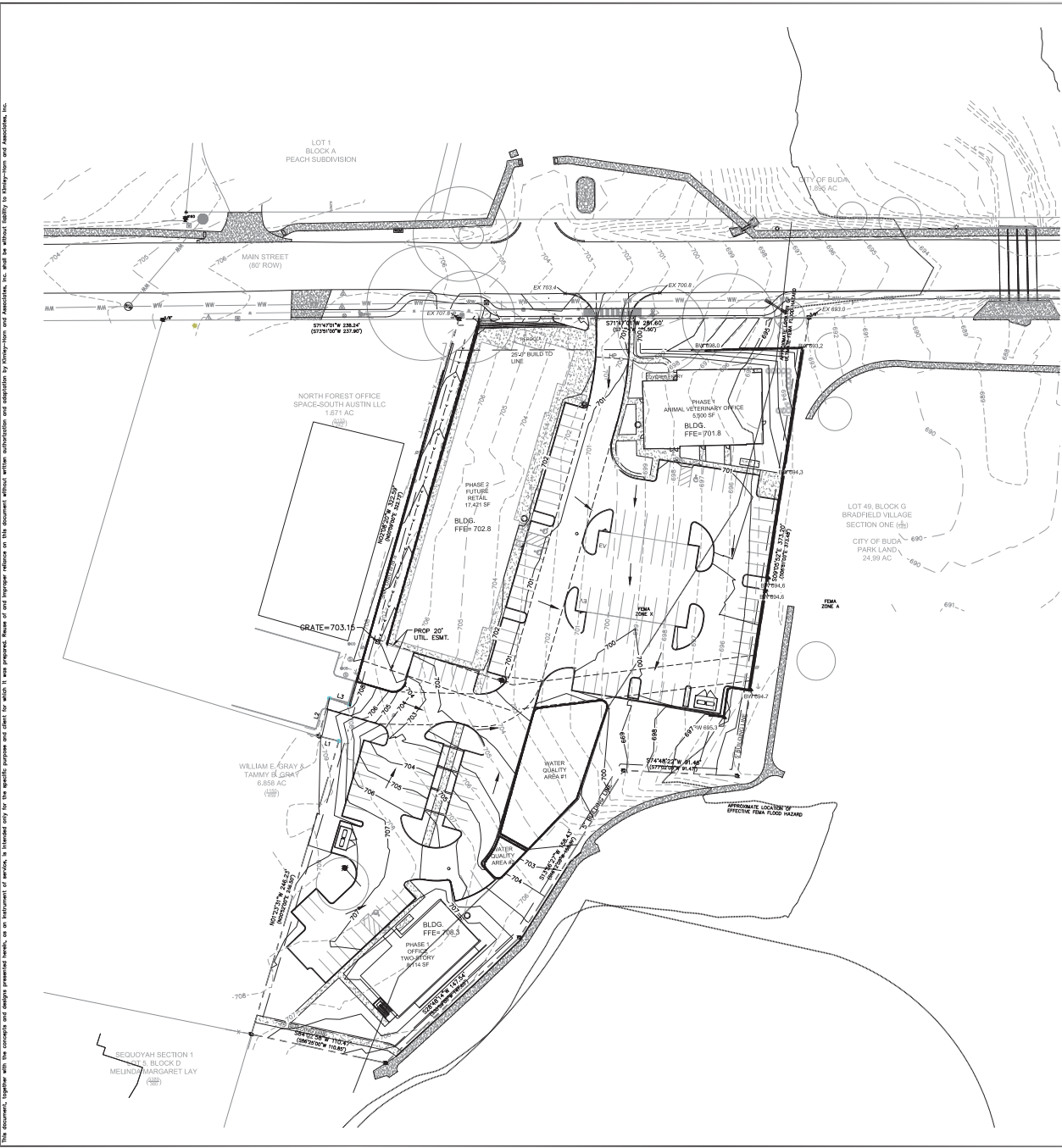
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **N/A**
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plan must be recorded for the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

THE WELL SUBDIVISION
835 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
9 OF 38

SDP PERMIT #2020-455



LEGEND

FF-XXXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.XX	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X	EXISTING TOP OF PAVEMENT ELEVATION
TO XXX.X	PROPOSED TOP OF GRADE
TW XXX.X	PROPOSED GRADE AT TOP OF WALL
WB XXX.X	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X	PROPOSED GRADE AT END OF WALL
---	PROPOSED DRAINAGE
-SP-	HIGH POINT
→	FLOW DIRECTION
---	PROPOSED RETAINING WALL
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING TREE TO REMAIN

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS. SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT EXCEED 2.0% SLOPE. TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. RETAINING WALLS OVER 4' WILL REQUIRE A BUILDING PERMIT.
6. REFERENCE PAVING & SITE DETAIL SHEETS 34 & 35 FOR CURB SPECIFICATIONS.
7. FINISHED FLOOR ELEVATIONS SHALL BE A MIN OF 2' ABOVE THE BASE FLOOD ELEVATION PER FLOODPLAIN STUDY, "PARK PLACE ON MAIN," PERFORMED BY KITCHEN TABLE CIVIL SOLUTIONS, DATED JANUARY 2019.

LINE	BEARING	DISTANCE	(RECORD)
L1	S 22° 22' 27" W	16.70'	(REPT/PROP. 14.21)
L2	N 07° 47' 20" W	31.76'	(REPT/PROP. 31.27)
L3	S 62° 52' 21" W	16.70'	(REPT/PROP. 16.21)

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83 ONLINE POSITIONING USER SERVICE (OPUS)) FOR CHARARRAL CONTROL POINT "P14":
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 235638.85
 E 235630.84
 ELEVATION = 706.67'
 VERTICAL DATUM: NAVD 83 (GEOID 09)



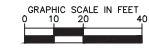
SITE PLAN APPROVAL SHEET ___ OF 28
 FILE NUMBER 2020-455 APPLICATION DATE 8/20/20
 APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GEOID#97968-A) DWFX_DDD

Division: Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING NIA

Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 3

Final plan must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

<p>10814 JOLLYVILLE ROAD AVALON IV, SUITE 300 AUSTIN, TX PHONE: 512-418-7879 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN CONSULTANTS, INC.</p>	<p>ANGELA A. WOODCOCK 131523 12/02/2020</p>	KIMLEY-HORN PROJECT NO. 2020-455 DATE DECEMBER 2020 SCALE AS SHOWN DRAWN BY: AAW CHECKED BY: AAW	SHEET NUMBER 10 OF 38		
		OVERALL GRADING PLAN		THE WELL SUBDIVISION 835 MAIN STREET CITY OF BUDA HAYS COUNTY, TEXAS	
				REVISIONS NO. DATE BY	
					SDP PERMIT #2020-455



LEGEND

PROPERTY LINE	PROPOSED FINISHED FLOOR ELEVATION
FF-XXXX.XX	XXXX.XX
XXXX.XX	EXISTING TOP OF PAVEMENT ELEVATION
EX-XXXX.XX	EXISTING TOP OF PAVEMENT ELEVATION
TO XXXX.XX	PROPOSED TOP OF GRATE
TW XXXX.XX	PROPOSED GRADE AT TOP OF WALL
BW XXXX.XX	PROPOSED GRADE AT BOTTOM OF WALL
EW XXXX.XX	PROPOSED GRADE AT END OF WALL
---	PROPOSED SHALE
HP	HIGH POINT
→	FLOW DIRECTION
---	PROPOSED DETAINING WALL
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING TREE TO REMAIN

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT EXCEED 2% SLOPE. TRAVEL PATH WITH NOT MORE THAN 2.2% GROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREA.
5. RETAINING WALLS OVER 4' WILL REQUIRE A BUILDING PERMIT. REFERENCE PAVING & SITE DETAIL SHEETS 34 & 35 FOR CURB SPECIFICATIONS.
6. FINISHED FLOOR ELEVATIONS SHALL BE A MIN OF 2" ABOVE THE BASE FLOOD ELEVATION PER FLOODPLAIN STUDY. PARK PLACEMENT ON MAIN. PERFORMED BY KITCHEN TABLE CIVIL SOLUTIONS, DATED JANUARY 2019.

LINE	BEARING	LENGTH	RECORD
L1	S85°50'29"W	16.30'	(88°70'10" 44.72')
L2	N12°01'00"E	35.50'	(88°00'00" 31.94')
L3	S85°52'20"W	16.30'	(88°70'10" 44.72')

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P424".
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 235630.85
 E 235630.84
 ELEVATION = 78.67'
 VERTICAL DATUM: NAVD 83 (GEOID 09)



SITE PLAN APPROVAL SHEET OF 38
 FILE NUMBER 2020-455 APPLICATION DATE 02/20/20
 APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE _____ CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (09/09/95-A1) DWG# DD2

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING NIA
 Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 3

Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO. _____ DATE _____
 REVISIONS _____

Kimley-Horn
 10814 HOLLYVALE ROAD AVALON W. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.

ANGELA A. WOODCOCK
 131523
 12/02/2020

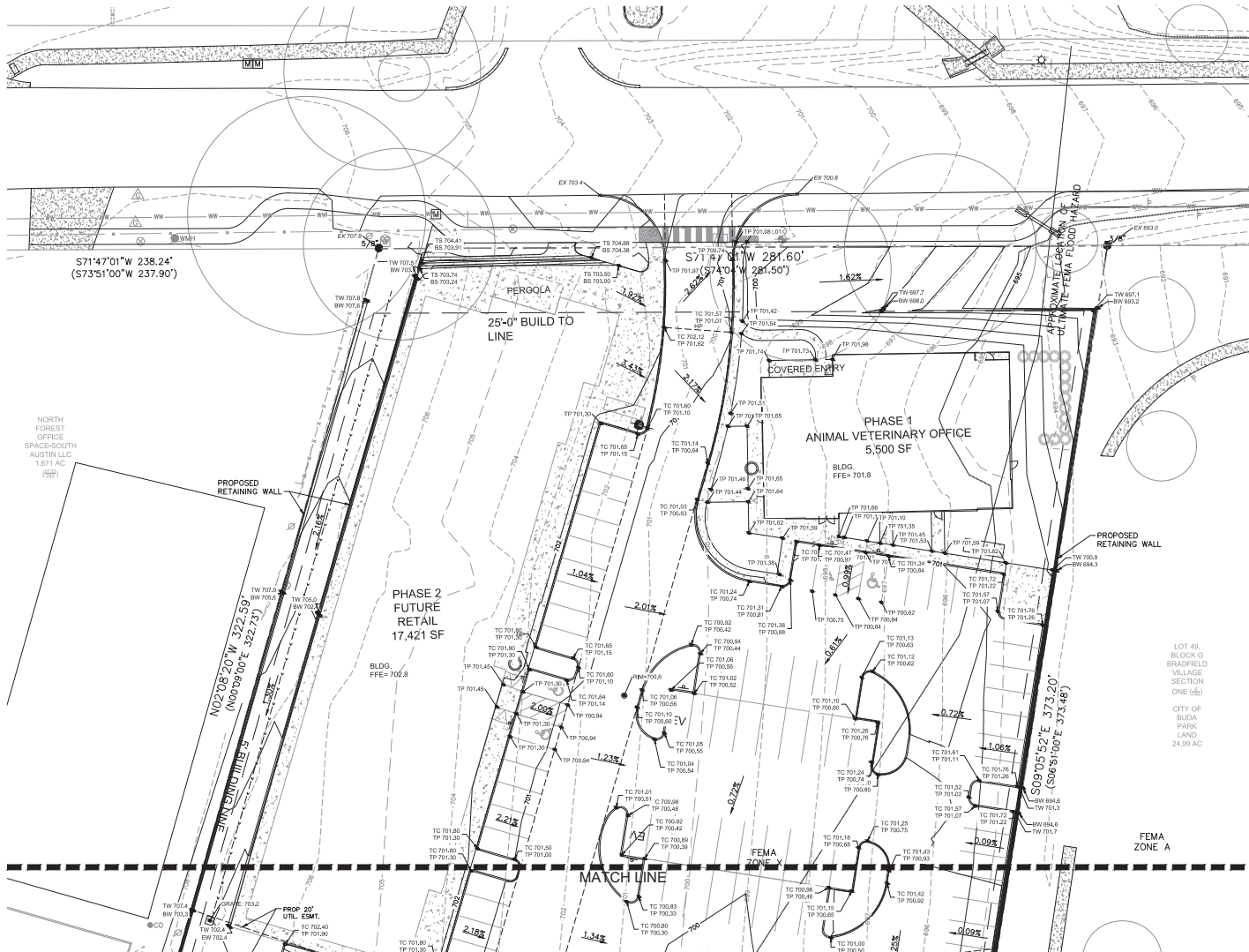
KIMLEY-HORN PROJECT NO. _____ DATE _____
 SCALE AS SHOWN
 DESIGNED BY: AAW
 CHECKED BY: CEK
 DRAWN BY: AAW

GRADING PLAN (1 OF 2)

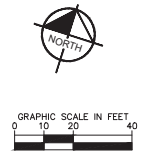
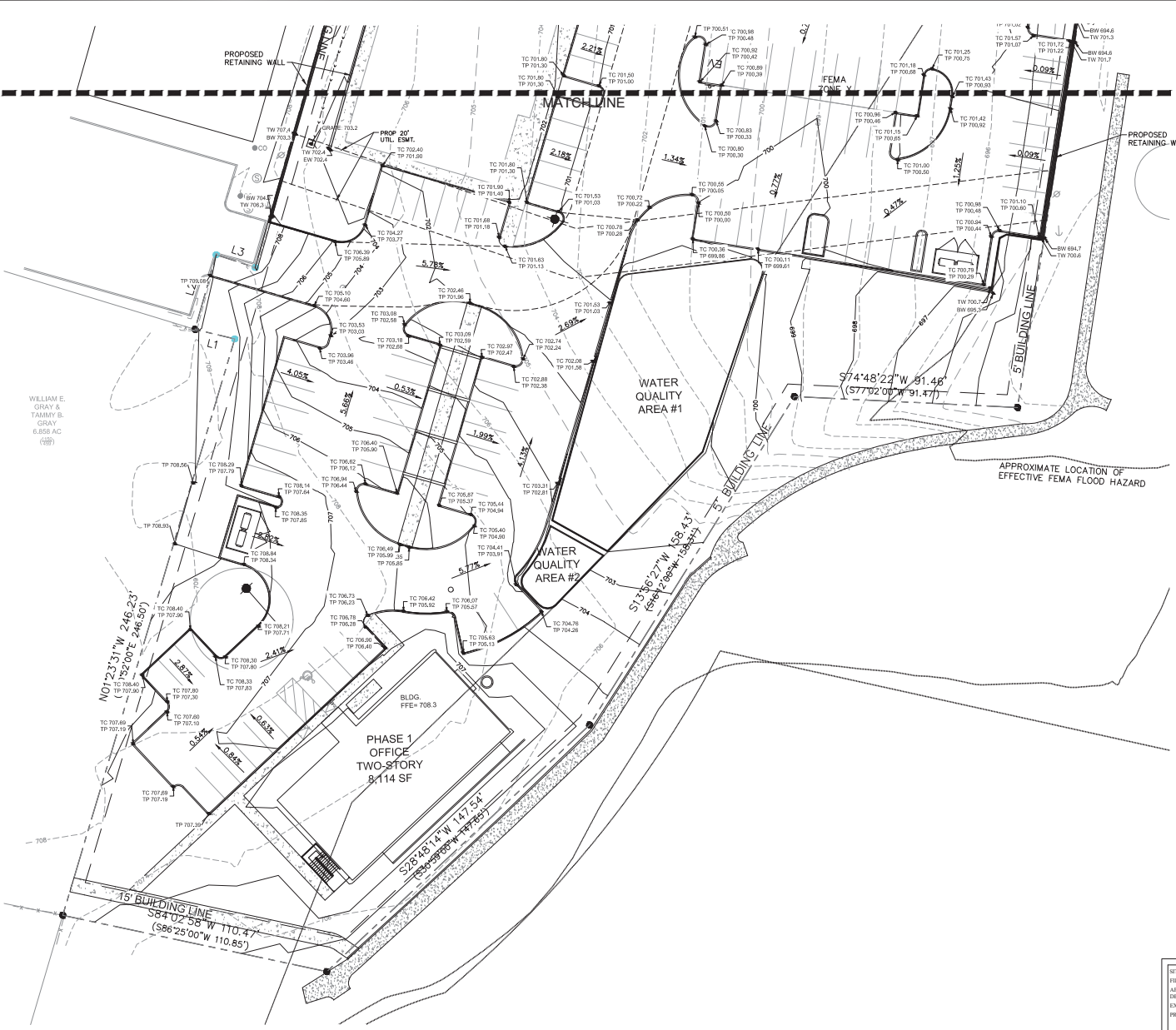
THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
11 OF 38

SDP PERMIT #2020-455



WILLIAM E. GRAY & TAMMY B. GRAY 6.858 AC (887)



LEGEND

FF-XXXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.XX	PROPOSED TOP OF PAVEMENT ELEVATION
XX.XXX	EXISTING TOP OF PAVEMENT ELEVATION
TC XXX.X	PROPOSED TOP OF GRATE
TW XXX.X	PROPOSED GRADE AT TOP OF WALL
BW XXX.X	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X	PROPOSED GRADE AT END OF WALL
- - -	PROPOSED DRAILE
- - -	HIGH POINT
→	FLOW DIRECTION
- - -	PROPOSED RETAINING WALL
- - -	EXISTING CONTOUR
- - -	EXISTING CONTOUR
○	EXISTING TREE TO REMAIN

- NOTES**
- ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
 - ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRATE AT WALL.
 - ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
 - CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS. SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT EXCEED SLOW SLOPING TRAVEL PATH WITH NOT MORE THAN 2.0% GROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
 - RETAINING WALLS OVER 4' WILL REQUIRE A BUILDING PERMIT REFERENCE PAVING & SITE DETAIL, SHEETS 34 & 35 FOR CURBS, SPECIFICATIONS.
 - FINISHED FLOOR ELEVATIONS SHALL BE A MIN OF 2' ABOVE THE BASE FLOOD ELEVATION PER FLOODPLAIN STUDY, PAVK PLACE ON MAIN, PERFORMED BY KITCHEN TABLE CIVIL SOLUTIONS, DATED JANUARY 2019.

LINE TABLE

LINE	BEARING	DISTANCE	RECORD
L1	S 82° 33' 20" E	18.27	(BPT/PT/ST/PT 14-27)
L2	N 02° 17' 20" W	37.76	(BPT/PT/ST/PT 14-27)
L3	S 82° 33' 20" E	16.79	(BPT/PT/ST/PT 14-27)

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE. BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHARPARRAL CONTROL POINT #2427.
 #4 ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 235655.85
 E 235630.84
 ELEVATION = 706.67
 VERTICAL DATUM: NAVD 83 (GEOID 09)

SITE PLAN APPROVAL SHEET OF **38**
 FILE NUMBER **2020-455** APPLICATION DATE **8/20/20**
 APPROVED BY COMMISSION ON **NA** UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE: CASE MANAGER **D. FOWLER**
 PROJECT EXPIRATION DATE (GEO-#99965-A1) DWG# **DD2**

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: **ZUNING, NIA**

Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

Find all sites must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction of a building permit (as not required), must also be approved prior to the Project Expiration Date.

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE

Kimley-Horn
 10814 HOLLYVALE ROAD AVALON VY SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.
 NCE 2020 KIMLEY-HORN PERM No. 028



KIM PROJECT: 2020-455
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

GRADING PLAN (2 OF 2)

THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
12 OF 38

EXISTING CONDITIONS

2 yr. Rainfall, (in.) 4.14
Jurisdiction City of Austin

TIME OF CONCENTRATION

DRAINAGE AREA (DA)	Sheet Flow				Shallow Concentrated Flow				Shallow Concentrated Flow				Channel Flow		Actual	Design
	n	S	L	T _c	L	V	T _c	L	S	V	T _c	L	V	L		
EX-1	0.2	0.01	100	14.3	743	0.04	3.23	3.84	0	0.03	3.52	6.00	0	0.00	18.1	18.1

Drainage Area ID	Area (Ac.)	Impervious %	SCS Curve Number		Peak Flow, cfs.							
			Impervious Area (Ac.)	Impervious CN	PerVIOUS Area (Ac.)	PerVIOUS CN	T _c , min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 500 Yr.
EX-1	4.63	2%	0.18	98	4.55	84	18.1	6.96	15.69	29.28	29.55	81.03

DRAINAGE SUMMARY



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- AREA DESIGNATOR
- AREA IN ACRES
- Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

Kimley-Horn
10814 HOLLYVILLE ROAD AUSTIN, TX 78739
PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN ASSOCIATES, INC.

12/02/2020
KHA PROJECT NO. 2020-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAW
DRAWN BY: CEK
CHECKED BY: AAW

EXISTING DRAINAGE AREA MAP

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P424".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 335648.85
E 2335030.84
ELEVATION = 708.67
VERTICAL DATUM: NAVD 88 (GEOID 09)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL SHEET _____ OF 38
FILE NUMBER: 2020-455 APPLICATION DATE: 8/2/2020
APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
EXPIRATION DATE: CASE MANAGER: D. FOWLER
PROJECT EXPIRATION DATE (GSD#P99065-A1): DWFZ: DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev. 1: _____ Correction 1
Rev. 2: _____ Correction 2
Rev. 3: _____ Correction 3

Final plan must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

THE WELL SUBDIVISION
855 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
13 OF 38

SDP PERMIT #2020-455

2 yr. Rainfall, (in.)
Jurisdiction

4.14
City of Austin

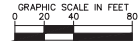
PROPOSED CONDITIONS

TIME OF CONCENTRATION

DRAINAGE AREA (DA)	Sheet Flow		Shallow Concentrated Flow		Shallow Concentrated Flow			Channel Flow			Actual		Design				
	n	S	L	T ₁	Unpaved			Paved			V	L	T ₁	T _r , min.	T _r , min.		
					S	V	T ₁₀	L	S	V						T ₁₀	
DA-1	0.2	0.01	100	14.3	0	0.04	3.23	0	113	0.01	4.07	0.46	6.0	23	0.06	14.8	14.8
OS-1	0.2	0.01	100	8.2	300	0.04	3.23	1.55	0	0.01	4.07	0	6.0	0	0.00	9.8	9.8
OS-2	0.2	0.04	100	8.2	225	0.04	3.23	1.16	0	0.01	4.07	0	6.0	0	0.00	9.4	9.4

DRAINAGE SUMMARY

Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	SCS Curve Number				Peak Flow, cfs				WATER QUALITY POND						
							CN	Tc, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 500 Yr.				
OS-1	0.89	0%	0.00	98	0.89	84	84	9.8	1.59	3.54	4.69	6.60	7.8	14.86	18.9	25.56	34.09				
OS-2	0.19	0%	0.00	98	0.19	84	84	9.4	0.34	0.76	1.01	1.43									



LEGEND

- X-1 AREA DESIGNATOR
- 0.0 ac AREA IN ACRES
- Q100 FLOW IN CFS
- 1.5 cfs INLET NUMBER
- PROPERTY LINE
- - - - - PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- - - - - PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 866 PROPOSED CONTOUR
- 855 EXISTING CONTOUR

Kimley-Horn
10814 HOLLYVILLE ROAD AVALON V, SUITE 300 AUSTIN, TX
PHONE: 512-414-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN ASSOCIATES, INC.

STATE OF TEXAS
ANGELA A. WOODCO
131523
12/02/2020

KHA PROJECT NO. 2020-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAJ
DRAWN BY: CEK
CHECKED BY: AAJ

PROPOSED DRAINAGE AREA MAP

THE WELL SUBDIVISION
835 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
14 OF 38

SDP PERMIT #2020-455



BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 233630.84
E 233630.84
ELEVATION = 708.07
VERTICAL DATUM: NAVD 83 (GEOID 09)

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

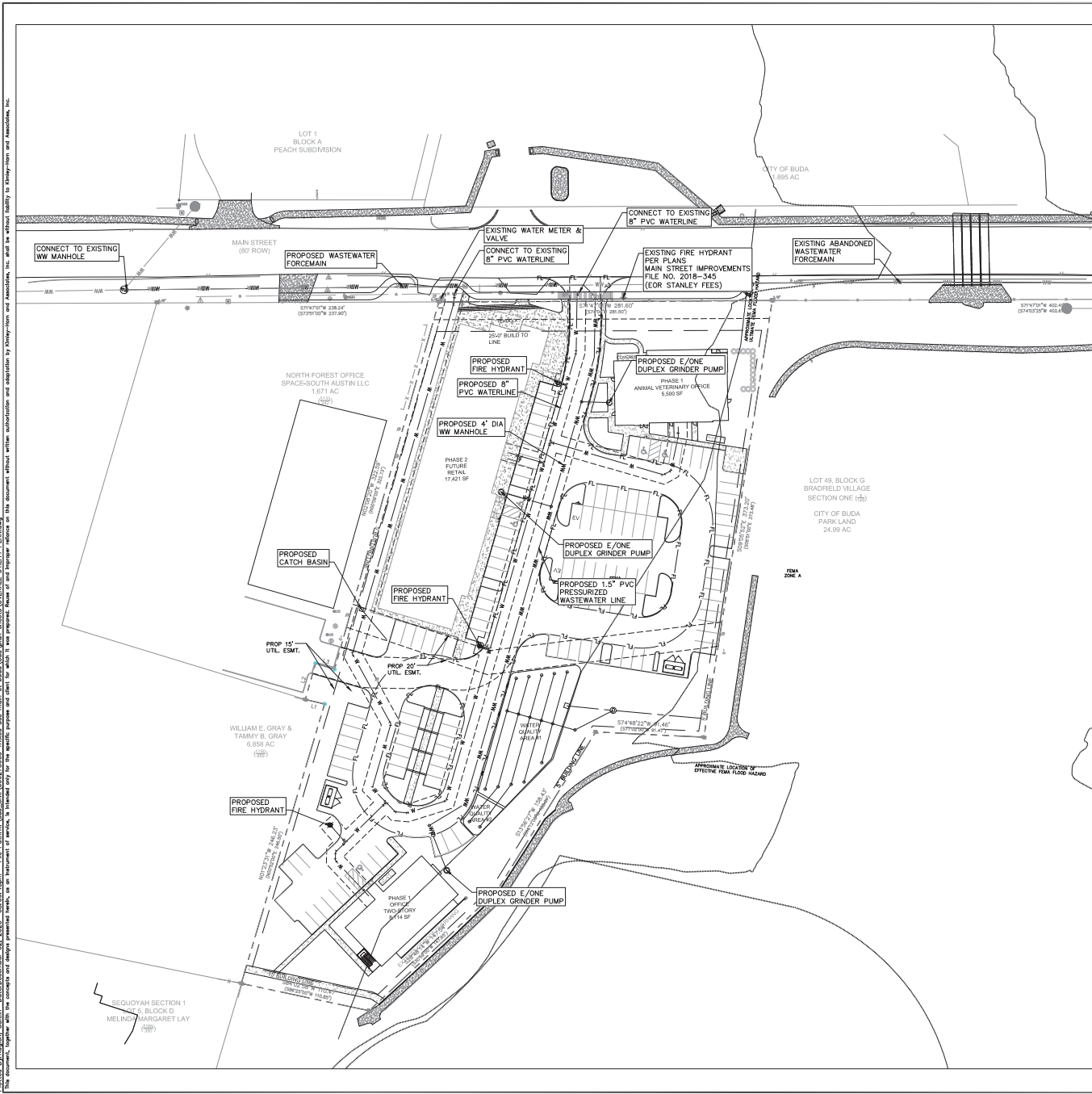
SITE PLAN APPROVAL SHEET ___ OF 38
FILE NUMBER: 2020-455 APPLICATION DATE: 8/20/20
APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
EXPIRATION DATE: CASE MANAGER: D. FOWLER
PROJECT EXPIRATION DATE (GSD#P9905A-01): DWFP2_D02

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev. 1 _____ Correction 1
Rev. 2 _____ Correction 2
Rev. 3 _____ Correction 3

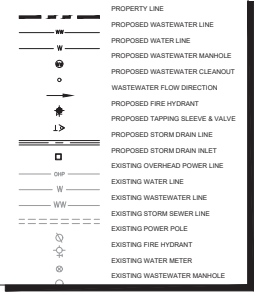
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

This document is the property of Kimley-Horn and Associates, Inc. It is to be used only for the project and site for which it was prepared. It is not to be distributed, copied, or used for any other project without the written consent of Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND



UTILITY NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND THE FLOWLINES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- REFER TO UTILITY DETAIL SHEETS THROUGHOUT.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF ROUND ROCK.
- CONTRACTOR TO COORDINATE WITH BIDDERS AS ALL UTILITIES STRUCTURES ARE PLACED IN ORDER.
- CONTRACTOR TO ENSURE NO FIRE HYDRANTS, METERS, CLEANOUTS OR VALVES ARE PLACED IN SIDEWALKS.
- CONTRACTOR TO RESTORE EXISTING ROADS AND/OR SIDEWALKS TO ORIGINAL CONDITION.
- ALL ON-SITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
- DOUBLE CLEANOUT TO BE PROVIDED AT THE TERMINATION OF WASTEWATER SERVICE AT THE BUILDING.
- ALL MANHOLES IN UNPAVED AREAS TO HAVE WATERTIGHT LIDS.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MAINTENANCE IN PUBLIC ROW IF NECESSARY.
- ALL SLEEVES FOR FIRE WATER LINE CONNECTIONS SHALL BE RESTRAINED JOINTS USING FLEXING JOINT RESTRAINT OR APPROVED EQUAL IN ADDITION TO THRUST BLOCKING.
- CONTRACTOR TO PROVIDE A MINIMUM 2" CLEARANCE BETWEEN PIPES AT WATER AND STORM SEWER CROSSINGS.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES FOR FINAL ELECTRIC, GAS AND TELECOMMUNICATIONS DESIGNS.
- UNDERGROUND MANS SPENDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN THE TESTED SECTIONS.
- ALL EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE WITHIN THE SITE IS PRIVATELY MAINTAINED AND OPERATED UNLESS OTHERWISE NOTED.
- UNDERGROUND MANS SUPPLYING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 14 AND THE FIRE CODE BY A STATE LICENSED CONTRACTOR WITH A PLUMBING PERMIT FOR THE PROPOSED WORK. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON.
- ALL FIRE HYDRANTS SHALL BE PER CITY OF ROUND ROCK DETAIL WT-03 ON SHEET 5.
- ALL NON-CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE AND TELECOMMUNICATIONS) SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE AND TELECOMMUNICATIONS) WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18" WHERE NON-CITY INFRASTRUCTURE WOULD HAVE TO CROSS OVER THE CITY INFRASTRUCTURE. CLEARANCES MAY BE ALLOWED SUBJECT TO THE APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING REVIEWER, BUT ONLY IN CONFORMANCE WITH CROSS-SECTIONS, PROFILES AND/OR OTHER DETAILS INFORMATION IN THESE PLANS.
- ALL FIRE FITTINGS SHALL BE JOINT RESTRAINED AND ALL FITTINGS SHALL HAVE THRUST BLOCKING.
- ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
- IF CORING EXISTING MANHOLE CORE EXISTING MANHOLE, INSERT GASKET, AND PROVIDE PRECO GROUT SEAL INSIDE AND OUT, OR APPROVED EQUAL.
- MANHOLES OUTSIDE OF MOVEMENT SHALL HAVE EQUAL GROUT.
- A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- CENTER ONE JOINT OF PIPE AT ALL CROSSINGS.

LINE	BEARING	LENGTH (RECORD)
L1	S85°55'23"W	16.70' (8876'10"W, 16.72')
L2	N62°5'20"E	31.70' (10000'3"E, 31.72')
L3	S89°5'20"E	16.70' (8876'10"W, 16.72')

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE BASED ON DS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING SERVICE (OPS) FOR CHAPARRAL CONTROL POINT "P424".
 4" ALUMINUM IODINE SET IN CONCRETE
 SURFACE COORDINATES:
 N 2336036.85
 E 2336030.84
 ELEVATION = 706.07
 VERTICAL DATUM: NAVD 83 (GEOID 09)

SITE PLAN APPROVAL SHEET OF 28
 FILE NUMBER 2020-456 APPLICATION DATE 8/20/20
 APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA
 DEVELOPMENT CODE
 EXPIRATION DATE CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GEO-#79095-A) DWPE DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING NIA
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3
 Find plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, will require building permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



12/02/2023
 NIA PROJECT DATE
 DECEMBER 2020
 SCALE AS SHOWN
 DESIGNED BY: AAJ
 DRAWN BY: CEK
 CHECKED BY: AAW

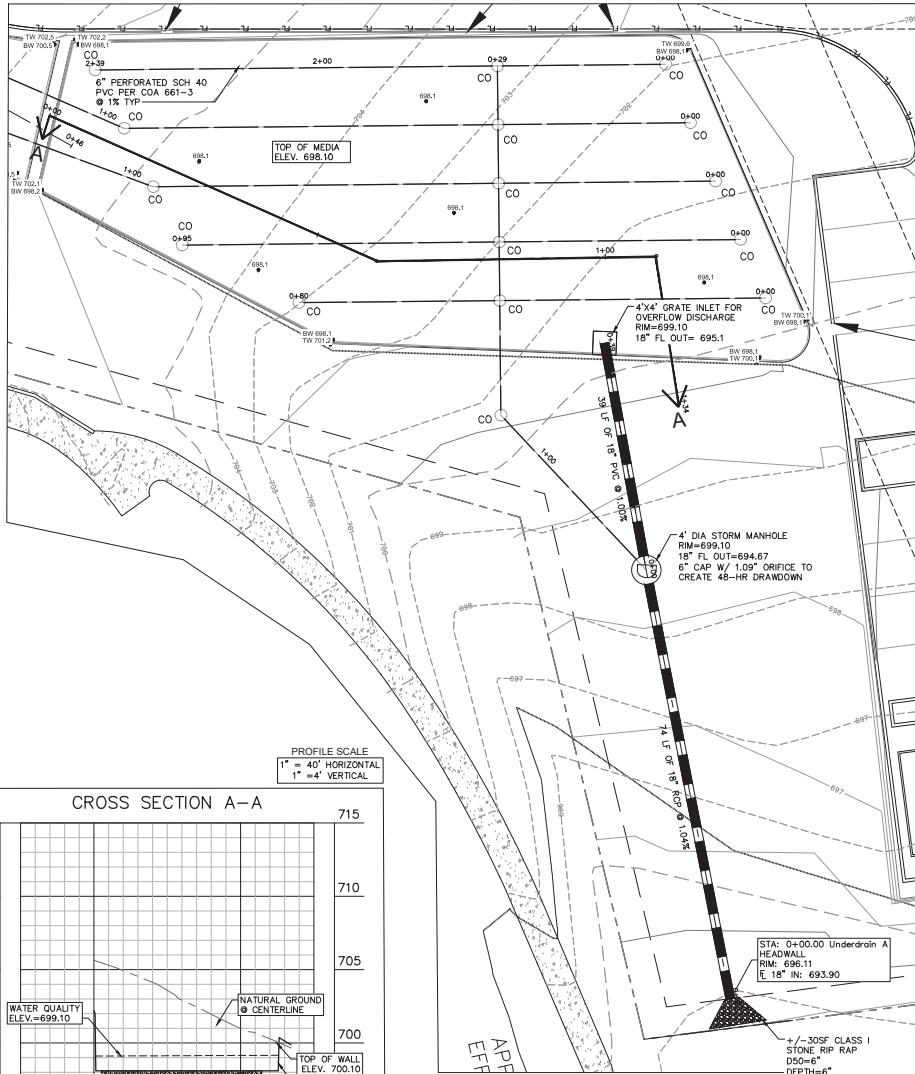
OVERALL UTILITY PLAN

THE WELL SUBDIVISION
 855 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
 15 OF 38

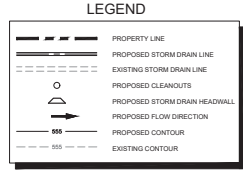
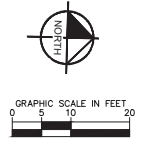
SDP PERMIT #2020-455

NO.	REVISIONS	DATE



APPENDIX R-11
RAIN GARDEN CALCULATIONS
FOR DEVELOPMENT PERMITS
THE WELL SUBDIVISION,

	Required	Provided
DRAINAGE AREA DATA:		
Drainage area to control (DA < 2 acre)	≤ 2.00 ac.	1.66 ac.
Drainage Area Impervious Cover		98.00%
Capture Depth (CD) = (0.5)(IC-20)/100	1.280 in.	
WATER QUALITY CONTROL CALCULATIONS		
Water Quality Volume	≥ 7,713 cf	7,813 cf
The Water Quality Control is to be RAIN GARDEN		
100-year peak flow rate to control (Q100)	25.6 cfs	
Filtration Pond Area (A _f or A _i)	≥ 5,671 sf	5,745 sf
Depth of Ponding (D) (maximum 1.0 foot)	≤ 1.00 ft	1.00 ft
Depth of Filtration Media (L) (minimum 1.5 foot)	≥ 1.50 ft	1.50 ft
Effective Porosity Water Quality Volume (WQV _{wp} = 0.24 * A _f * L)	2068 cf	
Provided Water Quality Volume (WQV _{provided} = A _f D + WQV _{wp})		7813 cf
	Total WQV	7813 cf
Water Quality Elevation (WQE)		
Elevation of Splitter/Overflow Weir (min. WQE)	≥ 699 ft msl	699.1 ft msl
Length of Splitter Weir		12 ft
Required Head to Pass Q100	≤ 0.75 ft	0.738 ft
Pond Freeboard Provided to Pass Q100	≥ 0.25 ft	0.262 ft
FOR FILTRATION RAIN GARDENS		
Rain Garden Pond Drawdown Time (min 48 hours)	≤ 48.00 hr	49.41 hr
Underdrain Orifice Size (diameter)		6.00 in.
Underdrain Orifice Size (area)		28.27 sq. in.
FOR INFILTRATION RAIN GARDENS		
Infiltration Rate (in/hr)	≥ 0.25 in/hr.	in/hr.
Rain Garden Pond Drawdown Time (max 48 hours)	≤ 48.00 hr	hr.
WATER QUALITY CREDIT		
Impervious area treated by Partial Filtration Rain Garden	1,648 ac.	
IAP	1,000	
WCVbmp/WQVcm	1,000	
BMPDF	1,000	
WQC = IAP * BMPDF, (Equation 1.6.7-1)	1,000	



- NOTES:
1. ALL POND BOTTOMS, SIDE SLOPES AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH CITY OF BUDA STANDARD SPECIFICATIONS.
 2. OWNER SHALL MAINTAIN THE WATER QUALITY CONTROL IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE 2017 CITY OF BUDA UNIFIED DEVELOPMENT CODE.
 3. FOR THE WATER QUALITY POND CALCULATIONS, A 2% WATER QUALITY CREDIT IS GIVEN DUE TO THE EXISTING 2% IMPERVIOUS COVER ON SITE.
 4. REFER TO LANDSCAPE PLANS FOR BIOPFILTRATION MEDIA & PLANTING SPECIFICATIONS. BIOPFILTRATION MEDIA SHALL COMPLY WITH CITY OF AUSTIN ECM 1.6.7-C.4A.

RAIN GARDEN MAINTENANCE AND CONSTRUCTION REQUIREMENTS

- BIMELY DURING FIRST GROWING SEASON:**
INSPECT VEGETATION UNTIL 95% VEGETATIVE COVER IS ESTABLISHED.
- MONTHLY:**
CHECK FOR ACCUMULATED SEDIMENTS, REMOVE AS NEEDED.
- QUARTERLY:**
REMOVE DEBRIS AND ACCUMULATED SEDIMENTS; REPLACE SOIL MEDIA IN VOID AREAS CAUSED BY SETTLEMENT; ERODED AREAS; REMULCH BY HAND ANY VOID AREAS.
- SEMI-ANNUALLY:**
REMOVE AND REPLACE DEAD OR DISEASED VEGETATION THAT IS CONSIDERED BEYOND TREATMENT (SEE PLANTING SPECIFICATIONS); TREAT ALL DISEASED TREES AND SHRUBS MECHANICALLY OR BY HAND DEPENDING ON THE INSECT OR DISEASE INFESTATION. IF DRAWDOWN EXCEEDS THE DRAWDOWN TIME ACCORDING TO SECTION 1.6.3.C.1, LIGHTLY SCARIFY SOIL WITH HAND CULTIVATOR; IF STANDING WATER REMAINS FOR GREATER THAN 96 HOURS, REMOVE TOP LAYER OF SEDIMENT, MULCH, AND POTENTIALLY VEGETATION; DE-COMPACT SOIL BY SCARIFICATION, AND REPLACE MULCH AND DISTURBED VEGETATION.
- LATE WINTER:**
TRIM BUNCH GRASSES; MOW TURF GRASSES; HARVEST OTHER TYPES OF VEGETATION ACCORDING TO RECOMMENDATIONS IN THE PLANTING SPECIFICATIONS. ADHERE TO SECTION 1.6.3.C.6.A1.6.2.F, MOWING AND/OR TRIMMING.
- SPRING:**
REMOVE PREVIOUS MULCH LAYER AND APPLY NEW MULCH LAYER BY HAND ONCE EVERY TWO TO THREE YEARS.
- SIGNAGE SHALL BE USED TO DELINEATE THE BOUNDARIES OF THE RAIN GARDEN AREA THAT ARE MAINTAINED WITH MINIMAL MOWING, FERTILIZERS, AND LIMITED USE OF ORGANIC HERBICIDES.**

TOTAL RAIN GARDEN PVC CAP DESIGN FOR 48-HOUR DRAW DOWN TIME

Total Combined Pond Volume	8,637 ft ³
Avg. Elevation	699.10 ft
Avg. Flow from pond	0.0713 cfs
Draw Down Time	48.33 hr

CIRCULAR ORIFICE CALCULATION

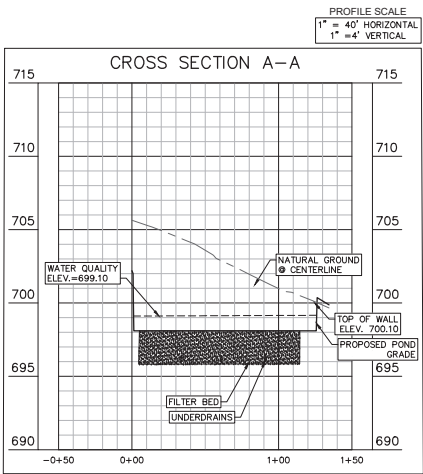
Circular Orifice	$Q = C_d A_o \sqrt{2gh}$	
Diameter (ft)	0.091 ft =	1.09 inches
Area of orifice (sf)	0.00648	
Invert Elev (ft)	693.90	
Orifice Coeff	0.6	

SITE PLAN APPROVAL SHEET OF 28
FILE NUMBER 2025-455 APPLICATION DATE 8/20/20
APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA DEVELOPMENT CODE
EXPIRATION DATE CASE MANAGER D. FOWLER
PROJECT EXPIRATION DATE (860-499065-A) DWPE_DSD

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING NIA

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT #242.
#4 ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 2335638.85
E 2335030.84
ELEVATION = 708.07
VERTICAL DATUM: NAVD 83 (GEOID 09)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE

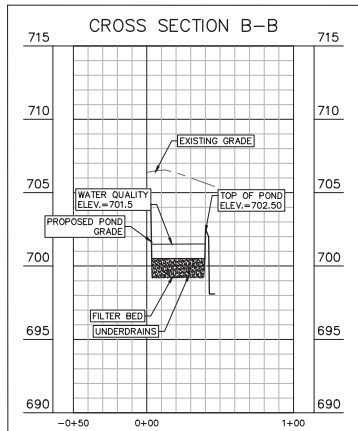
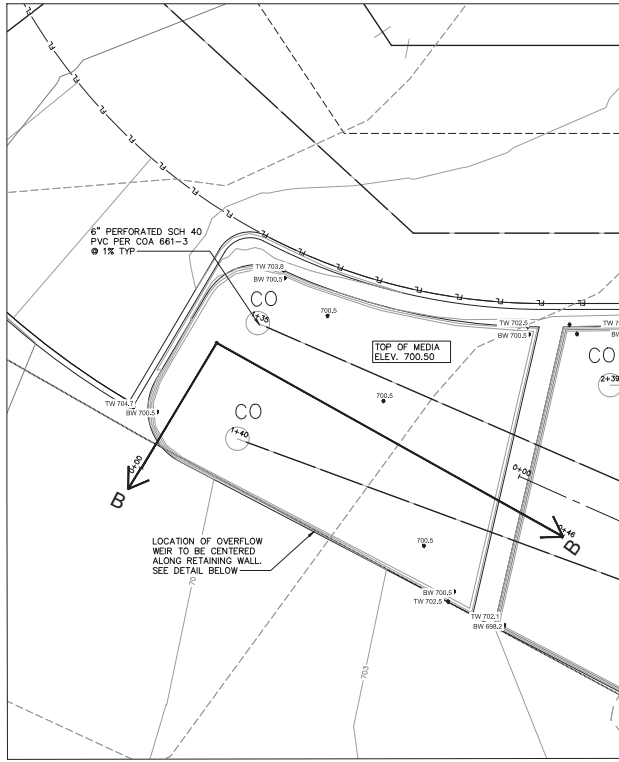
Kimley-Horn
10814 HOLLYVALE ROAD AUSTIN, TX 78759
PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN ASSOCIATES, INC.

12/02/2020
ANGELA A. WOODCOCK
131523
NIA PROJECT NO. 2025-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAJ
DRAWN BY: CEK
CHECKED BY: AAJ

WQ POND PLAN #1

THE WELL SUBDIVISION
855 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

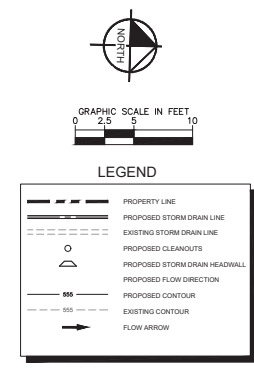
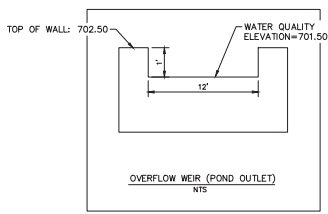
SHEET NUMBER
17 OF 38



**APPENDIX R-11
RAIN GARDEN CALCULATIONS
FOR DEVELOPMENT PERMITS**

The Well Subdivision,

	Required	Provided
DRAINAGE AREA DATA:		
Drainage area to control (DA < 2 acre)	≤ 2.00 ac.	0.17 ac.
Drainage Area Impervious Cover		98.00%
Capture Depth (CD) = (0.5+)(C-20)/100	1.280 in	
WATER QUALITY CONTROL CALCULATIONS		
Water Quality Volume	≥ 790 cf	824 cf
The Water Quality Control is to be RAIN GARDEN		
100-year peak flow rate to control (Q100)	25.6 cfs	
Filtration Pond Area (A) or (A1)		
Depth of Ponding (D) (maximum 1.0 foot)	≤ 1.00 ft	1.00 ft
Depth of Filtration Media (L) (minimum 1.5 foot)	≥ 1.50 ft	1.50 ft
Effective Porosity Water Quality Volume (WQV _{ep}) = 0.24 * A * L		218 cf
Provided Water Quality Volume (WQV _{provided}) = A * D * WQV _{ep}		824 cf
Total WQV		824 cf
Water Quality Elevation (WQE)		
Elevation of Splitter/Overflow Weir (min. WQE)	≥ 701.5 ft msl	701.5 ft msl
Length of Splitter Weir		12 ft
Required Head to Pass Q100	≤ 0.75 ft	0.738 ft
Pond Freeboard Provided to Pass Q100	≥ 0.25 ft	0.262 ft
FOR FILTRATION RAIN GARDENS		
Rain Garden Pond Drawdown Time (max 48 hours)	≤	hr
Underdrain Orifice Size (diameter)		6.00 in
Underdrain Orifice Size (area)		28.27 sq. in.
FOR INFILTRATION RAIN GARDENS		
Infiltration Rate (in/hr)	≥ 0.25 in/hr.	in/hr.
Rain Garden Pond Drawdown Time (max 48 hours)	≤ 48.00 hr	hr.
WATER QUALITY CREDIT		
Impervious area treated by Partial Filtration Rain Garden	0.174 ac.	
IAF	1.000	
WQV _{imp} /WQV _{req}	0.300	
BMP _{WF}	0.331	
WQC = IAF * BMP _{WF} (Equation 1.6.7.3)	0.331	



- NOTES:**
1. ALL POND BOTTOMS, SIDE SLOPES AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH CITY OF BUDA STANDARD SPECIFICATIONS.
 2. OWNER SHALL MAINTAIN THE WATER QUALITY CONTROL IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE 2017 CITY OF BUDA UNIFIED DEVELOPMENT CODE.
 3. FOR THE WATER QUALITY POND CALCULATIONS, A 2% WATER QUALITY CREDIT IS GIVEN DUE TO THE EXISTING 2% IMPERVIOUS COVER ON SITE.
 4. REFER TO LANDSCAPE PLANS FOR BIOPERILATION MEDIA & PLANTING SPECIFICATIONS. BIOPERILATION MEDIA SHALL COMPLY WITH CITY OF AUSTIN EGM 1.6.7.C.4(A).

- RAIN GARDEN MAINTENANCE AND CONSTRUCTION REQUIREMENTS**
- BIWEEKLY DURING FIRST GROWING SEASON:**
INSPECT VEGETATION UNTIL 95% VEGETATIVE COVER IS ESTABLISHED.
- MONTHLY:**
CHECK FOR ACCUMULATED SEDIMENTS, REMOVE AS NEEDED.
- QUARTERLY:**
REMOVE DEBRIS AND ACCUMULATED SEDIMENTS; REPLACE SOIL MEDIA IN VOID AREAS CAUSED BY SETTLEMENT; REPAIR ERODED AREAS; REMULCH BY HAND ANY VOID AREAS.
- SEMI-ANNUALLY:**
REMOVE AND REPLACE DEAD OR DISEASED VEGETATION THAT IS CONSIDERED BEYOND TREATMENT (SEE PLANTING SPECIFICATIONS); TREAT ALL DISEASED TREES AND SHRUBS MECHANICALLY OR BY HAND DEPENDING ON THE INSECT OR DISEASE INFESTATION. IF DRAWDOWN EXCEEDS THE DRAWDOWN TIME ACCORDING TO SECTION 1.6.3.C.1, LIGHTLY SCARIFY SOIL WITH HAND CULTIVATOR. IF STANDING WATER REMAINS FOR GREATER THAN 96 HOURS, REMOVE TOP LAYER OF SEDIMENT, MULCH, AND POTENTIALLY VEGETATION; DE-COMPACT SOIL BY SCARIFICATION, AND REPLACE MULCH AND DISTURBED VEGETATION.
- LATE WINTER:**
TRIM BUNCH GRASSES; MOW TURF GRASSES; HARVEST OTHER TYPES OF VEGETATION ACCORDING TO RECOMMENDATIONS IN THE PLANTING SPECIFICATIONS. ADHERE TO SECTION 1.6.3.C.6.A1.6.2.F, MOWING AND/OR TRIMMING.
- SPRINGS:**
REMOVE PREVIOUS MULCH LAYER AND APPLY NEW MULCH LAYER BY HAND ONCE EVERY TWO TO THREE YEARS.
- SIGNAGE SHALL BE USED TO DELINEATE THE BOUNDARIES OF THE RAIN GARDEN AREA THAT ARE MAINTAINED WITH MINIMAL MOWING, FERTILIZERS, AND LIMITED USE OF ORGANIC HERBICIDES

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON US SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITION USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".
#4 ALUMINUM INSET IN CONCRETE
SURFACE COORDINATES:
N 235658.62
E 235630.84
ELEVATION = 708.07
VERTICAL CURVE: MVD 88 (GEOD 09)

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE _____
REVISIONS _____

Kimley-Horn

10814 HOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX
PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN & ASSOCIATES, INC.
EITC No. 292

ANGA A. WOOD
131523
12/02/2020

WQ POND PLAN #2

THE WELL SUBDIVISION
855 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
18 OF 38

UNDERDRAIN PIPING:

THE UNDERDRAIN PIPING CONSISTS OF THE MAIN COLLECTOR PIPE(S) AND PERFORATED LATERAL BRANCH PIPES. THE PIPING SHOULD BE REINFORCED TO WITHSTAND THE WEIGHT OF THE OVERBURDEN. INTERNAL DIAMETERS OF LATERAL BRANCH PIPES SHOULD BE SIX (6) INCHES AND PERFORATIONS SHOULD BE THREE-EIGHTHS (3/8) INCH. THE MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES. ALL PIPING IS TO BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OF GREATER STRENGTH. THE MAXIMUM SPACING FOR A LATERAL SHOULD BE TEN (10) FEET BETWEEN LATERALS AND FIVE (5) FEET FROM A WALL OR SIDE. LESSER SPACES ARE ACCEPTABLE.

THE MINIMUM GRADE OF PIPING SHALL BE ONE-EIGHTHS (1/8) INCH PER FOOT (ONE (1) PERCENT SLOPE). ACCESS FOR CLEANING ALL UNDERDRAIN PIPING IS NEEDED. CLEANOUTS ARE REQUIRED WITHIN A FREQUENCY (50) FEET OF EVERY PORTION OF LATERAL AND COLLECTOR DRAIN LINES AND AT EVERY BEND. IN ADDITION, AT LEAST ONE LATERAL MUST BE ACCESSIBLE FOR CLEANING WHEN THE POND IS FULL.

BASIN LINERS:

IMPERMEABLE LINERS ARE REQUIRED FOR WATER QUALITY BASINS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THE LINER MUST UNDERLIE BOTH THE SEDIMENTATION BASIN AND FILTRATION BASIN AND ANY GABION WALL AREAS. TWO OPTIONS ARE GIVEN BELOW TO SATISFY THIS REQUIREMENT. A GEOTECHNICAL ENGINEER MUST BE INVOLVED IN ALL ASPECTS OF THE LINER DESIGN. ALL LINER STUDIES, PLANS, DETAILS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS MUST BE SEALED BY A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL AT A MINIMUM MEET TCEQ REQUIREMENTS AND TAKE FULL CONSIDERATION OF THE WATER QUALITY POND DESIGN AND NOTIFY ENGINEER OF ANY DISCREPANCIES. TWO OPTIONS ARE GIVEN BELOW FOR IMPERMEABLE BASIN LINERS FOR THE GEOTECHNICAL ENGINEER TO FOLLOW AS A MINIMUM DESIGN REQUIREMENT.

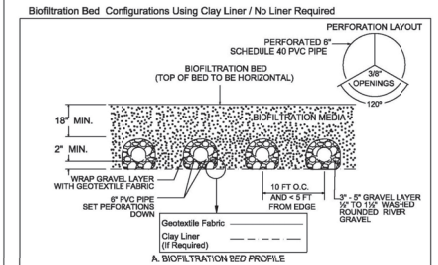
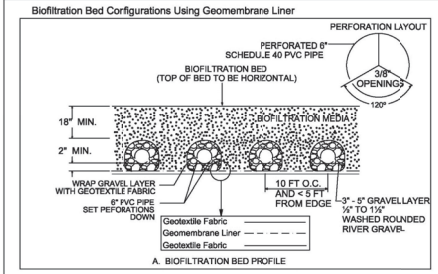
1. CLAY LINER
IF A CLAY LINER IS USED, IT MUST BE DESIGNED FOR THE SITE-SPECIFIC CONDITIONS BY A GEOTECHNICAL ENGINEER, AND MUST HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES OR GREATER. COEFFICIENT OF PERMEABILITY MUST BE 10^{-10} CM/SEC OR LESS. OTHER PARAMETERS MUST BE AS FOLLOWS: PLASTICITY INDEX OF NOT LESS THAN 15; LIQUID LIMIT OF NOT LESS THAN 30; AND AT LEAST 30% CLAY PARTICLES PASSING THE NO. 200 SIEVE, WITH A MAXIMUM PARTICLE SIZE OF 1 INCH. SOIL MUST BE PROCESSED TO REDUCE CLOD SIZE AS MUCH AS POSSIBLE PRIOR TO COMPACTION AND COMPACTION OF THE LITS MUST BE DONE USING FOOTED ROLLERS. CLAY COMPACTION MUST BE NO LESS THAN 95% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT OR 90% OF MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN 1% DRY AND 3% WET OF OPTIMUM. SOIL SAMPLING AND TESTING MUST BE CONDUCTED ON THE BORROW SOURCE AND INSTALLED LINER. SAMPLES AS APPLICABLE. LINER MATERIAL VERIFICATION SAMPLING AND TESTING SHOULD OCCUR AT FREQUENCIES WHICH MUST BE ACCORDING WITH THE QA/QC PLAN. IN-SITU MATERIALS MAY BE USED IF IT CAN BE DEMONSTRATED THAT ALL REQUIRED LINER PARAMETERS WILL BE MET. IF A CLAY LINER IS TO BE OVERLAIN BY A DRAINAGE LAYER, A SUITABLE GEOTEXTILE FABRIC MUST BE PLACED ON THE SURFACE OF THE LINER PRIOR TO PLACEMENT OF THE DRAINAGE LAYER TO PREVENT PULLING OF THE DRAIN BY THE CLAY LINER. STANDARD DETAIL 661-5 ILLUSTRATES THIS PLACEMENT.
2. GEOMEMBRANE LINER
IF GEOMEMBRANE IS USED, IT MUST HAVE A MINIMUM THICKNESS OF THIRTY (30) MILS AND BE ULTRAVIOLET RESISTANT. USE OF A GEOMEMBRANE ALSO REQUIRES THAT A SUITABLE GEOTEXTILE FABRIC BE PLACED ON THE TOP AND BOTTOM OF THE MEMBRANE FOR PUNCTURE PROTECTION IF ANY PARTICLES GREATER THAN 0.375 INCH ARE PRESENT IN THE COVER SOIL OR SUBGRADE SURFACE. RESPECTIVELY, THE GEOTEXTILE MATERIAL MUST HAVE A MINIMUM UNIT WEIGHT OF 8 OZ./SQ. YD. A MINIMUM PUNCTURE STRENGTH OF 125 LBS., A MINIMUM MILLER BURST STRENGTH OF 400 PSI, AND A MINIMUM TENSILE STRENGTH OF 200 LBS. THE DESIGNER MUST DEMONSTRATE THE LINER'S IMPERMEABILITY, AND THE METHOD OF LINER PROTECTION TO BE USED DURING MAINTENANCE AND SEDIMENT REMOVAL OPERATIONS. EQUIVALENT METHODS FOR PROTECTION OF THE GEOMEMBRANE LINER WILL BE CONSIDERED BY THE WATERSHED PROTECTION DEPARTMENT ON A CASE BY CASE BASIS. EQUIVALENCY WILL BE JUDGED ON THE BASIS OF ABILITY TO PROTECT THE GEOMEMBRANE FROM PUNCTURE, TEARING AND ABRASION. INDIVIDUALS INSTALLING GEOMEMBRANE LINERS MUST BE TRAINED AND/OR CERTIFIED BY THE LINER MANUFACTURER.

A CONSTRUCTION QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PLAN MUST BE PREPARED BY THE GEOTECHNICAL ENGINEER FOR THE PURPOSE OF PROVIDING A BASIS FOR ALL CONSTRUCTION INSTALLATION AND TESTING OF THE LINER SYSTEM DURING THE LINER CONSTRUCTION PROCESS.

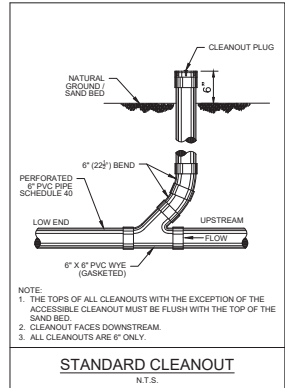
- FOR CLAY LINERS, THE QA/QC PLAN MUST INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS: RECORDKEEPING DOCUMENTS, INCLUDING DAILY CONSTRUCTION REPORTS, INSPECTION AND TEST DATA SHEETS, NON-CONFORMANCE AND CORRECTIVE MEASURE REPORTS, DESIGN AND SPECIFICATION CHANGES, AND ALL OTHER DOCUMENTATION ACCUMULATED BY INSPECTION PERSONNEL DURING CONSTRUCTION; PRE-CONSTRUCTION SOIL SAMPLING, TESTING AND DOCUMENTATION PROTOCOL, INCLUDING THE TYPE OF INFORMATION TO BE DOCUMENTED FOR EACH SAMPLE, AND THE TEST PROCEDURES TO BE USED; PROTOCOL DURING CONSTRUCTION, INCLUDING THE MONITORING OF THE SUBGRADE, AS WELL AS MATERIAL PLACEMENT (INCLUDING ITEMS SUCH AS DENSITY TESTING AND MOISTURE CONTENT LIFT THICKNESS AND BONDING, PROCESSING OF SOIL AND REDUCTION OF CLODS, FOOTED COMPACTION EQUIPMENT, AND NUMBER OF PASSES OF COMPACTION EQUIPMENT); SAMPLING AND TESTING PROCEDURES, FREQUENCIES AND OTHER REQUIREMENTS; ALSO, THE HANDLING OF ANY LINER PERFORATIONS AS A RESULT OF VARIOUS TYPES OF TESTING MUST BE ADDRESSED ALONG WITH GUIDANCE ON HOW TO ADDRESS ANY DEFICIENCIES THAT MAY BE DISCOVERED, INCLUDING CORRECTIVE MEASURES TO BE TAKEN.
- FOR GEOMEMBRANE LINERS, THE QA/QC PLAN MUST INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS: GEOMEMBRANE/CLAY MANUFACTURING AND DELIVERY DATA REQUIREMENTS, INCLUDING RAW MATERIALS PROPERTIES, ROLL AND PRODUCTION QUALITY ASSURANCE AND CONTROL DATA REQUIREMENTS, ALONG WITH TRANSPORTATION, HANDLING AND STORAGE REQUIREMENTS, AND CONFORMANCE TESTING; INSTALLER QUALIFICATIONS REQUIREMENTS; INSTALLATION REQUIREMENTS, INCLUDING SURFACE PREPARATION, SYSTEM ANCHORAGE, GEOMEMBRANE/CLAY PLACEMENT (INCLUDING, BUT NOT LIMITED TO, PANEL IDENTIFICATION, PLACEMENT AND INSTALLATION SCHEDULE); SEAMING AND ANCHORAGE AS APPLICABLE TO GEOMEMBRANE OR CLAY; SEAM LAYOUT, PREPARATION, EQUIPMENT, WEATHER CONDITIONS, TRAIL WELDS, GENERAL PROCEDURES, NON-DESTRUCTIVE TESTING AND DESTRUCTIVE TESTING; IDENTIFICATION OF DEFECTS AND REPAIR PROCEDURES, AND GEOMEMBRANE/CLAY ACCEPTANCE PROCEDURES.

ALL LINER CONSTRUCTION AND QA/QC ACTIVITIES MUST BE UNDER THE SUPERVISION OF AN INDEPENDENT LICENSED GEOTECHNICAL ENGINEER. THE ENGINEER OR DESIGNATED REPRESENTATIVE MUST BE ON SITE DURING ALL SIGNIFICANT LINER CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO:

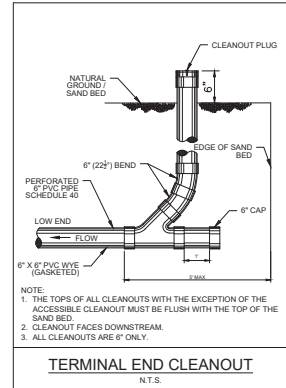
1. AT THE BEGINNING OF LINER CONSTRUCTION TO INSPECT SUBGRADE ACCEPTABILITY;
2. DURING THE PROCESSING OF CLAY LINER MATERIAL FOR PLACEMENT TO ENSURE ADEQUATE MOISTURE CONDITIONS AND SIZE REDUCTION;
3. DURING PLACEMENT OF CLAY LINER LIFTS TO ENSURE 6 INCH MAXIMUM LIFT DEPTH IS NOT EXCEEDED AND COMPACTION IS SUFFICIENT;
4. DURING ALL GEOMEMBRANE INSTALLATION;
5. DURING CLAY AND GEOMEMBRANE LINER TESTING;
6. PRIOR TO PLACEMENT OF SUCCESSIVE CLAY LIFTS TO VERIFY ACCEPTABILITY OF PRIOR LIFT SURFACE;
7. DURING CONSTRUCTION OF PENETRATIONS AND ANY OTHER CONSTRUCTION THAT WILL AFFECT THE INTEGRITY OF THE LINER (ACCESS RAMPS, PUMP PADS, ETC.);
8. DURING PLACEMENT OF PROTECTIVE SOIL LAYER.



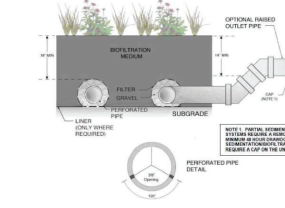
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
BIOFILTRATION BED CONFIGURATIONS USING GEOMEMBRANE/CLAY LINER
STANDARD NO. 661-3
ADOPTED



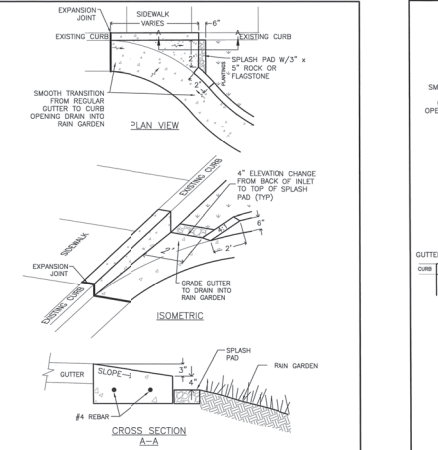
STANDARD CLEANOUT
N.T.S.



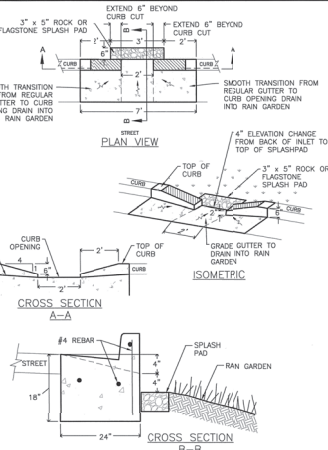
TERMINAL END CLEANOUT
N.T.S.



RAISED OUTLET DETAIL
N.T.S.



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
TYPICAL INLET DETAIL 1
STANDARD NO. SPD 660-3
APPROVED



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
TYPICAL INLET DETAIL 2
STANDARD NO. SPD 660-4
APPROVED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

SITE PLAN APPROVAL SHEET OF 38
FILE NUMBER **2020-455** APPLICATION DATE **8/20/20**
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA ENVIRONMENTAL CODE
EXPIRATION DATE CASE MANAGER **D. FOWLER**
PROJECT EXPIRATION DATE (G00-97095-A) DWG# / DD#

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: **ZUNING, NIA**
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

BENCHMARKS
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) USING THE NATIONAL SURVEYING SERVICE (NSS) FOR CHAPARRAL CONTROL POINT "P24".
4-DIMENSIONAL OFFSET IN CONCRETE SURFACE COORDINATES:
N 235630.84
E 235630.84
ELEVATION = 708.67
VERTICAL CURVATURE MAGN = 88 (GEOID 00)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE

Kimley-Horn
10814 HOLLYHURST ROAD AVALON IV SUITE 300 AUSTIN, TX
PHONE: 512-448-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN ASSOCIATES, INC.
NCE
DATE

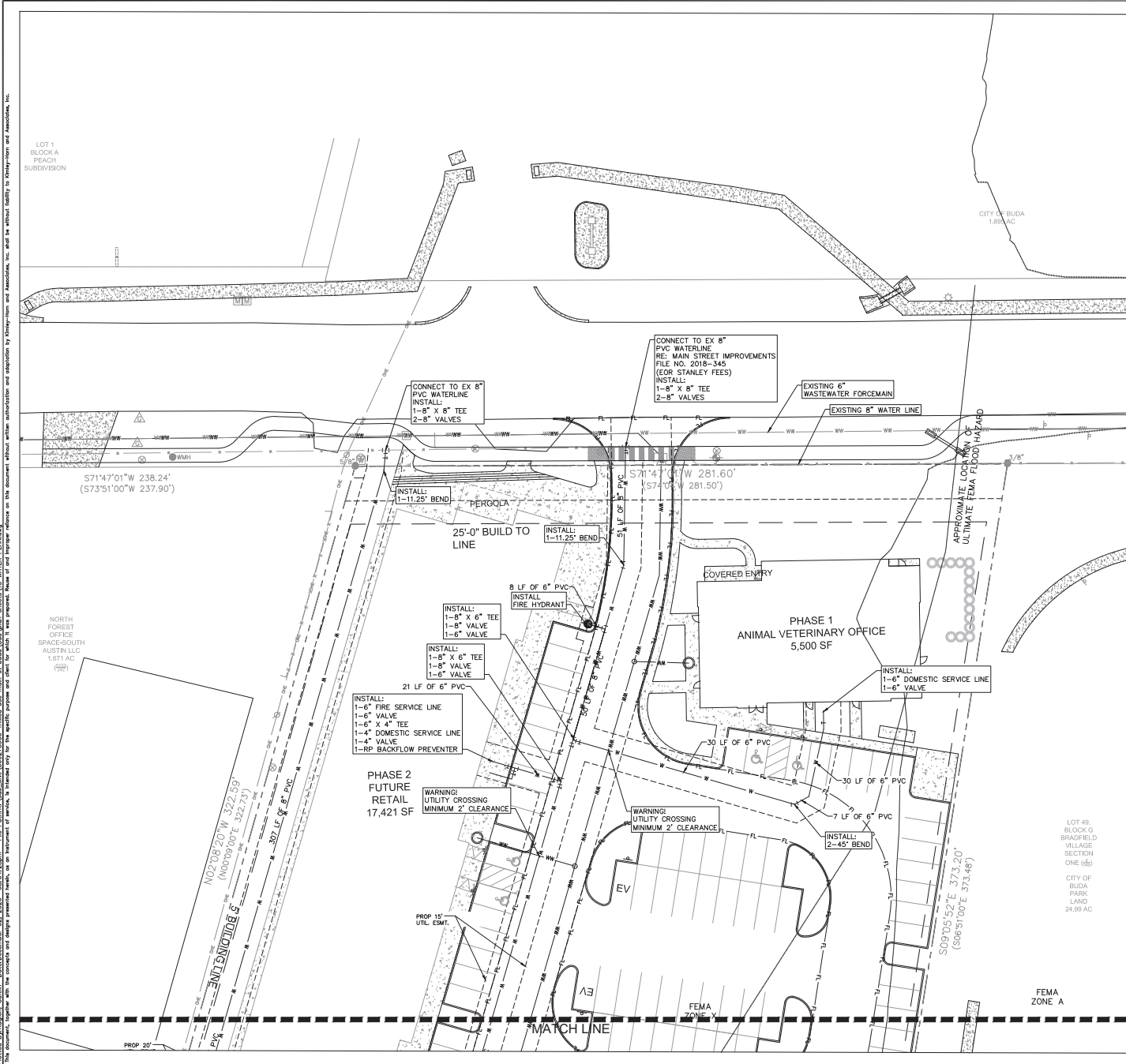
STATE OF TEXAS
ANGELA A WOODCO
131523
12/02/2020

WQ POND DETAILS & SPECS

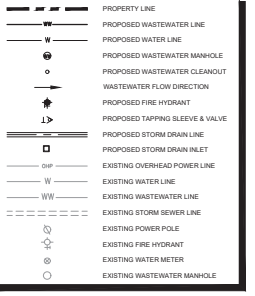
THE WELL SUBDIVISION
855 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
19 OF 38

SDP PERMIT #2020-455



LEGEND



UTILITY NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND THE ALLOWANCES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- REFER TO UTILITY DETAILS SHEETS 5 THROUGH 8.
- WATER AND WASTEWATER SERVICES TO BE PROVIDED BY CITY OF ROUND ROCK.
- CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STRUCTURES.
- CONTRACTOR TO PROVIDE NO FIRE HYDRANTS, CLEANOUTS OR TRAPS ARE PLACED IN SIDEWALKS.
- CONTRACTOR TO RESTORE EXISTING ROADS AND/OR SIDEWALKS TO ORIGINAL CONDITION.
- ALL ON-SITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
- DOUBLE CHECK MUST BE PROVIDED AT THE TERMINATION OF WASTEWATER SERVICE AT THE BUILDING.
- ALL MANHOLES UNPAVED AREAS TO HAVE WATERPROOF LIDS.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MAINTENANCE IN PUBLIC ROW IF NECESSARY.
- ALL DUCTILE IRON PIPE WATER LINE CONNECTIONS SHALL BE RESTRAINED JOINTS (RONG FLEX) JOINT RESTRAINT OR APPROVED EQUAL, IN ADDITION TO THRUST BLOCKING.
- CONTRACTOR TO PROVIDE A MINIMUM 2' CLEARANCE BETWEEN PIPES AT WATER AND STORM SEWER CROSSINGS.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES FOR FINAL ELECTRIC, GAS AND TELECOMMUNICATIONS DESIGN.
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN THE TESTED SECTIONS.
- CONTRACTOR TO PROVIDE A MINIMUM 2' CLEARANCE BETWEEN PIPES AT WATER AND STORM SEWER CROSSINGS.
- ALL EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE WITHIN THE SITE IS PRIVATELY MAINTAINED AND OPERATED UNLESS OTHERWISE NOTED.
- UNDERGROUND MAINS SUPPLY PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE BY A STATE LICENSED CONTRACTOR WITH A PLUMBING PERMIT FOR THE PROPOSED WORK. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON.
- ALL FIRE HYDRANTS SHALL BE PER CITY OF ROUND ROCK DETAIL WT-05 ON SHEET 5.
- ALL NON-CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRANSVERSE UNDERneath A CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18" WHERE NON-CITY INFRASTRUCTURE WOULD HAVE TO BE PLACED AT A DEPTH OF 6' OR GREATER TO MEET THE PRECING REQUIREMENT. TRAVELING ABOVE THE CITY INFRASTRUCTURE MAY BE ALLOWED, SUBJECT TO APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING REVIEWER, BUT ONLY IN CONFORMANCE WITH CROSS-SECTIONS, PROFILES, AND OTHER DETAILED INFORMATION IN THESE PLANS.
- ALL PIPE FITTINGS SHALL BE JOINT RESTRAINED AND ALL FITTINGS SHALL HAVE THRUST BLOCKING.
- ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
- IF CORING EXISTING MANHOLE, CORE EXISTING MANHOLE, INSERT GASKIT, AND PROVIDE PRE-COURED SEAL INSIDE AND OUT, OR APPROVED EQUAL.
- MANHOLES OUTSIDE OF PAVEMENT SHALL HAVE BOLTED COVERS.
- A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- CENTER ONE JOINT OF FIRE AT ALL CROSSINGS.

BENCHMARKS

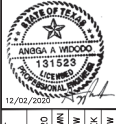
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) CONTROL POINT 7242.
 1. ALUMINUM IN SET IN CONCRETE
 SURFACE COORDINATES:
 E 2336030.84
 ELEVATION = 706.67
 VERTICAL DATUM: NAVD 83 (GEOID 09)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE

Kimley-Horn
 10814 HOLLYVALE ROAD AVALON W. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.
 TYPED BY: JAW
 DATE: 12/02/2020



KIM PROJECT NO.	2020-455
DATE	DECEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	A.A.W.
DRAWN BY	CEK
CHECKED BY	A.A.W.

WATER PLAN (1 OF 2)

THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SITE PLAN APPROVAL SHEET 20 OF 28
 FILE NUMBER 2020-455 APPLICATION DATE 6/22/2020
 APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE _____ CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GEOID#99995-A) DWF2 DD2

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A

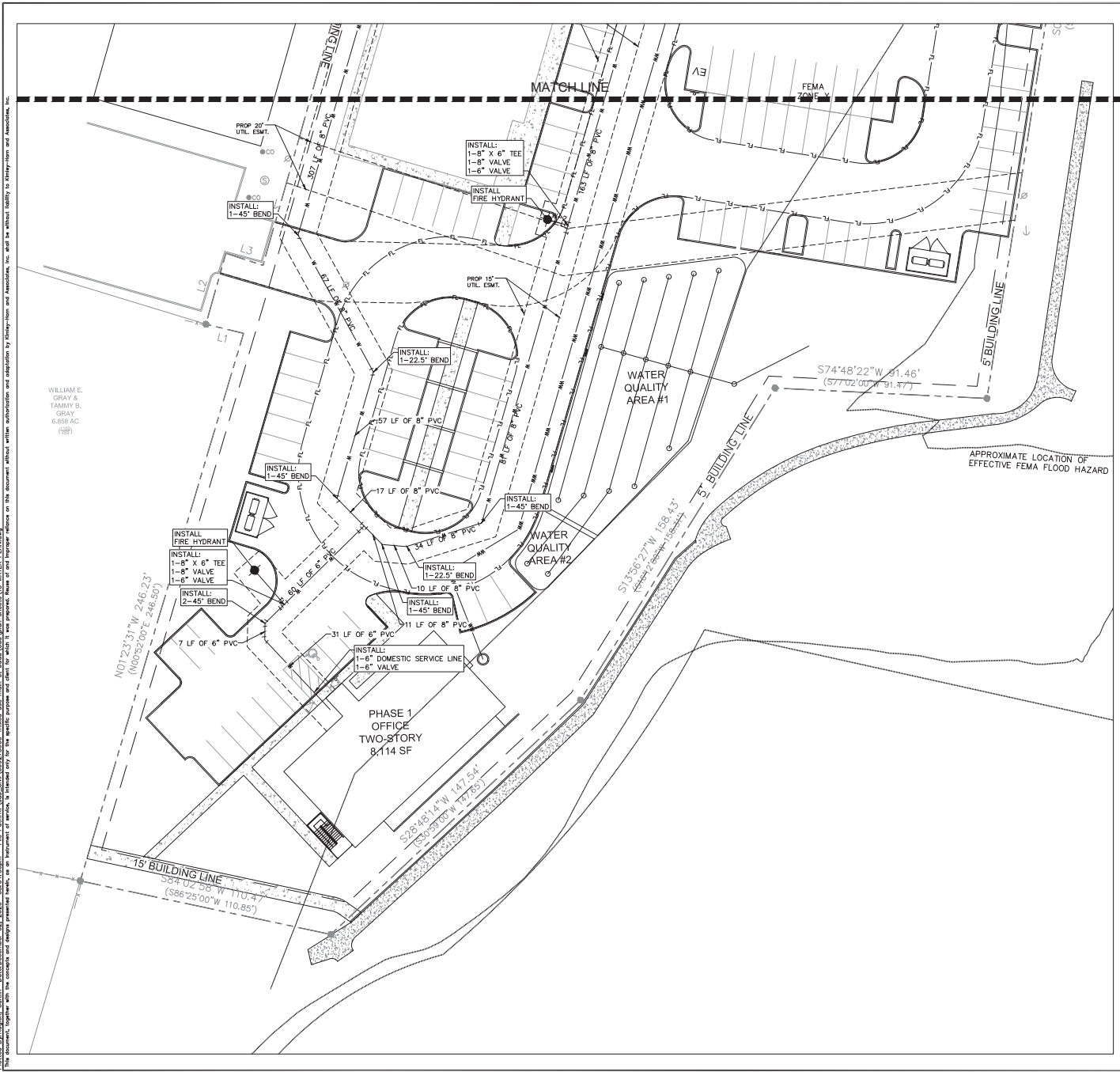
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code version at the time of filing, will not be recorded. Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET NUMBER

20 OF 38

SDP PERMIT #2020-455



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ALLOWANCES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
2. REFER TO UTILITY DETAILS SHEETS 5 THROUGH 8.
3. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY CITY OF ROUND ROCK.
4. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUBOUTS.
5. CONTRACTOR TO PROVIDE NO FIRE HYDRANT METERS, CLEANOUTS OR VALVES ARE PLACED IN SIDEWALKS.
6. CONTRACTOR TO RESTORE EXISTING ROADS AND/OR SIDEWALKS TO ORIGINAL CONDITION.
7. ALL ON-SITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
8. DOUBLE CLEANOUT TO BE PROVIDED AT THE TERMINATION OF WASTEWATER SERVICE AT THE BUILDING.
9. ALL MANHOLES UNPAVED AREAS TO HAVE WATERPROOF LIDS.
10. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MAINTENANCE IN PUBLIC ROW IF NECESSARY.
11. ALL DUCTILE IRON PIPE WATER LINE CONNECTIONS SHALL BE RESTRAINED JOINTS (IRON FLEXING JOINT RESTRAINT) OR APPROXIMATELY EQUAL, IN ADDITION TO THRUST BLOCKING.
12. CONTRACTOR TO PROVIDE A MINIMUM 2' CLEARANCE BETWEEN PIPES AT WATER AND STORM SEWER CROSSINGS.
13. ALL EMISSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
14. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES FOR FINAL ELECTRIC, GAS AND TELECOMMUNICATIONS LOCATIONS.
15. UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN THE TESTED SECTIONS.
16. ALL EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE WITHIN THE SITE IS PRIVATELY MAINTAINED AND OPERATED UNLESS OTHERWISE NOTED.
17. UNDERGROUND MAINS SUPPLY PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE BY A STATE LICENSED CONTRACTOR WITH A PLUMBING PERMIT FOR THE PROPOSED WORK. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
18. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON.
19. ALL FIRE HYDRANTS SHALL BE PER CITY OF ROUND ROCK DETAIL WT-05 ON SHEET 5.
20. ALL NON-CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVEL UNDERNEATH CITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18" WHERE NON-CITY INFRASTRUCTURE WOULD HAVE TO BE PLACED AT A DEPTH OF 2' OR GREATER TO MEET THE PRECEDING REQUIREMENT. TRAVELING ABOVE THE CITY INFRASTRUCTURE MAY BE ALLOWED, SUBJECT TO APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING REVIEWER, BUT ONLY IN CONFORMANCE WITH CROSS-SECTIONS, PROFILES, AND OR OTHER DETAILED INFORMATION IN THESE PLANS.
21. ALL PIPE FITTINGS SHALL BE JOINT RESTRAINED AND ALL FITTINGS SHALL HAVE THRUST BLOCKING.
22. ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
23. IF CORING EXISTING MANHOLE, CORE EXISTING MANHOLE, INSERT GASKIN, AND PROVIDE PRECAST BEARING SEAL, INSIDE AND OUT, OR APPROVED EQUAL.
24. MANHOLES OUTSIDE OF PAVEMENT SHALL HAVE BOLTED COVERS.
25. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
26. CENTER ONE JOINT OF FIRE AT ALL CROSSINGS.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF (HRS) INHERENT SOUTH-CENTRAL ZONE BASED ON SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD 83) ONLINE CENTRAL ZONE SERVICE (OPUS) FOR CHARAPARAL CONTROL POINT "P24":
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 233503.84
 E 233503.84
 ELEVATION = 706.07
 VERTICAL DATUM: NAVD 83 (GEOID 09)



SITE PLAN APPROVAL SHEET OF 28
 FILE NUMBER 2020-456 APPLICATION DATE 02/20/20
 APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA
 DEVELOPMENT CODE
 EXPIRATION DATE CASE MANAGER D. FOWLER
 PROJECT EXPIRATION DATE (GEO-090905-A) DWG# DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING NIA
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

Find plan must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISIONS	DATE

Kimley-Horn
 10814 HOLLYHURST ROAD AVALON W. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.
 THE PLAN SHEET NO. 020

STATE OF TEXAS
ANGELA A. WOODCOCK
131523
 12/02/2020

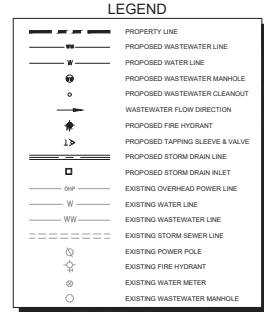
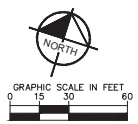
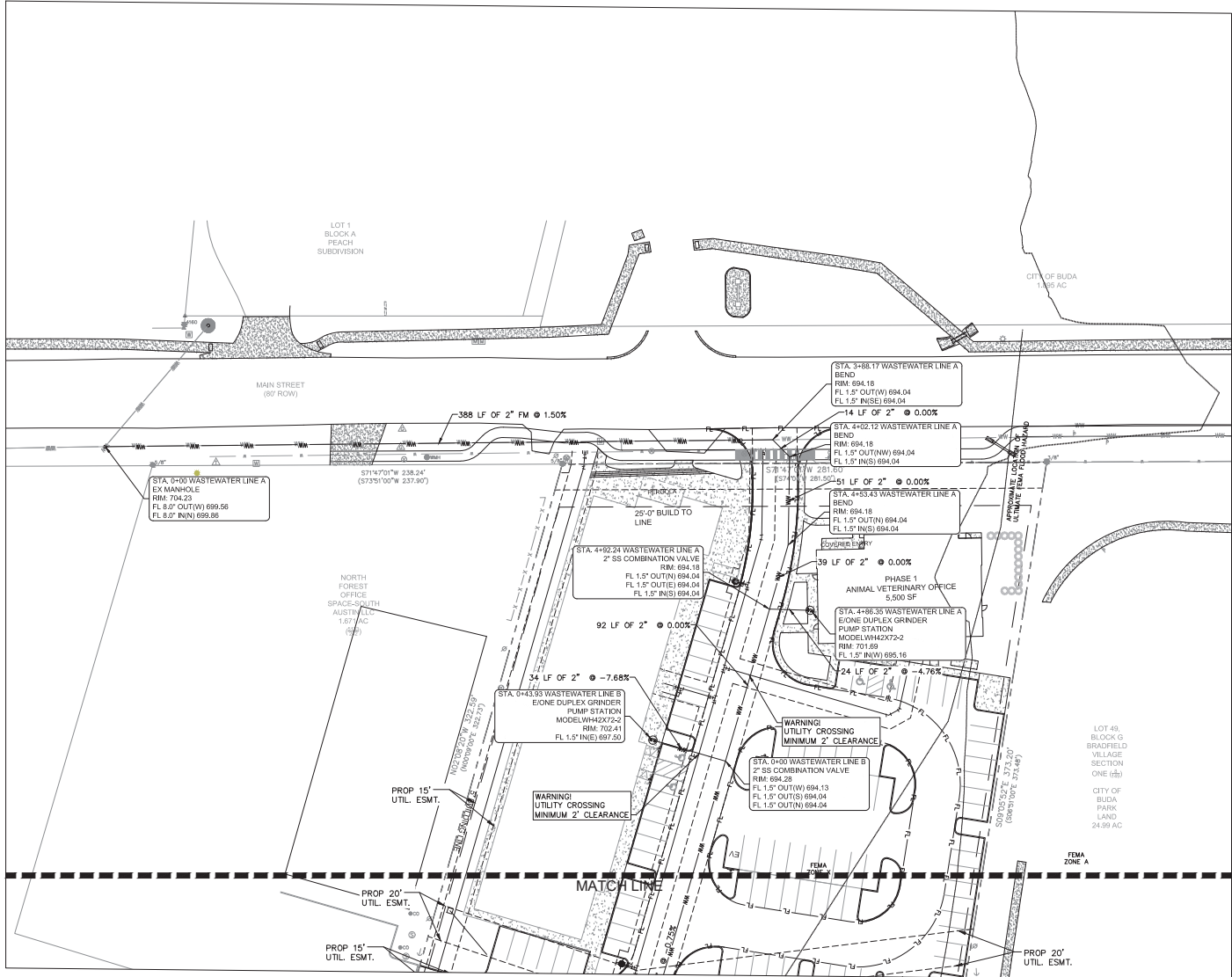
WATER PLAN (2 OF 2)

THE WELL
 SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
 21 OF 38

SDP PERMIT #2020-455

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (K&A). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE HEREOF. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF K&A IS PROHIBITED. K&A ASSUMES NO LIABILITY TO ANY PARTY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS INFORMATION.



NOTES:
 1. CENTER ONE JOINT OF PIPE AT ALL CROSSINGS.

No.	REVISIONS	DATE	BY

Kimley-Horn
 10814 HOLLYHURST ROAD AVALON IV SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.

STATE OF TEXAS
ANGELA A. WOODCOCK
131523
 12/03/2020

K&A PROJECT NO. DATE
 2020-455 12/03/2020
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

WASTEWATER PLAN (1 OF 2)

THE WELL SUBDIVISION
835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

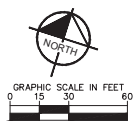
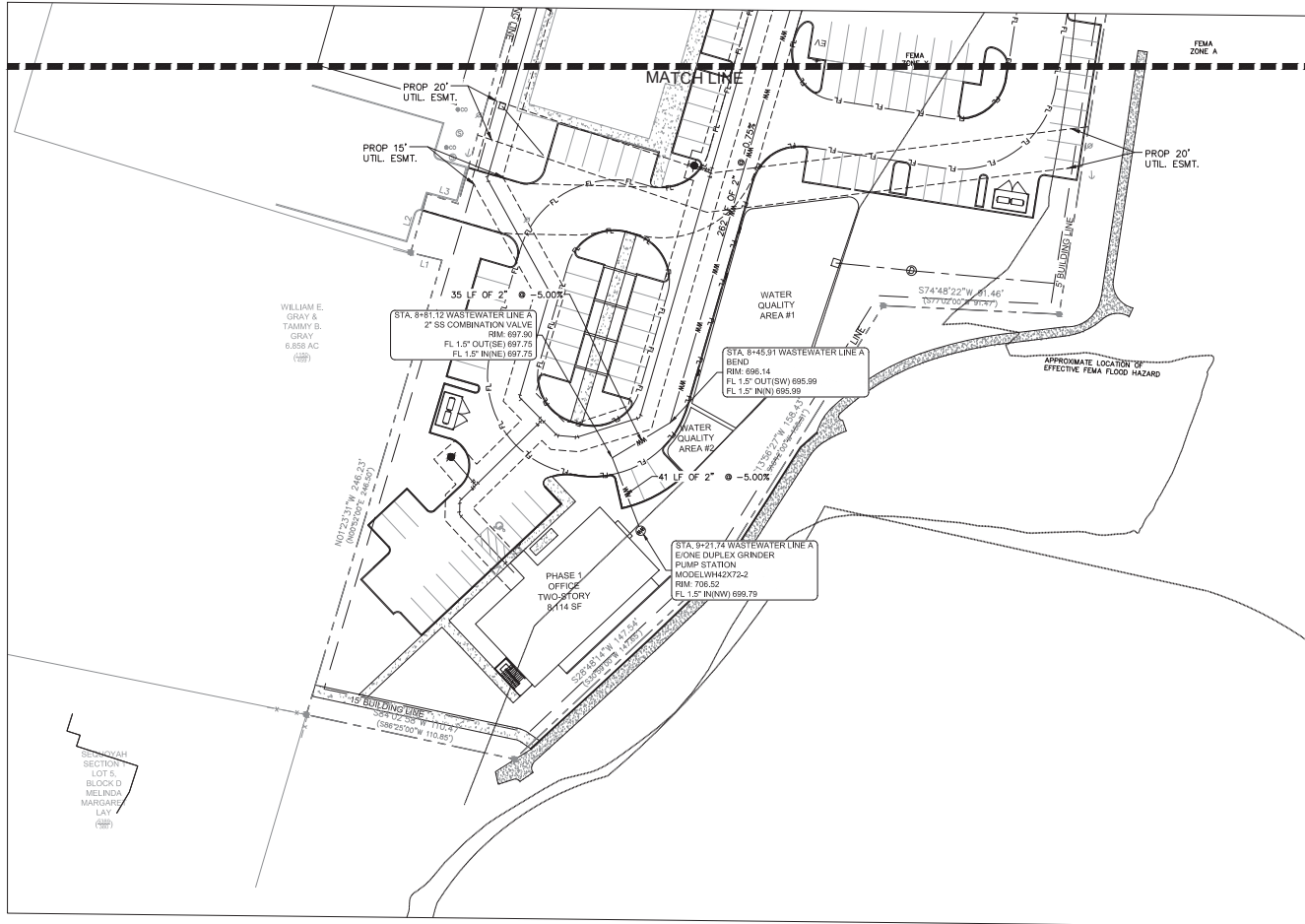
SHEET NUMBER
22 OF 38

BENCHMARKS
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE. BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 23596.85
 E 233503.84
 ELEVATION = 708.07
 VERTICAL DATUM: NAVD 83 (GEOID 09)

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING BLEEVE & VALVE
	PROPOSED STORM DRAIN INLET
	EXISTING OVER-HEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

NOTES:
1. CENTER ONE JOINT OF PIPE AT ALL CROSSINGS.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE, BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24":
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 235630.84
E 233530.84
ELEVATION = 706.07
VERTICAL DATUM: NAVD 88 (GEOID 09)

SITE PLAN APPROVAL SHEET ___ OF 38
FILE NUMBER 2020-455 APPLICATION DATE 5/2/2020
APPROVED BY COMMISSION ON NIA UNDER THE CITY OF BUDA DEVELOPMENT CODE
EXPIRATION DATE CASE MANAGER D. FOWLER
PROJECT EXPIRATION DATE (GSD-#99065-A) DWG# _DD_

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING NIA

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Please note that this plan is subject to the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code in effect at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

Kimley-Horn
10814 HOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX
PHONE: 512-418-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN & ASSOCIATES, INC.

STATE OF TEXAS
ANGELA A. WOODCOCK
181523
12/02/2020

KHA PROJECT NO. 2020-455
DATE: DECEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: AAW
DRAWN BY: CEK
CHECKED BY: AAW

WASTEWATER PLAN
(2 OF 2)

THE WELL SUBDIVISION
835 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

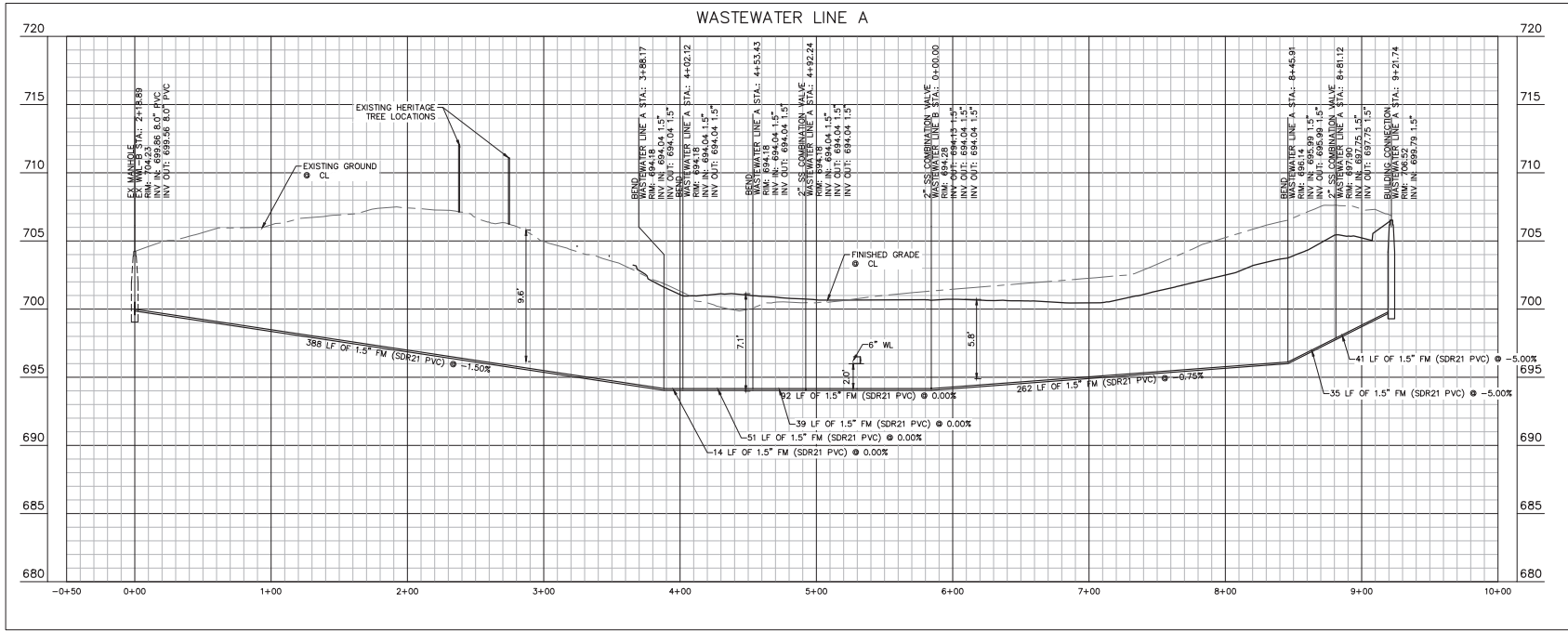
SHEET NUMBER
23 OF 38

DATE

REVISIONS

No.

Vertical Curve Data: Station 0+00 to 10+00, Vertical Curve Length 1000.00, PVI Station 5+00, PVI Elevation 695.00, BVC Station 0+00, BVC Elevation 695.00, EVC Station 10+00, EVC Elevation 695.00.



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 233630.84
 E 233630.84
 ELEVATION = 706.67
 VERTICAL DATUM: NAVD 88 (GEOID 09)



Know what's below.
 Call before you dig.



SITE PLAN APPROVAL SHEET _____ OF **38**
 FILE NUMBER **2025-455** APPLICATION DATE **5/2/2025**
 APPROVED BY COMMISSION ON **N/A** UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE _____ CASE MANAGER **D. FOWLER**
 PROJECT EXPIRATION DATE (GEOID#99065-A) _____ DWFZ _____ DDZ _____

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **N/A**

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

No.	REVISIONS	DATE	BY

Kimley Horn
 10814 HOLLYVALE ROAD AVALON V, SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2025 KIMLEY-HORN ASSOCIATES, INC.
 KIMLEY-HORN ENGINEERING PROFESSIONAL SEAL

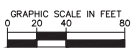
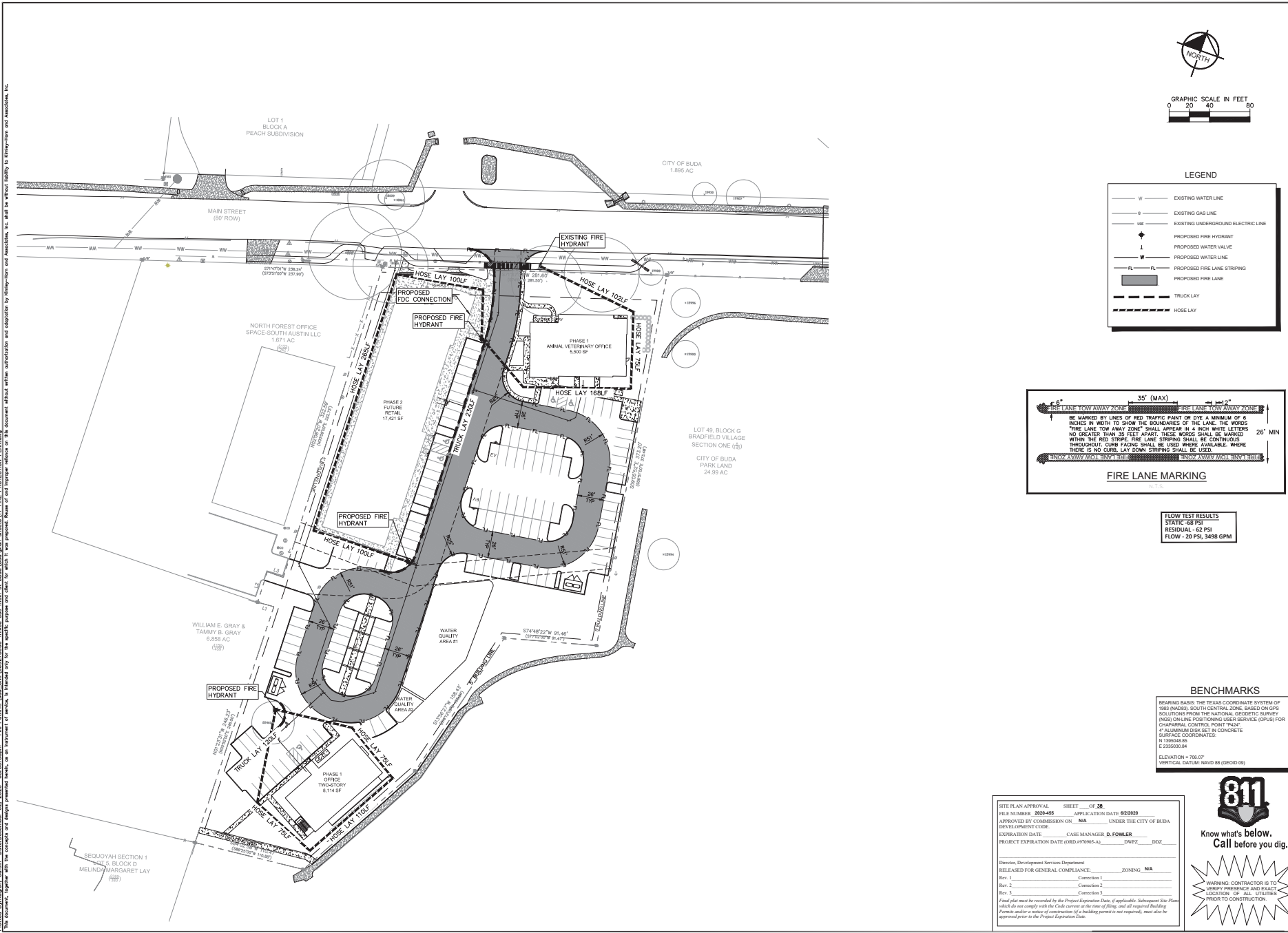
12/02/2025
 ANGG A WOODCO
 131523
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

WASTEWATER PROFILES

THE WELL SUBDIVISION
835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
24 OF 38

266
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED IN THE TITLE HEREOF. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED FIRE LANE STRIPING
	PROPOSED FIRE LANE
	TRUCK LAY
	HOSE LAY

FIRE LANE MARKING

FIRE LANE LOW AWAY ZONE: 35' (MAX)
 FIRE LANE TOW AWAY ZONE: 26' MIN
 BE MARKED BY LINES OF RED TRAFFIC PAINT OR DYE A MINIMUM OF 6 INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" SHALL APPEAR IN 4 INCH WHITE LETTERS NO GREATER THAN 36 FEET APART. THESE WORDS SHALL BE MARKED WITHIN THE RED STRIPE. FIRE LANE STRIPING SHALL BE CONTINUOUS THROUGHOUT. CURB FACING SHALL BE USED WHERE AVAILABLE. WHERE THERE IS NO CURB, LAY DOWN STRIPING SHALL BE USED.

FLOW TEST RESULTS

STATIC - 68 PSI
 RESIDUAL - 62 PSI
 FLOW - 20 PSI, 3498 GPM

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P424".
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 235856.95
 E 2335030.84
 ELEVATION = 708.07
 VERTICAL DATUM: NAVD 88 (GEOID 09)



SITE PLAN APPROVAL SHEET OF 28

FILE NUMBER: 2020-455 APPLICATION DATE: 8/20/20
 APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE: CASE MANAGER: D. FOWLER
 PROJECT EXPIRATION DATE (GEOID#99985-A): DWFS: DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A
 Rev. 1: Correction 1
 Rev. 2: Correction 2
 Rev. 3: Correction 3

Final plan must be recorded for the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISIONS	DATE



KHA PROJECT NO.: 2020-455
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

FIRE PROTECTION PLAN

THE WELL
 SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
 25 OF 38



davidbaca
STUDIO

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.davidbacastudio.com

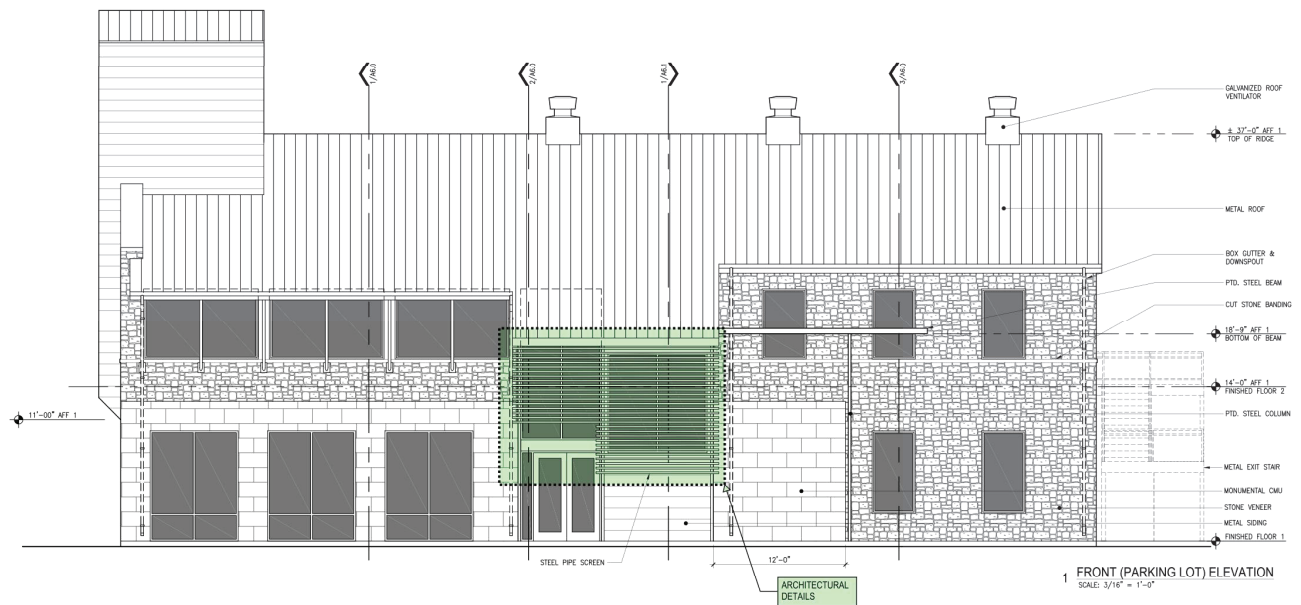
**SITE
PLAN
REVIEW**
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS	DATE
	DESCRIPTION	

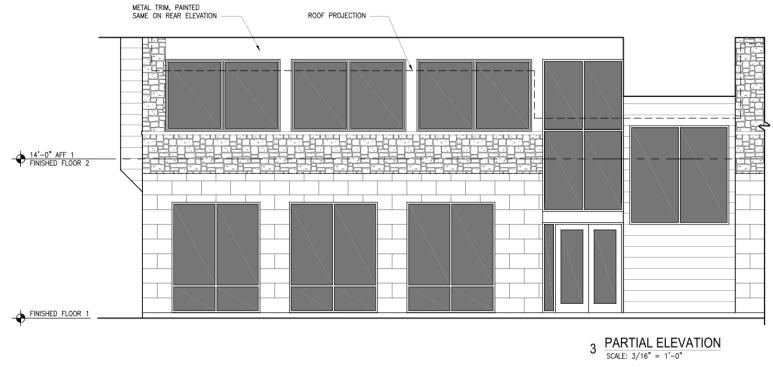
Buda Main Street Development
A New Office Building
835 Main Street, Buda, Texas

PROJECT NUMBER
1740
DATE
08.07.20
SHEET NUMBER
A5.0

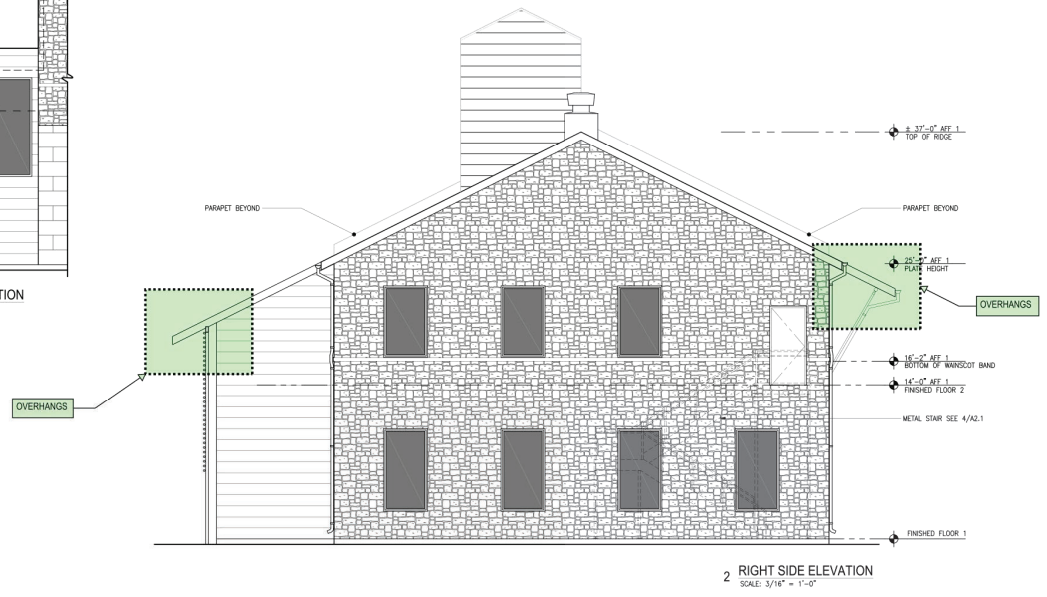
exterior elevations



1 FRONT (PARKING LOT) ELEVATION
SCALE: 3/16" = 1'-0"



3 PARTIAL ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REVISIONS	DATE	DESCRIPTION

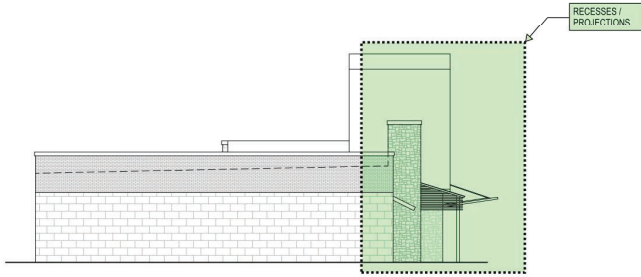
conceptual retail / restaurant / office building exterior elevations (future phase)

Buda Main Street Development
Retail / Restaurant / Office Building (Future Phase)
835 Main Street, Buda, Texas

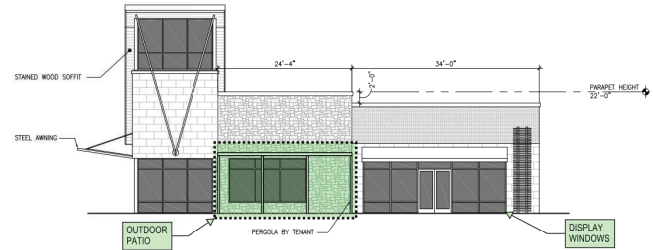
PROJECT NUMBER
1740
DATE
08.07.20
SHEET NUMBER



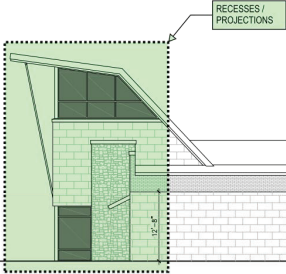
EAST ELEVATION MIXED-USE BUILDING
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



MAIN STREET (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"



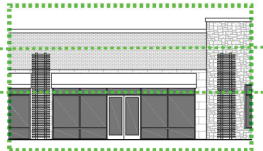
WEST ELEVATION
SCALE: 3/32" = 1'-0"

NONRESIDENTIAL DESIGN ELEMENTS / ARTICULATION

- BUILDING SQUARE FOOTAGE : 17,421 SF
BUILDINGS (0 - 50,000 SF) : 3 DESIGN ELEMENTS REQUIRED
- DESIGN ELEMENTS MET:
1. CANOPIES, AWNINGS, PORTICOS
 2. OVERHANGS
 3. RECESSES OR PROJECTIONS
 4. OUTDOOR PATIOS
 5. DISPLAY WINDOWS
 6. ARCHITECTURAL DETAILS
- BUILDING ARTICULATION : SEE LETTER OF ALTERNATIVE COMPLIANCE

TRIPARTITE BUILDING DESIGN / COMPOSITION

- TOP**
DEFINED BY PARAPET
- MIDDLE**
DEFINED BY AWNINGS
- BASE**
DEFINED BY STOREFRONT WINDOWS



GATEWAY CORRIDOR OVERLAY DISTRICT STANDARDS

- GLAZING REQUIREMENT (50% - 80% OF GROUND FLOOR ELEVATION) :
- EAST ELEVATION**
284 LINEAR FEET OF WALL SPACE AT GROUND
203 LINEAR FEET OF GLAZING
= 203LF / 284LF = 78%
- NORTH (STREET FACING) ELEVATION**
74 LINEAR FEET OF WALL SPACE AT GROUND
52 LINEAR FEET OF GLAZING
52LF / 74LF = 70%

FACADE MATERIAL BREAKDOWN

NORTH (STREET FACING) ELEVATION		SOUTH ELEVATION	
BRICK: 227 SF (13%)	MONUMENTAL CMU: 411 SF (23%)	BRICK: 433 SF (30%)	MONUMENTAL CMU: 624 SF (57%)
STONE: 410 SF (23%)	GLAZING: 661 SF (38%)	STONE: 130 SF (9%)	GLAZING: (0%)
STONE BANDING / MISC. TRIM: 51 SF (3%)	TOTAL SF: 1,760 SF (100%)	STONE BANDING / MISC. TRIM: 47 SF (4%)	TOTAL SF: 1,434 SF (100%)
EAST ELEVATION		WEST ELEVATION	
BRICK: 800 SF (13%)	MONUMENTAL CMU: 1,041 SF (17%)	BRICK: 3,265 SF (70%)	MONUMENTAL CMU: 854 SF (18%)
STONE: 1,635 SF (31%)	GLAZING: 2,211 SF (35%)	STONE: 151 SF (3%)	GLAZING: 195 SF (4%)
STONE BANDING / MISC. TRIM: 171 SF (4%)	TOTAL SF: 6,158 SF (100%)	STONE BANDING / MISC. TRIM: 207 SF (6%)	TOTAL SF: 4,672 SF (100%)

SITE PLAN REVIEW

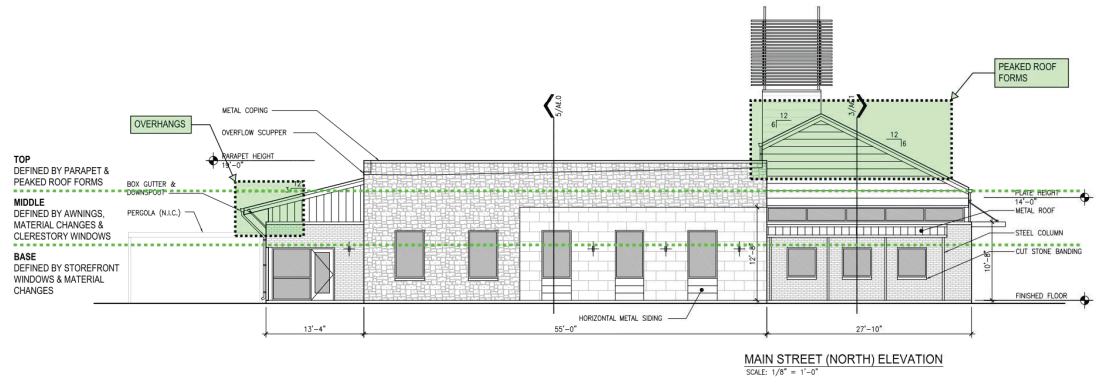
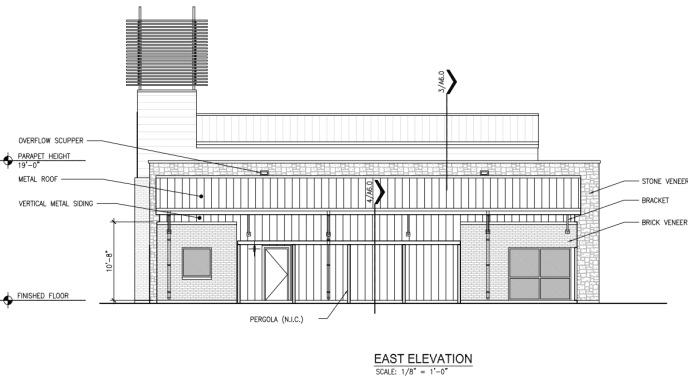
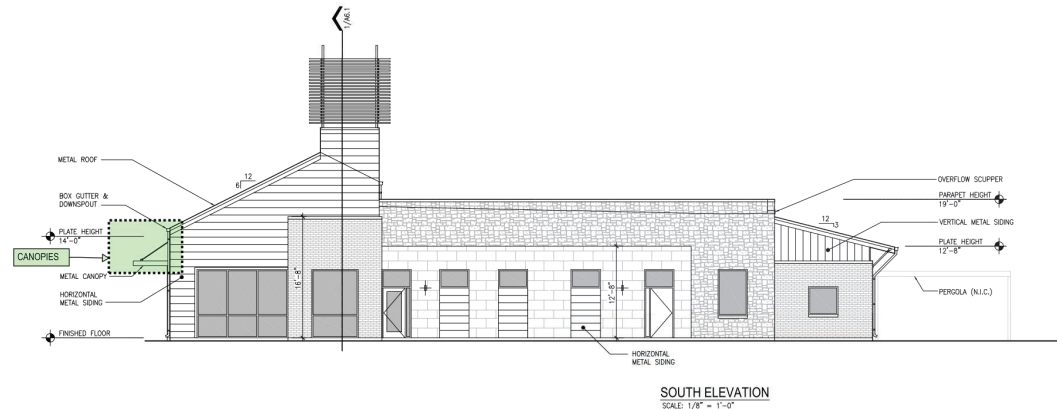
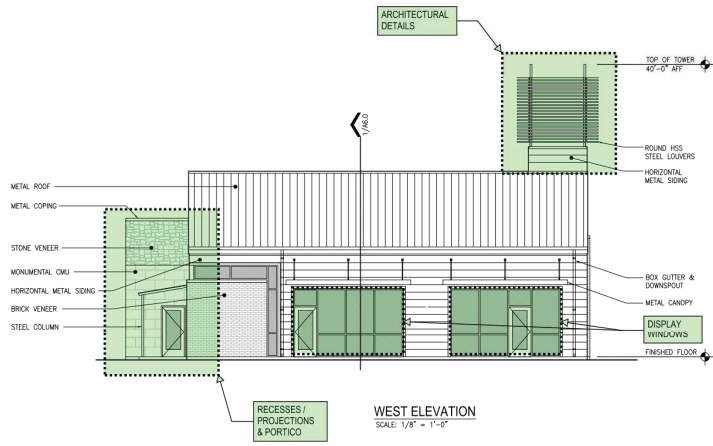
NOT FOR REGULATORY APPROVAL, PERMITTING, OR LANDMARK

REVISIONS	DATE	DESCRIPTION
NO.		

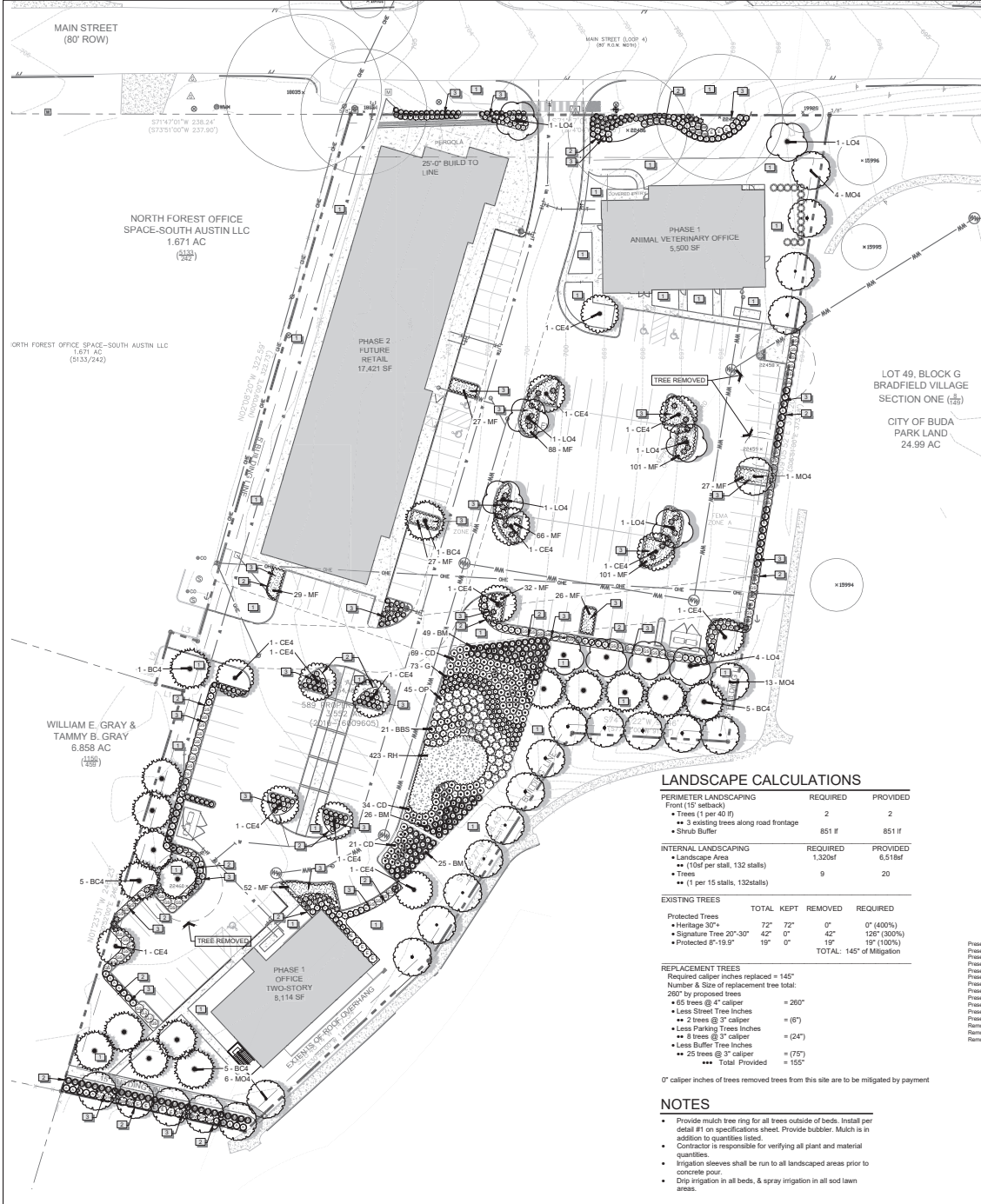
Buda Main Street Development
Veterinary Clinic
835 Main Street, Buda, Texas

PROJECT NUMBER
1740
DATE
08.07.20
SHEET NUMBER

veterinary clinic exterior elevations



NONRESIDENTIAL DESIGN ELEMENTS / ARTICULATION	TRIPARTITE BUILDING DESIGN / COMPOSITION	FACADE MATERIAL BREAKDOWN
BUILDING SQUARE FOOTAGE : 5,629 SF	SEE MAIN STREET (NORTH) BUILDING ELEVATION	MAIN STREET (NORTH) ELEVATION
BUILDINGS (0 - 50,000 SF) : 3 DESIGN ELEMENTS REQUIRED	GATEWAY CORRIDOR OVERLAY DISTRICT STANDARDS	ARCHITECTURAL METAL SIDING: 291 SF (16%) BRICK: 291 SF (16%) MONUMENTAL CMU: 310 SF (17%) STONE: 545 SF (30%) GLAZING: 298 SF (16%) STONE BANDING / MISC. TRIM: 99 SF (5%) TOTAL SF: 1,834 SF (100%)
DESIGN ELEMENTS MET:	GLAZING REQUIREMENT (50% - 80% OF GROUND FLOOR ELEVATION) :	SOUTH ELEVATION
1. CANOPIES, AWNINGS, OR PORTICOS	SEE LETTER OF ALTERNATIVE COMPLIANCE	ARCHITECTURAL METAL SIDING: 421 SF (23%) BRICK: 267 SF (14%) MONUMENTAL CMU: 344 SF (18%) STONE: 439 SF (23%) GLAZING: 298 SF (16%) STONE BANDING / MISC. TRIM: 102 SF (6%) TOTAL SF: 1,871 SF (100%)
2. OVERHANGS		EAST ELEVATION
3. RECESSES OR PROJECTIONS		ARCHITECTURAL METAL SIDING: 429 SF (46%) BRICK: 191 SF (21%) MONUMENTAL CMU: (0%) STONE: 169 SF (18%) GLAZING: 80 SF (9%) STONE BANDING / MISC. TRIM: 58 SF (6%) TOTAL SF: 927 SF (100%)
4. PEAKED ROOF FORMS		WEST ELEVATION
5. DISPLAY WINDOWS		ARCHITECTURAL METAL SIDING: 331 SF (35%) BRICK: 113 SF (12%) MONUMENTAL CMU: 80 SF (8%) STONE: 52 SF (5%) GLAZING: 359 SF (37%) STONE BANDING / MISC. TRIM: 32 SF (3%) TOTAL SF: 958 SF (100%)
6. ARCHITECTURAL DETAILS		
BUILDING ARTICULATION : SEE LETTER OF ALTERNATIVE COMPLIANCE		



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	H min.	QTY
BC4	Bald Cypress	Taxodium distichum		4"Cal	10'-12'	17	14
CE4	Cedar Elm	Ulmus crassifolia	-	4"Cal	10'-12'	11	17
LO4	Live Oak	Quercus virginiana	-	4"Cal	10'-12'	11	10
MO4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	10'-12'	11	24
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	QTY			
A	Glossy Abelia	Abelia x grandiflora	5 gal	41			
BBS	Big Blue Stem	Andropogon gerardi	1 gal	25			
BI	Bicolor Iris	Diates bicolor	5 gal	16			
BM	Big Muhly	Muhlenbergia lindheimeri 'Big'	5 gal	100			
CD	Copper Canyon Daisy	Tagetes lemmonii	1 gal	124			
E	Esperanza, Yellow Bells	Tecoma stans 'Gold Star'	5 gal	13			
G	Gift Muhly Grass	Muhlenbergia capillaris 'Autumn Blush'	5 gal	170			
GS	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud'™	5 gal	72			
K	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal	60			
M	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal	28			
MB	Mexican Bush Sage	Salvia leucantha	5 gal	10			
OP	Obedient Plant	Physostegia virginiana	1 gal	45			
S	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal	57			
SV	Sandankwa Viburnum	Viburnum suspensum	5 gal	10			
T	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal	29			
Y	Soft Leaf Yucca	Yucca pendula	5 gal	60			
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT	SPACING	QTY		
MH	Mexican Feather Grass	Stipa tenacissima	1 gal	24" o.c.	578		
RF	Black-eyed Susan	Rudbeckia hirta	1 gal	20" o.c.	423		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[1]	Lawn
[2]	Steel Edge
[3]	Mulch

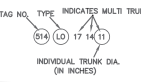
RAIN GARDEN #1 BUSH PLANTS

PLANT	SPACING	PERCENT	REQUIRED	PROVIDED
Shrub	1.5m	4"	148	180
Shrub	1.5m	2.4"	188	188
Heritage	1.5m	1.2"	-	-
Heritage	1.5m	1.2"	45	45

RAIN GARDEN #2 BUSH PLANTS

PLANT	SPACING	PERCENT	REQUIRED	PROVIDED
Shrub	1.5m	4"	23	180
Shrub	1.5m	2.4"	23	23
Heritage	1.5m	1.2"	-	-
Heritage	1.5m	1.2"	-	-

TREE INDEX



CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

LO = LIVE OAK
PE = PECAN
HB = HACKBERRY
CE = CEDAR ELM

Preserved	15994	LO	9	7	8	offsite
Preserved	15995	PE	10	7	8	offsite
Preserved	15996	PE	10	9	8	offsite
Preserved	19028	LO	37	offsite		
Preserved	19029	LO	38	offsite		
Preserved	19021	LO	10	offsite		
Preserved	19023	PE	8	8	offsite	
Preserved	19929	HB	17	8	offsite	
Preserved	19930	CE	12	offsite		
Preserved	22456	LO	35	Heritage		
Preserved	22457	PE	37	Heritage		
Removed	22448	PE	16	16	Signature	
Removed	22449	PE	16	16	Signature	
Removed	22440	LO	21	Signature		

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPING	REQUIRED	PROVIDED
Front (15 setbacks)		
• Trees (1 per 40 lf)	2	2
• 3 existing trees along road frontage	851 lf	851 lf
• Shrub Buffer		

INTERNAL LANDSCAPING	REQUIRED	PROVIDED
• Landscape Area	1,320sf	6,518sf
• (156f per stall, 132 stalls)		
• Trees	9	20
• (1 per 15 stalls, 132 stalls)		

EXISTING TREES	TOTAL KEPT	REMOVED	REQUIRED
Protected Trees			
• Heritage 30"	72"	72"	0"
• Heritage 42"	42"	0"	42"
• Heritage 19"	19"	0"	19"
• Protected 8"-19.9"	19"	0"	19"
TOTAL:	145"	145"	Mitigation

REPLACEMENT TREES
Required caliper inches replaced = 145"
Number & Size of replacement tree total:
200' by proposed trees = 280"
• 63 trees @ 4" caliper
• Less Street Tree Inches
• 2 trees @ 3" caliper = (6")
• Less Parking Trees Inches
• 8 trees @ 3" caliper = (24")
• Less Buffer Tree Inches
• 25 trees @ 3" caliper = (75")
• Total Provided = 155"

0" caliper inches of trees removed trees from this site are to be mitigated by payment

NOTES

- Provide mulch tree ring for all trees outside of beds. Install per detail #11 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Dig irrigation in all beds, & spray irrigation in all sod lawn areas.

SOIL

- 609 S Native Grass Seed Areas:
- 6" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer.
 - Must meet City of Austin Standards "EMC ITEM NO. 601S - SALVAGING AND PLACING TOPSOIL, 9-1-11"
 - The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet "COT" Specification Item 151. The soil shall be locally available native soil that meets the following specifications:
 - Shall be free of trash, weeds, deleterious materials, rocks and debris.
 - 100% shall pass through a 1.5-inch (38-mm) screen.
 - Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:
 - Clay min 5% - max 50%
 - Silt min 10% - max 50%
 - Sand min 15% - max 67%
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City

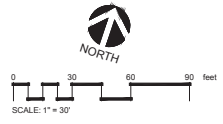
Rain Gardens:

- 6" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer.
 - Must meet City of Austin Standards "EMC 665B - BIOFILTRATION MEDIUM 1.4-16"
 - 70- 50% Percent Sand + Coarse Fragments (ASTM-D422)
 - 3- 10% Percent Clay (< 0.002 mm)
 - 5- 27% Percent Silt + Clay (< 0.05 mm)
 - 0.5- 5% Percent Organic Matter (ASTM D-2974)
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City
- Biofiltration:**
- Percent Organic Matter (by weight) of 0.5- 5.0%
 - Texture Analysis (particle size distribution):
 - Percent Sand 70- 80%
 - Percent Clay 3- 10%
 - Percent Silt plus Clay 27%
 - *Meet all other soil requirements within C.O.A. Ordinance 6605 Biofiltration Medium
 - *Soil depths, geotextile fabrics, and other specifications to be made by Civil Engineer.

SITE PLAN APPROVAL SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSIONER OR _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____ D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____ FAH
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

Print Not must be recorded by the project registration date, if applicable. Should this plan shall be not comply with the code current at the time of filing, and all related building permits shall be a notice of construction & building permit is not required, must not be approved prior to the Project Registration Date.



Date: _____
Description: _____
Rev: _____
Company Name and Address:
William S. Blair
(817) 522-8979
WBlair@BlairLA.com
www.BlairLA.com
300 W Main St., Ste. 12
Round Rock, TX, 78684

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

EPA

The Well Subdivision
Buda, TX 78601

Landscape Plan

Sheet Title: _____
Change By To: _____
Checked By: RB
Issue Date: 02/01/2020
Project Number: 200154P
L1
xx OF xx
2020-455

LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost tilled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydro mulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- STEEL EDGE
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood, 3" deep. Drip irrigation, ensure that drip line is placed above rootballs.

- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

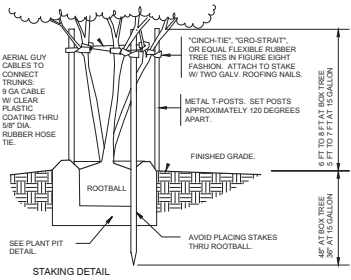
LANDSCAPE MAINTENANCE REQUIREMENTS

- The owner shall be responsible for:
- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
 - 2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
 - 3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
 - 4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

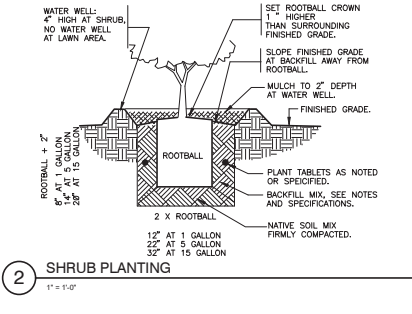
IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Buda, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

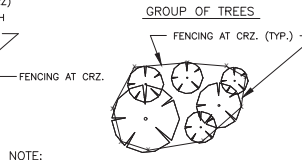
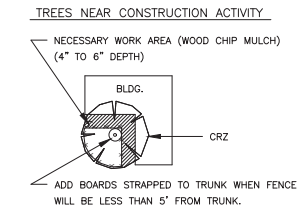
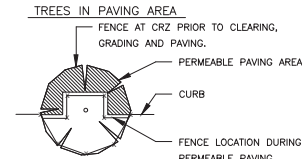
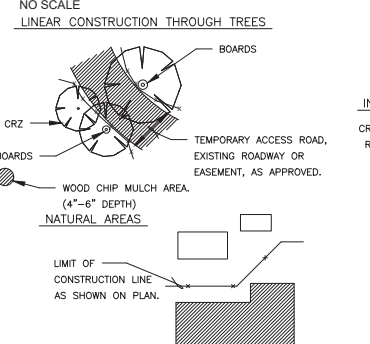


1) TREE PLANTING MULTI-STAKE
1" = 1'-0"

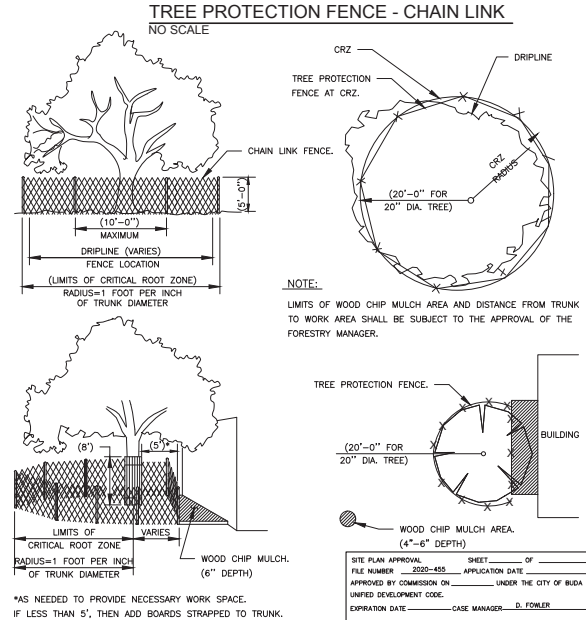


2) SHRUB PLANTING
1" = 1'-0"

TREE PROTECTION FENCE LOCATIONS



NOTE:
LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSIONER OR _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE
EXPIRATION DATE _____ CASE MANAGER: D. FOWLER

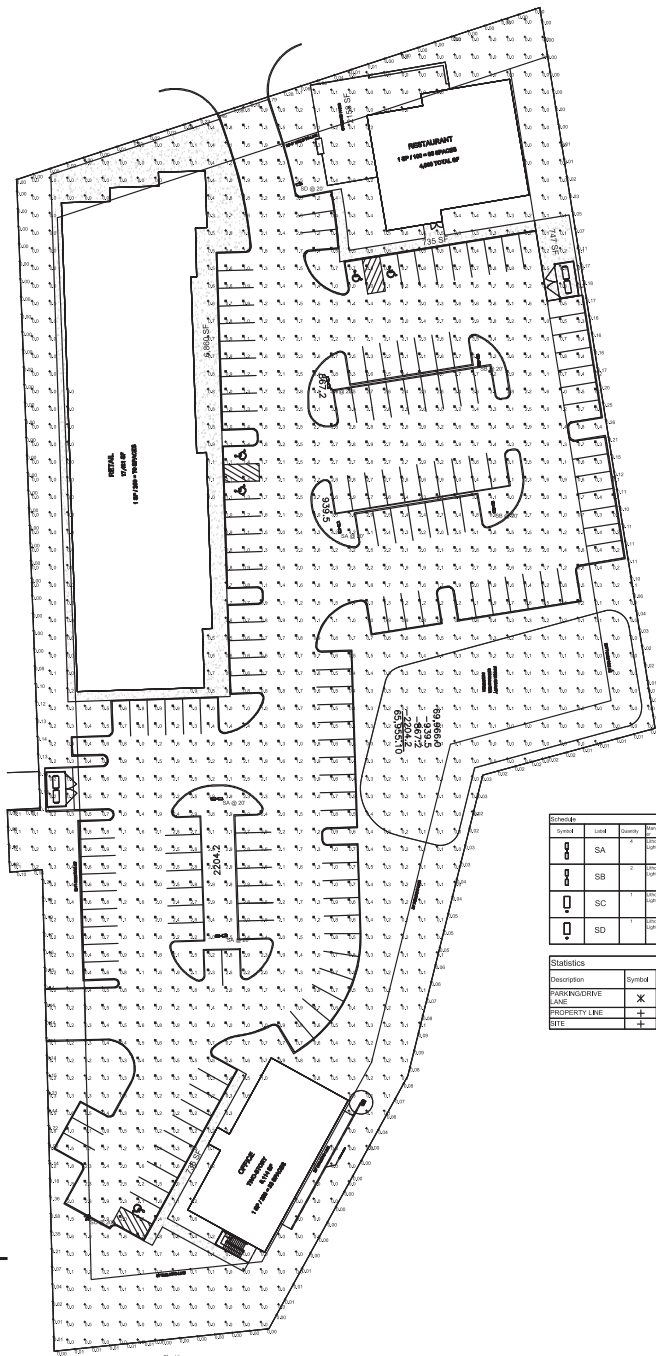
City Engineer, City of Buda
Checked By: _____
Issue Date: 02/15/2020
Project Number: 20215-LP

REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

Print Plot must be recorded by the project expiration date, if applicable. Subsequent plots which do not comply with the code current at the time of filing, and all required building permits and/or a notice of construction's building permit is not required, must also be approved prior to the Project Expiration Date.

Date	
Description	
Rev	
Contractor Name and Address	William S. Blair (512) 822-8979 WBlair@BlairA.com www.BlairA.com 300 W Main St., Ste 12 Pflugrock, TX 78664
Project Name and Address	BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.
Professional Seal	
Sheet Title	The Well Subdivision Buda, TX 78601
Landscaping Details & Specifications	
Change By To	
Checked By	
Issue Date	02/15/2020
Project Number	20215-LP
Scale	XX OF XX
Sheet Number	2020-455

PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



Fixture #	Label	Control	Photometric Curve	Light Source	Mounting	Height	Mounting Pole	Mounting Factor	Notes
SA	SA	On/Off	CSLIES P4-6K T56 100' (40' H) (20' H) 100'	LED	LED P4-6K T56 100'	100'	100'	1	100'
SB	SB	On/Off	CSLIES P4-6K 100' (40' H) (20' H) 100'	LED	LED P4-6K T56 100'	100'	100'	1	100'
SC	SC	On/Off	CSLIES P4-6K 100' (40' H) (20' H) 100'	LED	LED P4-6K T56 100'	100'	100'	1	100'
SD	SD	On/Off	CSLIES P4-6K 100' (40' H) (20' H) 100'	LED	LED P4-6K T56 100'	100'	100'	1	100'

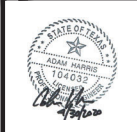
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING DRIVE LANE	X	1.7 fc	6.0 fc	0.1 fc	60.0:1	17.0:1
PROPERTY LINE	+	0.75 fc	1.35 fc	0.05 fc	N/A	N/A
DATE	+	1.0 fc	5.0 fc	0.0 fc	N/A	N/A

RES Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant

4245 MIDWAY AVE. GLENVIEW, IL 60045
TEL: 847-486-8800 FAX: 847-486-8801
1000 W. WASHINGTON ST. SUITE 200 CHICAGO, IL 60606
TEL: 312-467-1100 FAX: 312-467-1101

davidbaca STUDIO

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com



NO.	DATE	DESCRIPTION
1	05/07/2020	FOR PERMIT

photometric plan

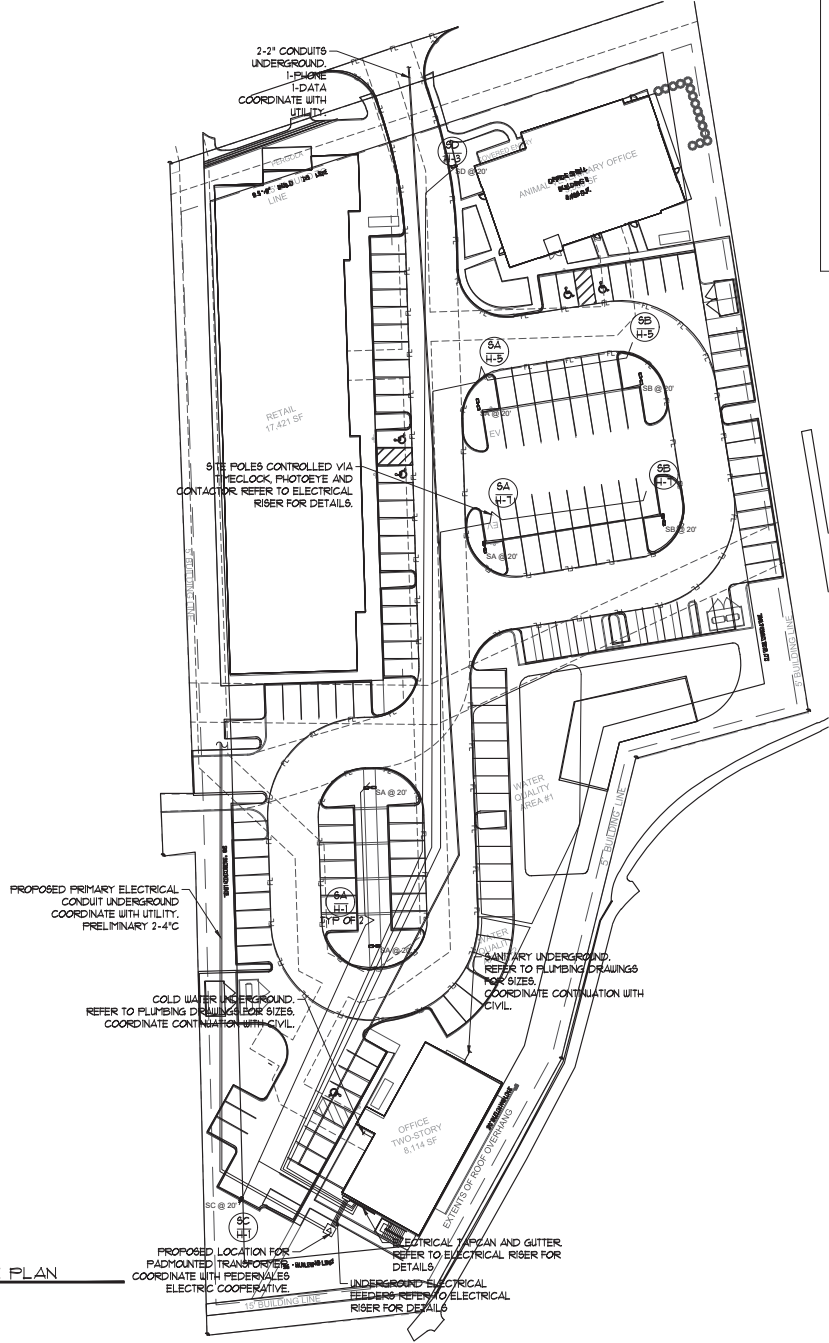
Buda Main Street Development
A New Office Building
835 Main Street, Buda, Texas

PROJECT NUMBER
1740

DATE
04.14.20

SHEET NUMBER
PM1.0

MEP SITE PLAN
SCALE: 1/8" = 1'-0"



PROPOSED LOCATION FOR PAD MOUNTED TRANSFORMERS. REFER TO ELECTRICAL RISER FOR DETAILS.

ELECTRICAL TAP PLAN AND GUTTER. REFER TO ELECTRICAL RISER FOR DETAILS.

UNDERGROUND ELECTRICAL RISERS REFER TO ELECTRICAL RISER FOR DETAILS.

RES Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant

4215 LUDLOW AVE. GLENVIEW, IL 60041
PHONE: 847-535-8000 FAX: 847-577-1900
10555 HAWTHORNE, HOUSTON, TEXAS 77036 #2246

davidbaca STUDIO
100 NORTH TRAVIS STREET SUITE NO.500A SHERMAN, TEXAS 75090 903 893 5800 www.davidbacastudio.com



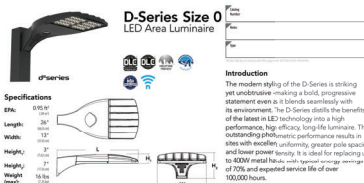
NO.	DESCRIPTION	DATE
1	FOR PERMIT	02/07/2020

Buda Main Street Development
A New Office Building
835 Main Street, Buda, Texas

PROJECT NUMBER	1740
DATE	04.14.20
SHEET NUMBER	MEP1.0

MEP site plan

THIS DOCUMENT IS THE PROPERTY OF LITHONIA LIGHTING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT AGREEMENT AND NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF LITHONIA LIGHTING, INC.



Specifications

EPA: 0.95 ft²

Length: 13.2"

Width: 7.0"

Height: 7.0"

Weight: 16.5 lbs

Input: 100V

Ordering Information

EXAMPLE: DSK0 LE6 P6 40K T3M MOLT SPA NLTAR2 PRHIN DSD0

Code	Description	Options	Notes
DSK0	SKD Series		
LE6	60W LED		
P6	60W LED		
T3M	3M T3M		
MOLT	MOLT		
SPA	SPA		
NLTAR2	NLTAR2		
PRHIN	PRHIN		
DSD0	DSD0		

Accessories

Code	Description	Notes
DSK0	SKD Series	
LE6	60W LED	
P6	60W LED	
T3M	3M T3M	
MOLT	MOLT	
SPA	SPA	
NLTAR2	NLTAR2	
PRHIN	PRHIN	
DSD0	DSD0	

Performance Data

Lumen Output

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Ordering Information

Accessories

Code	Description	Notes
DSK0	SKD Series	
LE6	60W LED	
P6	60W LED	
T3M	3M T3M	
MOLT	MOLT	
SPA	SPA	
NLTAR2	NLTAR2	
PRHIN	PRHIN	
DSD0	DSD0	

EOS - External Glass Shield



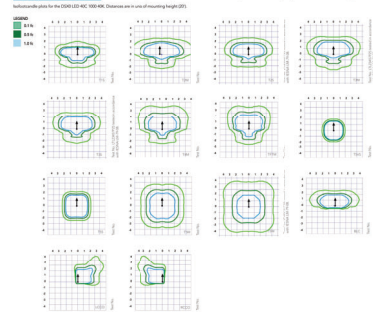
Drilling

Mounting Splicer

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Photometric Diagrams



Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Electrical Load

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Projected LED Lumen Maintenance

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Controls Options

Code	Description	Notes
DSK0	SKD Series	
LE6	60W LED	
P6	60W LED	
T3M	3M T3M	
MOLT	MOLT	
SPA	SPA	
NLTAR2	NLTAR2	
PRHIN	PRHIN	
DSD0	DSD0	

Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Performance Data

Lumen Output

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Performance Data

Lumen Output

Temp	Method	Beam	Spot	F15	F30	F45	F60	F75	F90	F105	F120	F135	F150	F165	F180	F195	F210	F225	F240	F255	F270	F285	F300	
27	27	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162

Lithonia Lighting, Inc. | One Lithonia Way • Corcoran, Georgia 30017 • Phone: 1-800-555-5118 | www.lithonia.com

Capable Luminaire

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the City of Austin specification for chromatic consistency. This luminaire is an A+ Certified luminaire as defined by the City of Austin. The luminaire is an A+ Certified luminaire as defined by the City of Austin. The luminaire is an A+ Certified luminaire as defined by the City of Austin.

FEATURES & SPECIFICATIONS

INTERNAL USE: The DSK0 LED luminaire is a 60W LED luminaire with a 13.2" length and a 7.0" width. The luminaire is designed for use in commercial and institutional applications.

CONSTRUCTION: The luminaire is constructed from high-quality materials, including aluminum and polycarbonate. The luminaire is designed to be durable and long-lasting.

OPTICS: The luminaire features a high-quality lens that provides uniform light distribution. The luminaire is available in a variety of beam angles and mounting heights.

ELECTRICAL: The luminaire is designed to be easy to install and maintain. The luminaire is compatible with a variety of electrical systems.

WARRANTY: The luminaire is covered by a limited warranty. The warranty covers the luminaire against manufacturing defects.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF THE NATIONAL SURVEYING SYSTEM, SOUTH CENTRAL ZONE, BASED ON THE CHAPARRAL CONTROL POINT "P24".

ELEVATION = 706.07

VERTICAL DATUM: NAVD 88 (GEOD 89)

811

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SDP PERMIT #2020-455

No.	REVISIONS	DATE

Kimley-Horn & Associates, Inc.
10014 HOLLYVILLE ROAD, AUSTIN, TX 78759
PHONE: 512-441-7979
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN & ASSOCIATES, INC.

ANGELA A. WOODCOCK
151223
12/07/2020

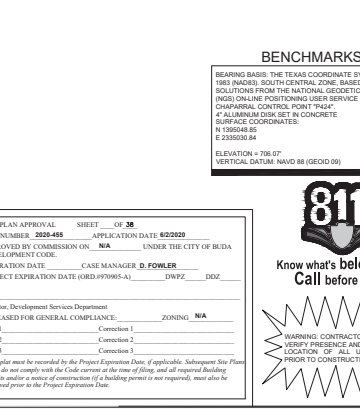
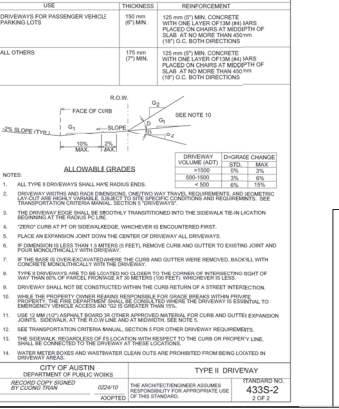
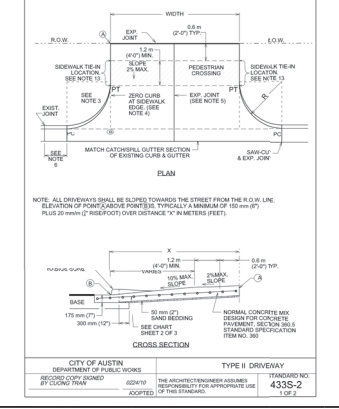
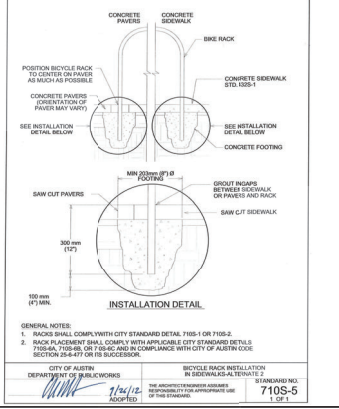
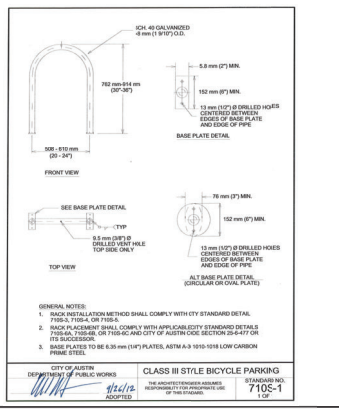
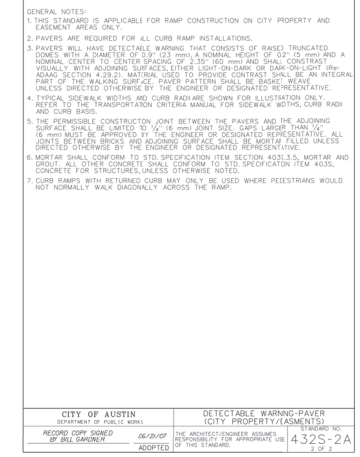
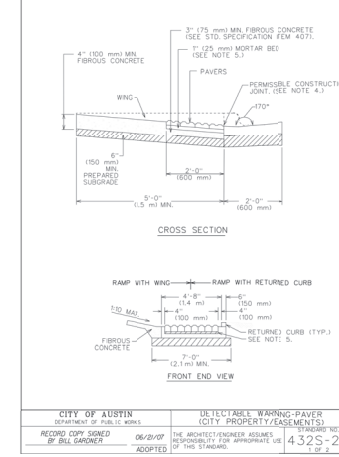
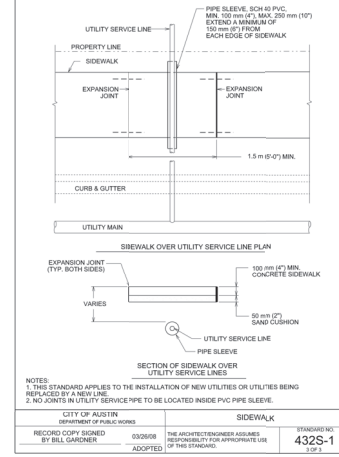
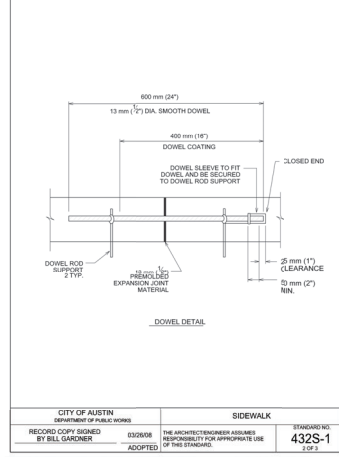
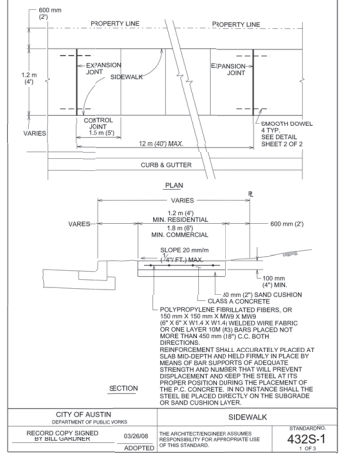
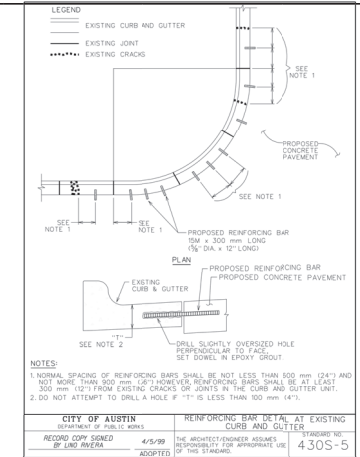
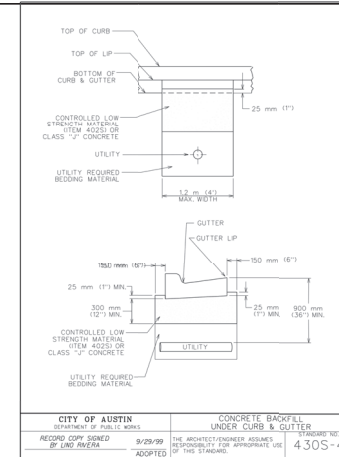
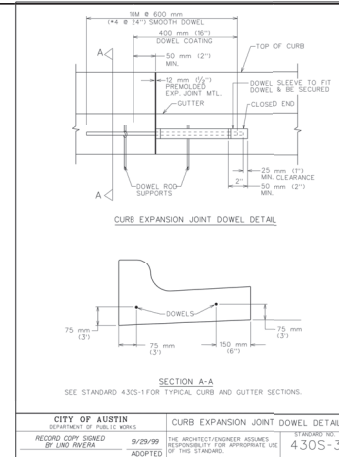
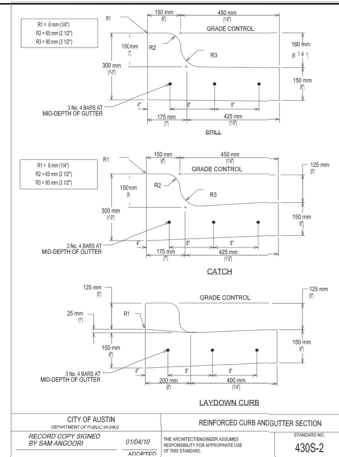
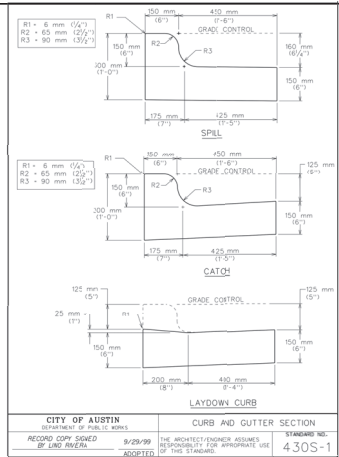
PHOTOMETRIC DETAIL SHEET

THE WELL SUBDIVISION
835 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

811
Know what's below. Call before you dig.

SDP PERMIT #2020-455

275



DATE

REVISIONS

No.

Kimley-Horn

10814 HOLLYWOOD ROAD AVALON VUE SUITE 300 AUSTIN, TX

PHONE: 512-418-7979

WWW.KIMLEY-HORN.COM

© 2020 KIMLEY-HORN & ASSOCIATES, INC.

DATE

REVISIONS

No.

PAVING & SITE DETAILS

THE WELL SUBDIVISION
855 MAIN STREET
HAYS COUNTY, TEXAS

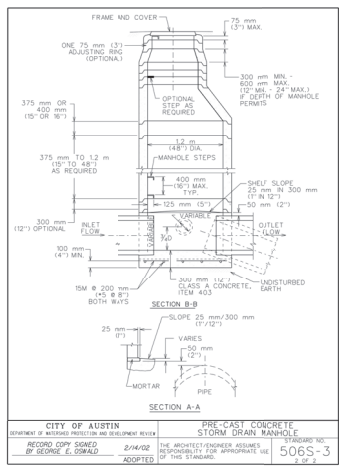
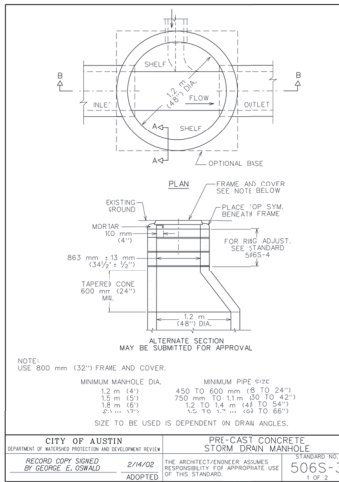
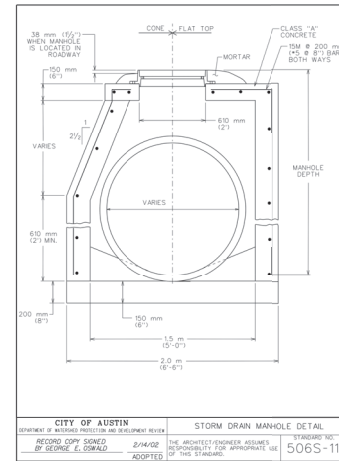
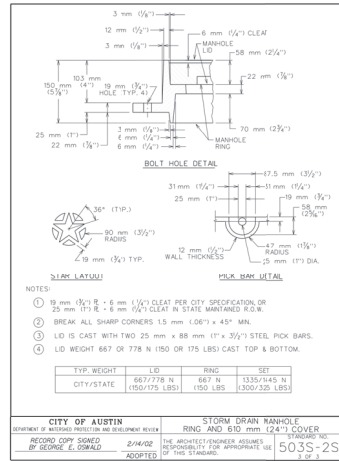
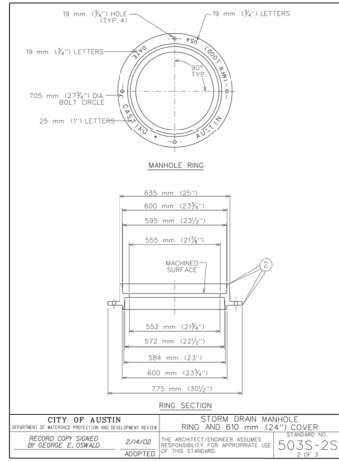
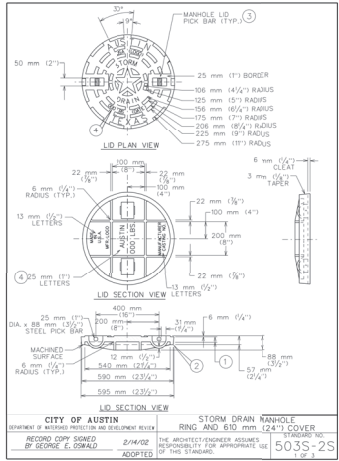
SHEET NUMBER **34 OF 38**

SDP PERMIT #2020-455

811

Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



COMMERCIAL ELECTRIC VEHICLE CHARGING STATIONS

EVOCHARGE

FLEXIBLE OPEN NETWORK
 COPPER-PLATE CELLULAR AND NON-NETWORKED CHARGING SYSTEM OPTIONS

PRODUCT FEATURES

- Modern Compact Design with Reduced Contribution for Maximum Durability
- Support Level 2 charging-up to 18.5kW faster charging vs. standard Level 1
- Suitable for indoor/outdoor use.
- NEMA 4-rated
- Multiple cord length selections to fit your charging area.
- Location needs
- Single or dual charging stations benefit options
- Charger with 25-foot cable can be mounted on wall, pedestal or overhead

OPTIONAL ACCESSORIES
 Cable Management Solutions for the Ultimate Cost Convenience, Cleanliness and Safety

- EvoCharger with Cable-seal - protecting and locking for overhead, wall or pedestal mount
- Direction-arming brackets - better supports cable to effectively clear back for convenient storage

CITY OF AUSTIN
 DEPARTMENT OF METEOROLOGICAL PROTECTION AND DEVELOPMENT REVIEW
 RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. 506S-3

COMMERCIAL ELECTRIC VEHICLE CHARGING STATIONS

Phillips & Temro

Optional Accessories Shown

CABLE MANAGEMENT OPTIONAL ACCESSORIES

Select the appropriate charging station for your installation needs. Consider optional accessories for additional cable management solutions.

Standard charging stations (50 AMP and) with EvoCharger Cable Management and Hardware

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Phase 1	Single	Wall	
EVMAAC2B141	30'	Plug 14'	Single	Wall	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

W811 Public Charging Station (50 AMP Level 2 with EvoCharger Cable Management and Hardware)

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Phase 1	Single	Wall	
EVMAAC2B141	30'	Plug 14'	Single	Wall	
EVMAAC2B183	25'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

W4-L1, W4-L1 Enhanced, BFD and OCPP Networked Charging Station (50 AMP Level 2) with EvoCharger Cable Management and Hardware

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Hardware	Single	Wall	
EVMAAC2B141	30'	Hardware	Single	Wall	
EVMAAC2B183	25'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

Optional Accessories

Part Number	Interconnect Length
EvoCharger with Cable EVCC020	10 R.
EvoCharger with Cable EVCC030	20 R.
Retainer EVCC030	N/A

Electrical Information

Level 2 EVSE Charging Stations (EvoCharger with Cable EVCC020, EVCC030 and Retainer EVCC030) are SAE J1772, NEMA 6-50 and require a 200-300VAC, AGA supply circuit.

Charging station with Cable

CITY OF AUSTIN
 DEPARTMENT OF METEOROLOGICAL PROTECTION AND DEVELOPMENT REVIEW
 RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. 506S-3

SITE & STORM DRAIN DETAILS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 HORIZONTAL SOUTH-CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) CONTROL POINT #2427. 4' ALUMINUM ODS SET IN CONCRETE SURFACE COORDINATES: N 235630.84 ELEVATION = 708.07 VERTICAL CUSTUM NAD 83 (GEOD 09)

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE WELL SUBDIVISION 835 MAIN STREET CITY OF BUDA HAYS COUNTY, TEXAS

SDP PERMIT #2020-455



COMMERCIAL ELECTRIC VEHICLE CHARGING STATIONS

Phillips & Temro

Optional Accessories Shown

CABLE MANAGEMENT OPTIONAL ACCESSORIES

Select the appropriate charging station for your installation needs. Consider optional accessories for additional cable management solutions.

Standard charging stations (50 AMP and) with EvoCharger Cable Management and Hardware

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Phase 1	Single	Wall	
EVMAAC2B141	30'	Plug 14'	Single	Wall	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

W811 Public Charging Station (50 AMP Level 2 with EvoCharger Cable Management and Hardware)

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Phase 1	Single	Wall	
EVMAAC2B141	30'	Plug 14'	Single	Wall	
EVMAAC2B183	25'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

W4-L1, W4-L1 Enhanced, BFD and OCPP Networked Charging Station (50 AMP Level 2) with EvoCharger Cable Management and Hardware

Part Number	Cable Length	Power	Connection	Port	Mounting
EVMAAC2B181	25'	Hardware	Single	Wall	
EVMAAC2B141	30'	Hardware	Single	Wall	
EVMAAC2B183	25'	Hardware	Dual	6.R. Pedestal	
EVMAAC2B183	30'	Hardware	Dual	6.R. Pedestal	

Optional Accessories

Part Number	Interconnect Length
EvoCharger with Cable EVCC020	10 R.
EvoCharger with Cable EVCC030	20 R.
Retainer EVCC030	N/A

Electrical Information

Level 2 EVSE Charging Stations (EvoCharger with Cable EVCC020, EVCC030 and Retainer EVCC030) are SAE J1772, NEMA 6-50 and require a 200-300VAC, AGA supply circuit.

Charging station with Cable

CITY OF AUSTIN
 DEPARTMENT OF METEOROLOGICAL PROTECTION AND DEVELOPMENT REVIEW
 RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. 506S-3

SITE & STORM DRAIN DETAILS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 HORIZONTAL SOUTH-CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) CONTROL POINT #2427. 4' ALUMINUM ODS SET IN CONCRETE SURFACE COORDINATES: N 235630.84 ELEVATION = 708.07 VERTICAL CUSTUM NAD 83 (GEOD 09)

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE WELL SUBDIVISION 835 MAIN STREET CITY OF BUDA HAYS COUNTY, TEXAS

SDP PERMIT #2020-455

SITE & STORM DRAIN DETAILS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 HORIZONTAL SOUTH-CENTRAL ZONE BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) CONTROL POINT #2427. 4' ALUMINUM ODS SET IN CONCRETE SURFACE COORDINATES: N 235630.84 ELEVATION = 708.07 VERTICAL CUSTUM NAD 83 (GEOD 09)

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE WELL SUBDIVISION 835 MAIN STREET CITY OF BUDA HAYS COUNTY, TEXAS

SDP PERMIT #2020-455

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

Kimley-Horn

10814 HOLLYVILLE ROAD AVALON V. SUITE 300 AUSTIN, TX

PHONE: 512-448-7879

WWW.KIMLEY-HORN.COM

© 2020 KIMLEY-HORN ASSOCIATES, INC.

ANGA A WOODCO 181523

12/02/2020

KHA PROJECT NO: 2020-455

DATE: DECEMBER 2020

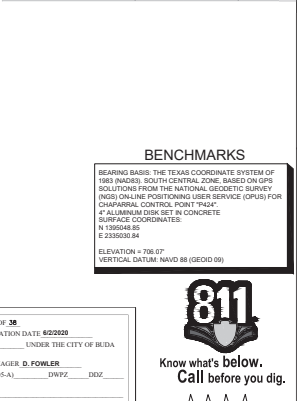
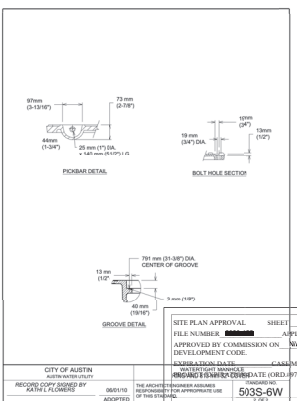
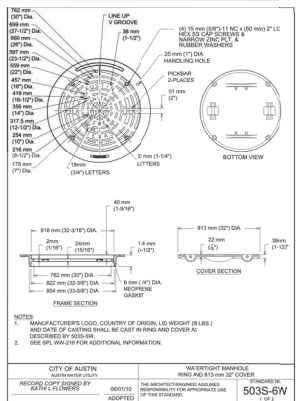
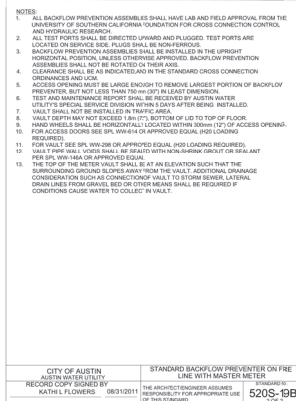
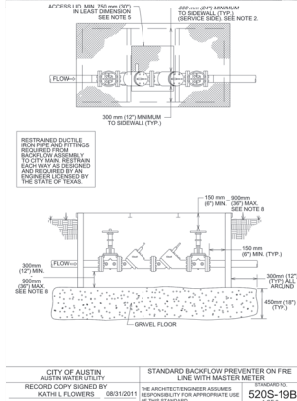
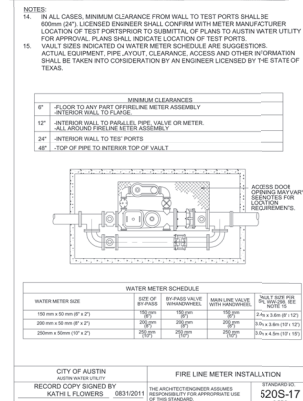
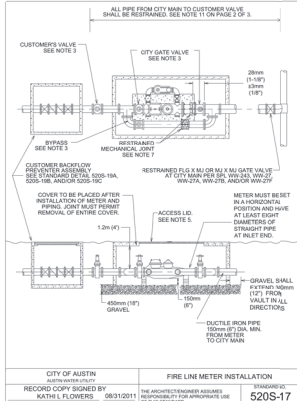
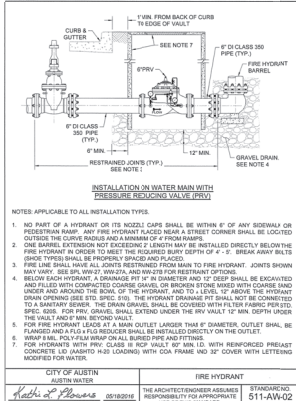
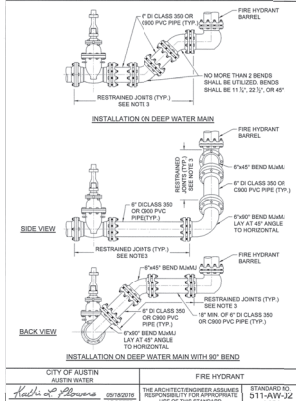
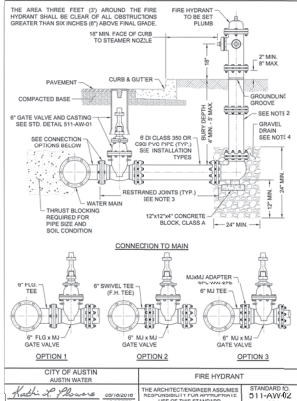
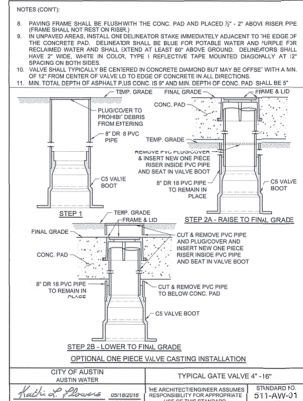
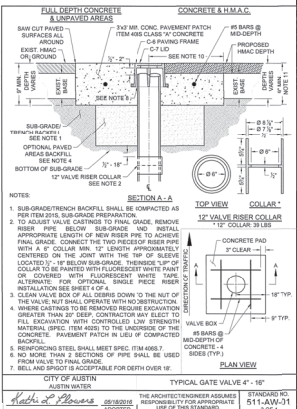
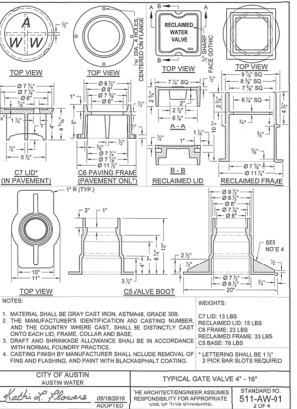
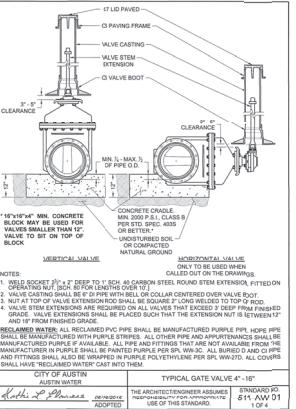
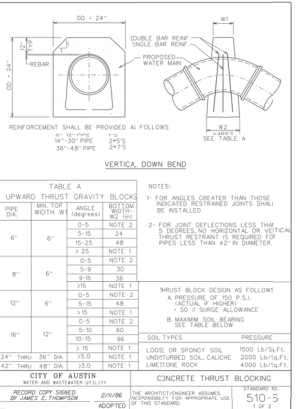
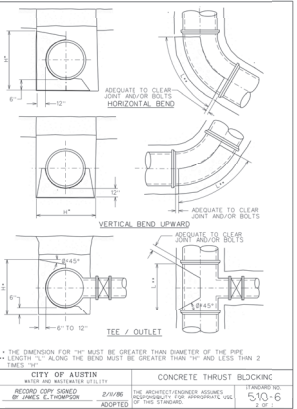
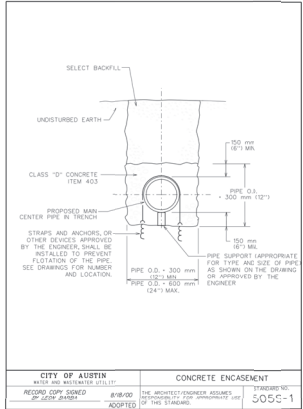
SCALE: AS SHOWN

DESIGNED BY: AAW

CHECKED BY: CEK

DATE: _____

Vertical text on the left margin containing project information and a disclaimer.



Kimley-Horn
108th & Valley Road, Austin, TX 78748
PHONE: 512-454-7779 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2020 KIMLEY-HORN CONSULTANTS, INC.

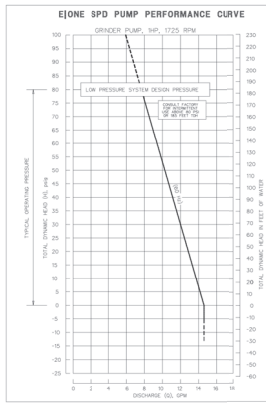
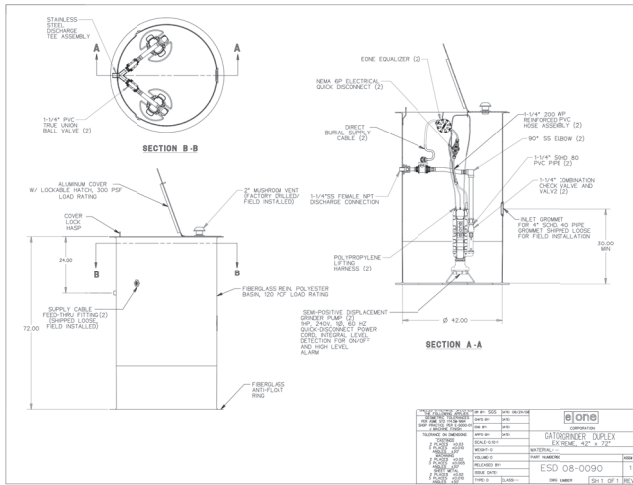
ANGELA A WOODCO
131523
12/20/2020

UTILITY DETAILS (SHEET OF 2)

THE WELL SUBDIVISION
835 MAIN STREET
CITY OF BUDA
HAYS COUNTY, TEXAS

811
Know what's below. Call before you dig.

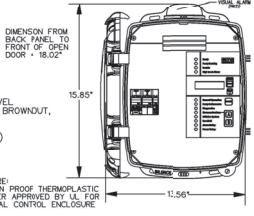
SDP PERMIT #2020-455



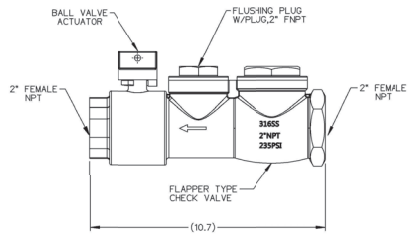
EONE	
DATE	08-08-2020
DESIGNED BY	DAVID R. DUBOIS
CHECKED BY	DAVID R. DUBOIS
PROJECT NO.	ESD 08-0090
REV.	1
DRAWN BY: DAVID R. DUBOIS	
SCALE: AS SHOWN	
MATERIAL: 316 STAINLESS STEEL	
PART NUMBER: NAO330P06	
REV. 1 (SHEET 1 OF 2)	

SENTRY PROTECT PLUS DUPLEX

EXTERNAL VISUAL & AUDIBLE ALARM
 REMOTE SENTRY DRY CONTACTS FOR:
 ALARM (POWER LOSS, HIGH LEVEL)
 MANUAL ALARM SILENCE
 MANUAL RUN
 STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
 TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT,
 VOLTAGE, EXTENDED RUN TIME
 DRY CONTACTS
 CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
 PEEK LOCK
 REAR FRONT
 PREDICTIVE ALARMS
 REAL TIME PUMP PERFORMANCE
 ADJUSTABLE ALARM DELAY
 ADJUSTABLE RUN TIME DELAY
 HOUR/CYCLE COUNTER
 NEMA 4X ENCLOSURE ASSEMBLY



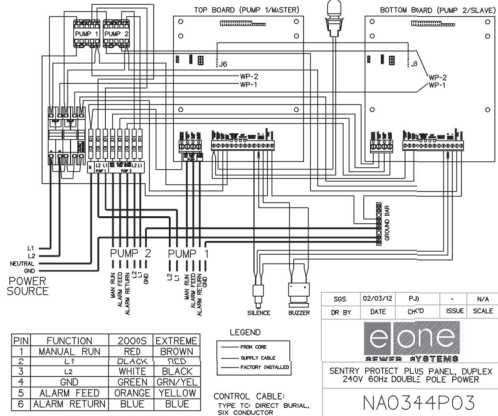
STAINLESS STEEL 2\"/>



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS, VALVE POSITION STOPS (OPEN/CHECK), WITH A FLUSH POINT AND INTEGRAL CHECK VALVE

- NOTES:
1. MATERIAL: 316 STAINLESS STEEL
 2. PRESSURE RATING: 235 PSI
 3. TO ORDER 2\"/>

REV	1	10/06/17	DN	-	N/A
DR BY	DATE	CHKD	ISSUE	SCALE	
2\"/>					
NAO330P06					



PIN	FUNCTION	2009S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	BLACK
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

DATE	02/03/12	P.#	-	N/A
DR BY	DATE	CHKD	ISSUE	SCALE
SENTRY PROTECT PLUS PANEL, DUPLEX 240V, 60HZ DOUBLE POLE POWER NAO344P03				

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE, BASED ON DIS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P24".
 # ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES:
 N 235058.85
 E 235030.84
 ELEVATION = 706.67
 VERTICAL DATUM: NAVD 83 (GEOID 89)

811
 Know what's below.
 Call before you dig.

SITE PLAN APPROVAL SHEET _____ OF 38
 FILE NUMBER: 2020-456 APPLICATION DATE: 8/20/20
 APPROVED BY COMMISSION ON: N/A UNDER THE CITY OF BUDA DEVELOPMENT CODE
 EXPIRATION DATE: CASE MANAGER: D. FOWLER
 PROJECT EXPIRATION DATE (GSD#499065-A): DWFP: DDZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: N/A

Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 3

Find plan must be recorded for the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISIONS	DATE

Kimley-Horn
 10814 HOLLYVALE ROAD AVALON V. SUITE 300 AUSTIN, TX
 PHONE: 512-418-7979
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN ASSOCIATES, INC.

STATE OF TEXAS
 ANNGA A. WOODCOO
 131523
 12/02/2020

KHA PROJECT NO. 2020-456
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: AAW
 DRAWN BY: CEK
 CHECKED BY: AAW

UTILITY DETAILS (SHEET 2 OF 2)

THE WELL SUBDIVISION
 835 MAIN STREET
 CITY OF BUDA
 HAYS COUNTY, TEXAS

SHEET NUMBER
37 OF 38

PARK PLACE ON MAIN

**Floodplain Report
Buda, Hays County, Texas**

Prepared for:

**589 Properties LLC
10601 Pecan Park Blvd., Suite 301A
Austin, Texas 78750**

Prepared by:



**6805 N. Capital of Texas Hwy., Suite 315
Austin, TX 78731
TBPE Firm No. F-18129**

January 2019

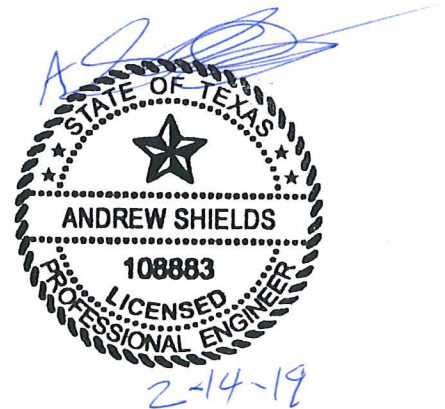


TABLE OF CONTENTS

INTRODUCTION..... 4

FEMA FLOODPLAIN INFORMATION 4

SOILS, LANDUSE, AND IMPERVIOUS COVER CALCULATIONS 4

FULLY DEVELOPED WATERSHED ANALYSIS 4

FLOODPLAIN MODELING 5

DETENTION WAIVER 5

LIST OF APPENDICES

Appendix A: Site Location Map

Appendix B: FEMA FIRM

Appendix C: Fully Developed Land Use Map

Appendix D: Soils Map

Appendix E: Drainage Area Map

Appendix F: Hydrologic Model Input and Model Layout

Appendix G: Floodplain Map

Appendix H: Hydraulic Cross-sections, Profiles, and Results

Appendix I: Detention Waiver Analysis

INTRODUCTION

This report outlines the engineering modeling assumptions and methodology used to delineate the fully developed 100-year floodplain for the Park Place on Main site. The analyses in this report were performed in compliance with the City of Buda (COB) Unified Development Code (UDC). Park Place on Main is a proposed retail/restaurant space located within COB city limits at 835 Main St., Buda, Hays County, Texas. The site is bounded on the north by Main Street (Loop 4) and on the east by Bradfield Park. A regional detention pond in Bradfield Park is located to the southeast of the site. A site location map is included in **Appendix A**.

FEMA FLOODPLAIN INFORMATION

The subject tract is located on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) 48209C00280F dated September 2, 2005 for Hays County, Texas. The FIRM shows effective Zone A floodplain on the eastern edge of the site with the primary flooding source being an unnamed tributary to Onion Creek. A preliminary FIRM update dated April 7, 2017 was available for download from FEMA which shows new Zone A floodplain modeling and mapping for the unnamed tributary to Onion Creek. An external data request was submitted to FEMA to obtain the preliminary floodplain model, but the information had not been received at the time of this analysis. A comparison of the Effective and Preliminary FEMA FIRM information is included as **Appendix B**.

SOILS, LAND USE, AND IMPERVIOUS COVER CALCULATIONS

Per the COB UDC, Park Place on Main is subject to the 100-year fully developed regulatory floodplain. The existing watershed for the unnamed tributary to Onion Creek is a primarily urban watershed with single family or commercial land use. For the fully developed watershed analysis, offsite undeveloped tracts have been assigned a future land use based on the current zoning. Soils information and hydrologic soil group for the watershed was obtained from the NRCS web soil survey. A fully developed land use coverage map is included in **Appendix C** and a soils map is included in **Appendix D**.

FULLY DEVELOPED WATERSHED ANALYSIS

Drainage analyses for the fully developed condition on the unnamed tributary to Onion Creek were performed for the 2-, 10-, 25-, and 100-year storm events using US Army Corps of Engineer's Hydrologic Engineering Center's Hydrologic Modeling System (HEC-HMS) version 4.2.1. The hydrologic modeling follows the SCS TR-55 methodology as specified in the COB UDC which cites the City of Austin Drainage Criteria Manual methodology for developing peak flow rates. Hydrologic curve numbers for each basin were area-weighted based on the land use and soils coverage within each sub basin in the watershed. Times of concentration were drawn for each sub basin using the longest travel time within the sub basin.

6805 N. Capital of Texas Hwy., Suite 315, Austin, TX 78731 • (512) 758-7474 • TBPE Firm No. F-18129

Bradfield Park Pond is a significant hydrologic feature within the watershed which lies to the southeast of the Park Place on Main tract. The spillway for Bradfield Park Pond was field surveyed and an elevation-discharge rating curve was developed by entering the spillway geometry into HEC-RAS. The pond storage pool volume was estimated using City of Austin 2012 LiDAR contours.

A drainage area map and summary of the drainage analysis results is provided in **Appendix E**. Detailed hydrologic input and a model layout are provided in **Appendix F**.

FLOODPLAIN MODELING

Hydraulic modeling for the fully developed condition on the unnamed tributary to Onion Creek were performed for the 2-, 10-, 25-, and 100-year storm events using US Army Corps of Engineer's Hydrologic Engineering Center's River Analysis System (HEC-RAS) version 4.1.0. Hydraulic cross-sections were cut from field survey or from City of Austin 2012 LiDAR where field survey was not available. Manning's N values were assigned for the channel and floodplain based on field inspection of the area using Table 3-1 of the HEC-RAS User's Manual.

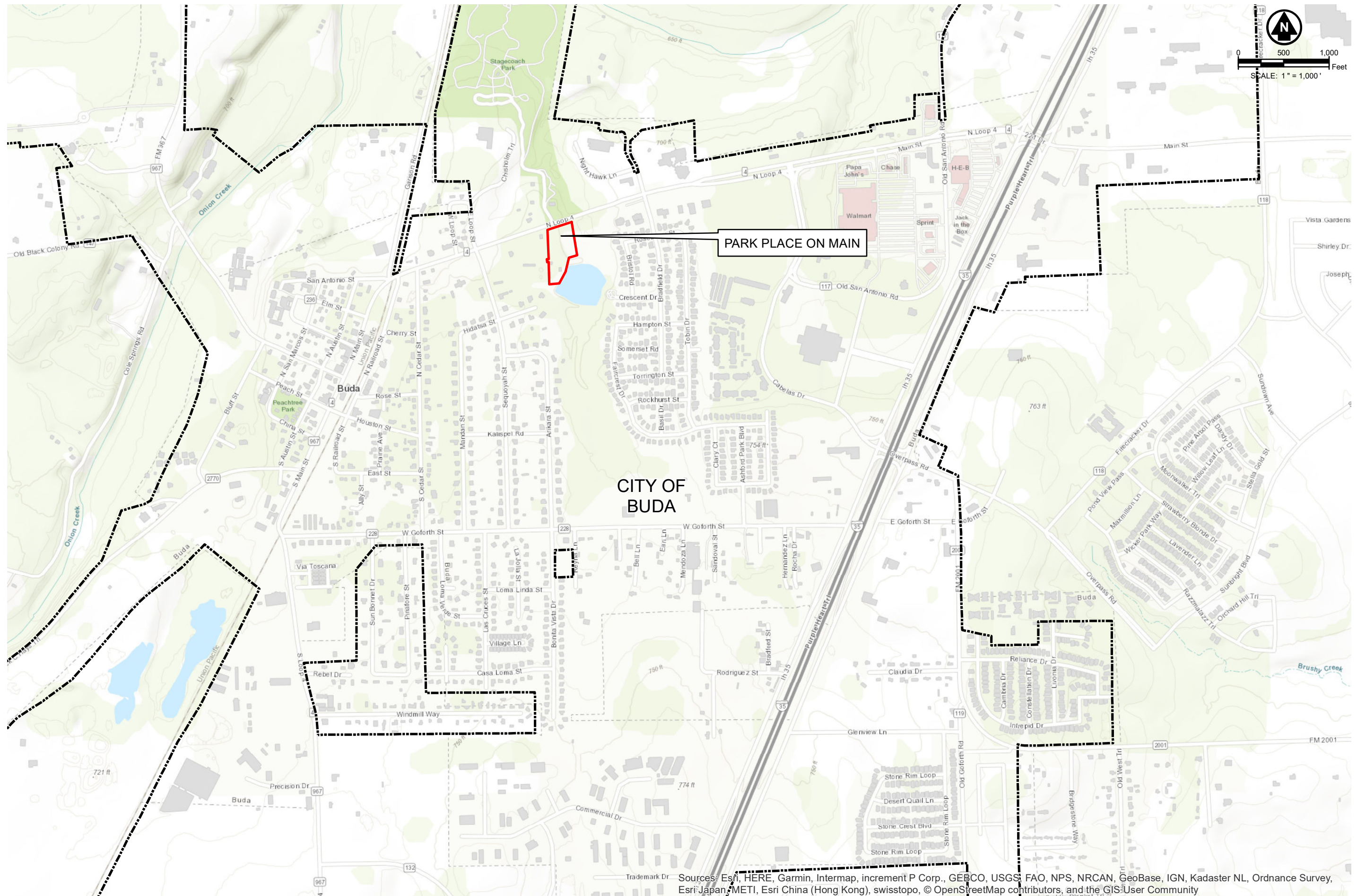
The study area contains two significant hydraulic structures, which were field surveyed and entered into HEC-RAS for this analysis; the Main Street Culvert crossing, consisting of four 7'x4' box culverts and the Bradfield Park Pond, which is an earthen berm embankment.

The fully developed 100-year floodplain has been mapped to the best available topographic data and a floodplain easement for the Park Place on Main tract will be set around the 100-year fully developed floodplain boundary. A floodplain map with hydraulic cross-sections and 100-year fully developed water surface elevations is provided in **Appendix G**. Detailed hydraulic cross-sections, profiles, and results tables are provided in **Appendix H**.

DETENTION WAIVER

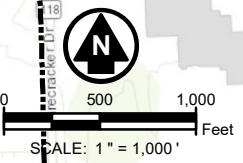
An additional engineering hydrologic and hydraulic analysis has been run in support of a requested detention waiver for the proposed Park Place on Main development. This analysis is identical to the above described fully developed watershed analysis except that it considers the subject site in its existing fallow state. This analysis shows no meaningful (2 cfs in the 100-year storm event) hydrologic impact as a result of the proposed development. The change in water surface elevation for this analysis is 0.00 feet at all cross sections in the 100-year storm event. A comparison of the fully developed existing and fully developed proposed hydrologic and hydraulic condition is provided in **Appendix I**.

A. SITE LOCATION MAP



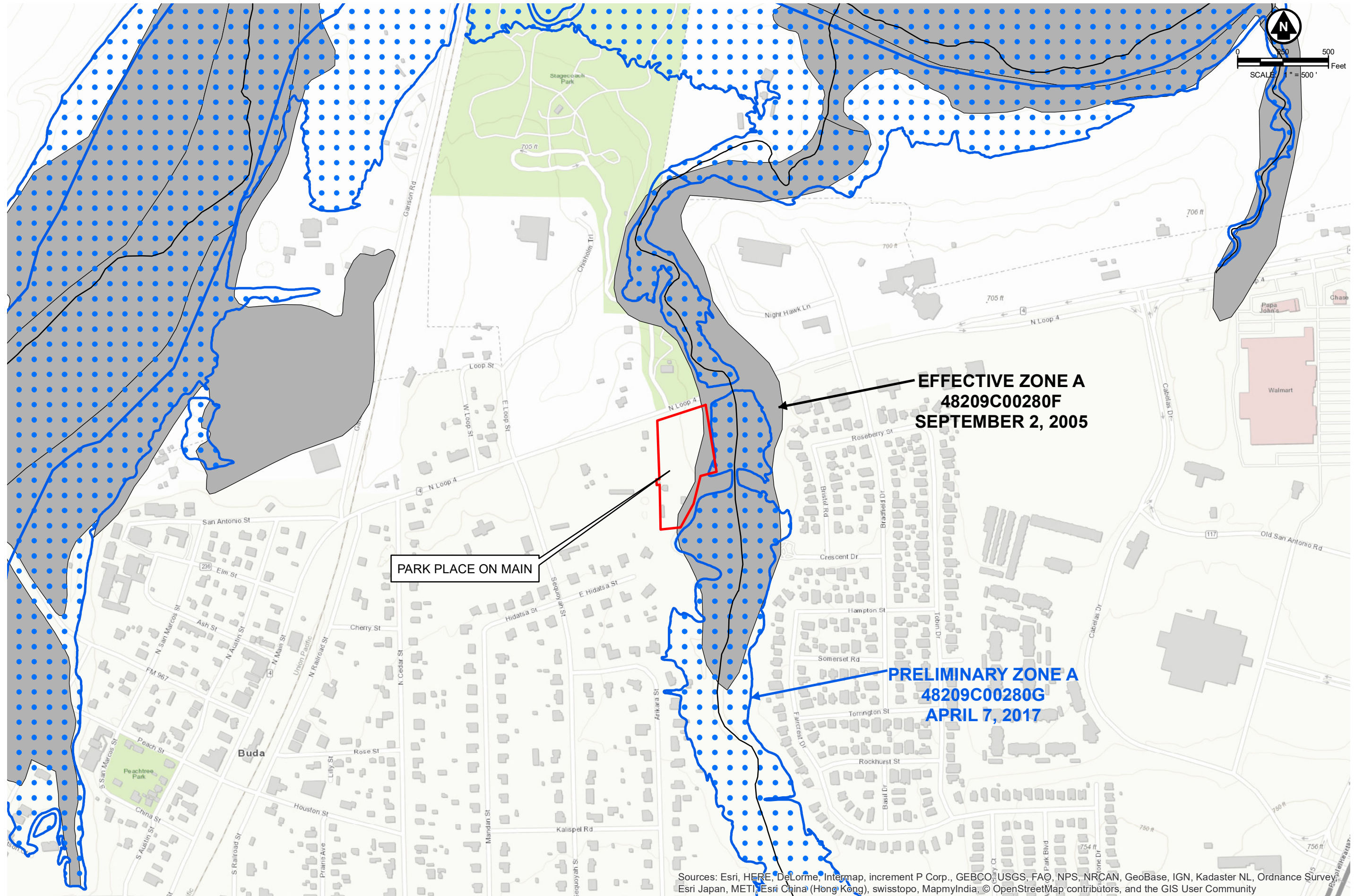
CITY OF BUDA

PARK PLACE ON MAIN



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

B. FEMA FIRM



PARK PLACE ON MAIN

**EFFECTIVE ZONE A
48209C00280F
SEPTEMBER 2, 2005**

**PRELIMINARY ZONE A
48209C00280G
APRIL 7, 2017**

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

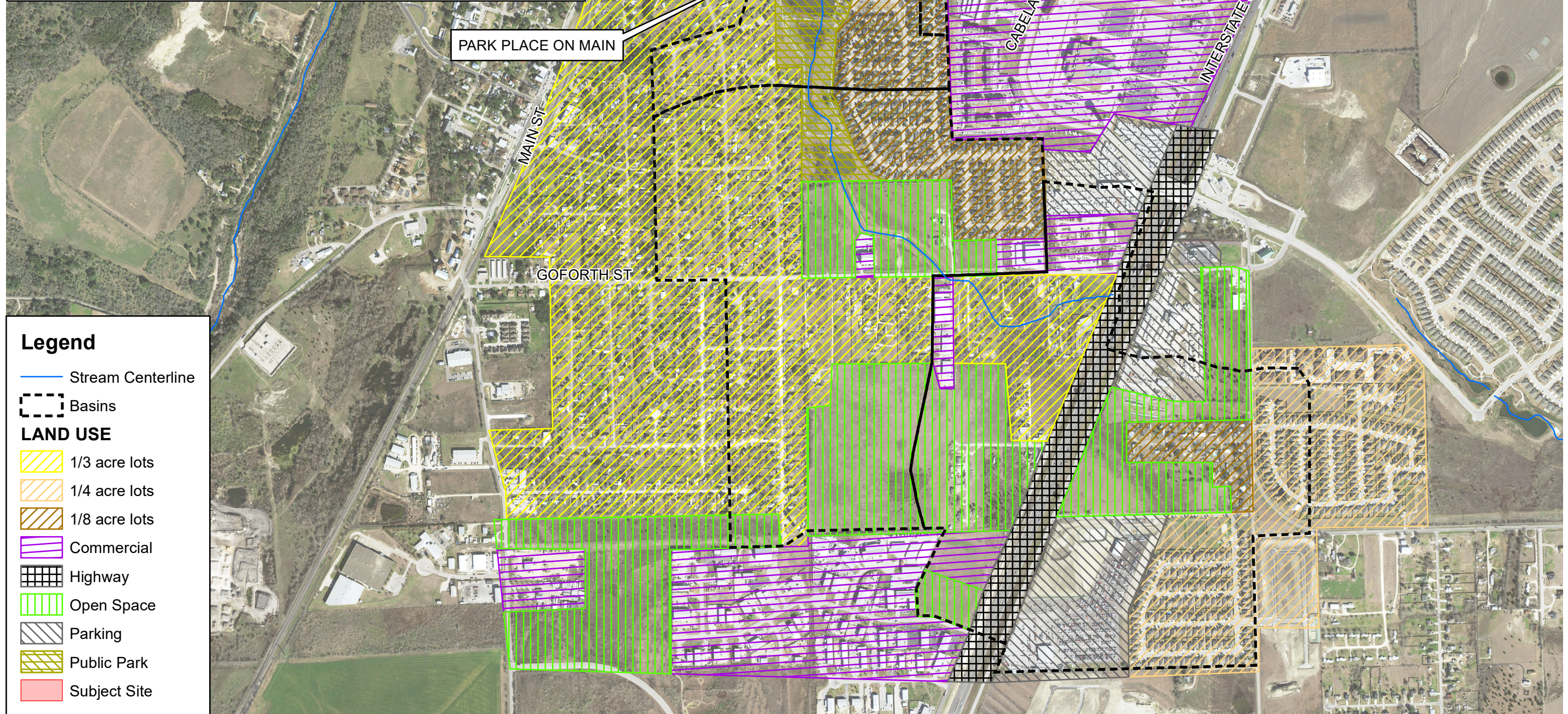
C. Fully Developed Land Use Map

Fully Developed Curve Number

Land Use	Hydrologic Soil Group			
	A	B	C	D
1/3 acre lots	57	72	81	86
1/4 acre lots	61	75	83	87
1/8 acre lots	77	85	90	92
Commercial	89	92	94	95
Highway	98	98	98	98
Open Space*	89	92	94	95
Parking	98	98	98	98
Public Park	49	69	79	84
Subject Site**	84.19	90.39	93.49	95.04

*Open Space in the fully developed condition is assumed to be Commercial Land Use

**Subject Site assumes a proposed 69% impervious cover

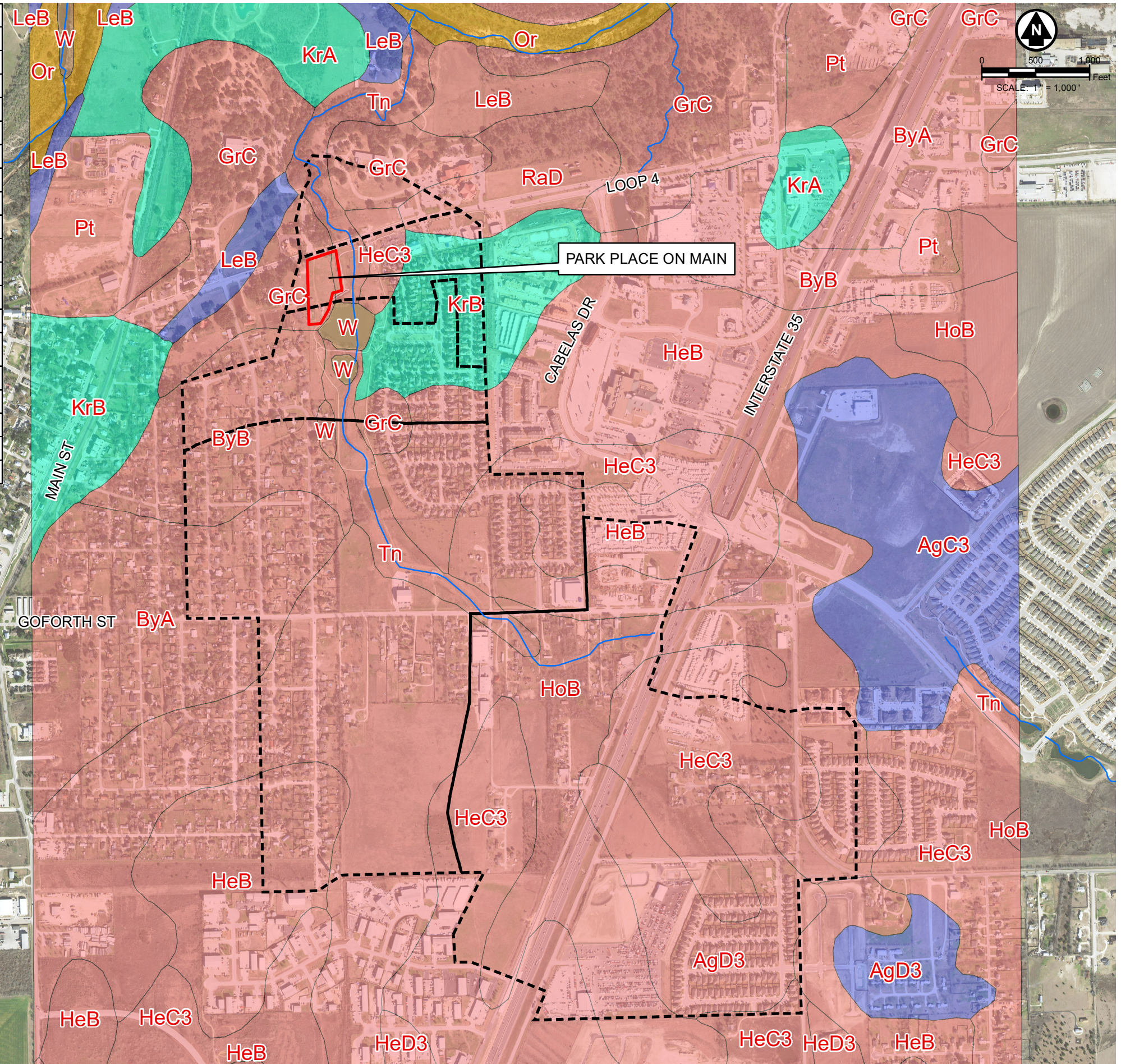


Legend

- Stream Centerline
- Basins
- LAND USE**
- 1/3 acre lots
- 1/4 acre lots
- 1/8 acre lots
- Commercial
- Highway
- Open Space
- Parking
- Public Park
- Subject Site

D. Soils Map

Map unit symbol	Map unit name	Rating
AgC3	Altoga silty clay, 2 to 5 percent slopes, eroded	B
AgD3	Altoga silty clay, 5 to 8 percent slopes, eroded	B
ByA	Branyon clay, 0 to 1 percent slopes	D
ByB	Branyon clay, 1 to 3 percent slopes	D
DoC	Doss silty clay, moist, 1 to 5 percent slopes	D
GrC	Gruene clay, 1 to 5 percent slopes	D
HeB	Heiden clay, 1 to 3 percent slopes	D
HeC3	Heiden clay, 3 to 5 percent slopes, eroded	D
HeD3	Heiden clay, 5 to 8 percent slopes, eroded	D
HoB	Houston Black clay, 1 to 3 percent slopes	D
KrA	Krum clay, 0 to 1 percent slopes	C
KrB	Krum clay, 1 to 3 percent slopes	C
LeB	Lewisville silty clay, 1 to 3 percent slopes	B
Or	Orif soils, moist, 0 to 3 percent slopes, frequently flooded	A
Pt	Pits	D
RaD	Real gravelly loam, 1 to 8 percent slopes	D
SeB	Seawillow clay loam, 1 to 3 percent slopes	B
Tn	Tinn clay, 0 to 1 percent slopes, frequently flooded	D
W	Water	D



Legend

- Stream Centerline
- Basins

Soils

Hydrogic Soil Group

- A
- B
- C
- D
- W

Drawing: L:\PROJECTS\FPark Place on Main\GIS\Exhibits\11x17 SOILS.mxd

E. Drainage Area Map

FULLY DEVELOPED DRAINAGE/DISCHARGE CALCULATIONS

DRAINAGE AREA	AREA (AC.)	AREA (MI ²)	SCS CURVE NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
DA A5	274.88	0.42950	91.04	34.0	20.4	439	866	1109	1511
DA A4	245.73	0.38395	86.37	37.6	22.6	317	681	892	1240
DA A3	56.44	0.08819	82.39	22.0	13.2	78	181	242	343
DA A2	30.32	0.04738	87.17	19.3	11.6	53	113	147	203
DA A1	18.11	0.02830	84.07	19.8	11.9	28	63	83	117

CUMULATIVE FLOW
 Q2 - 788 cfs
 Q10 - 1662 cfs
 Q25 - 2158 cfs
 Q100 - 2982 cfs

CUMULATIVE FLOW
 Q2 - 798 cfs
 Q10 - 1687 cfs
 Q25 - 2191 cfs
 Q100 - 3089 cfs

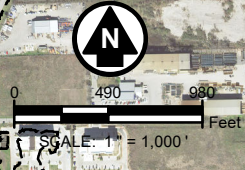
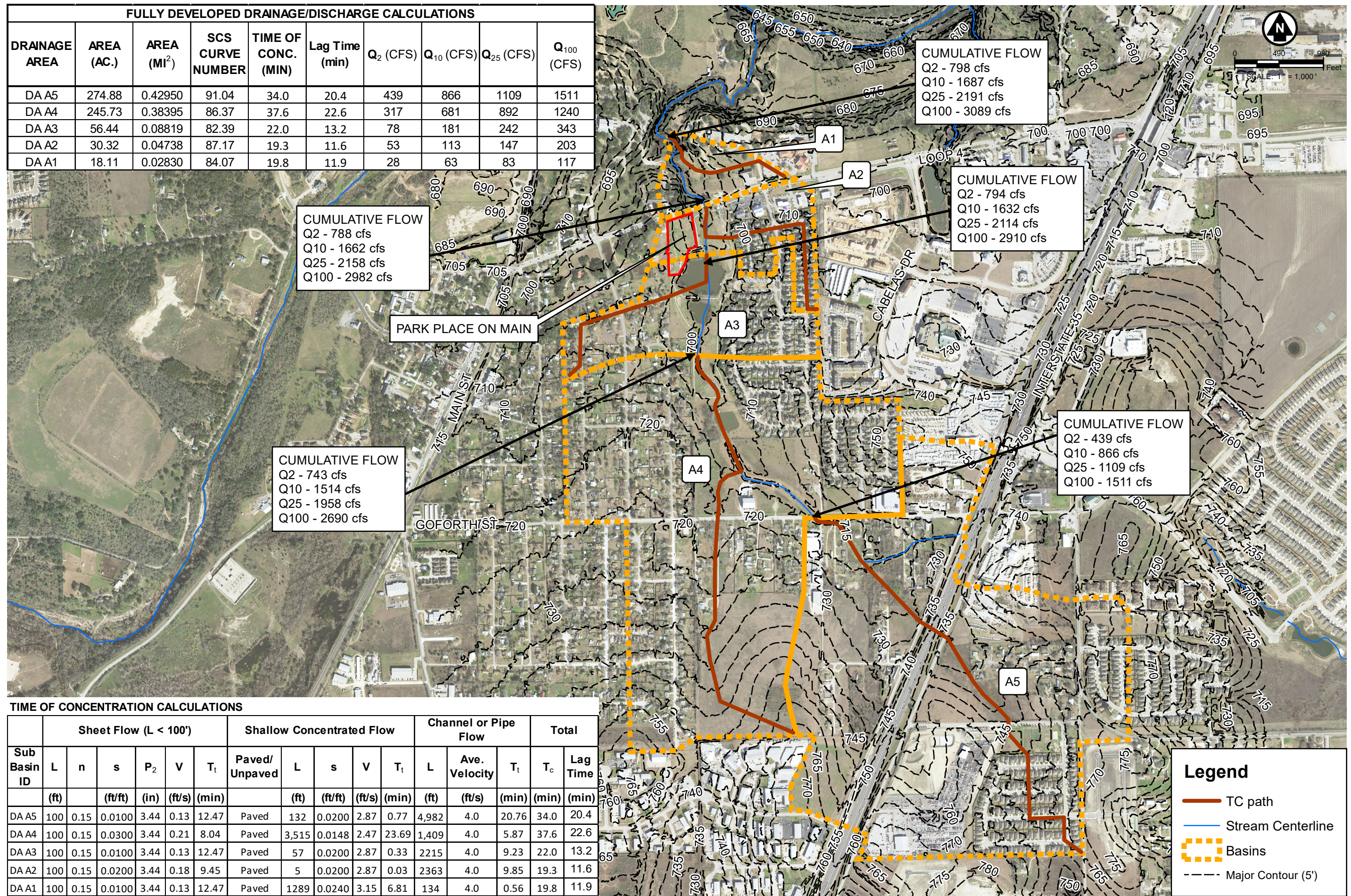
CUMULATIVE FLOW
 Q2 - 794 cfs
 Q10 - 1632 cfs
 Q25 - 2114 cfs
 Q100 - 2910 cfs

CUMULATIVE FLOW
 Q2 - 743 cfs
 Q10 - 1514 cfs
 Q25 - 1958 cfs
 Q100 - 2690 cfs

CUMULATIVE FLOW
 Q2 - 439 cfs
 Q10 - 866 cfs
 Q25 - 1109 cfs
 Q100 - 1511 cfs

TIME OF CONCENTRATION CALCULATIONS

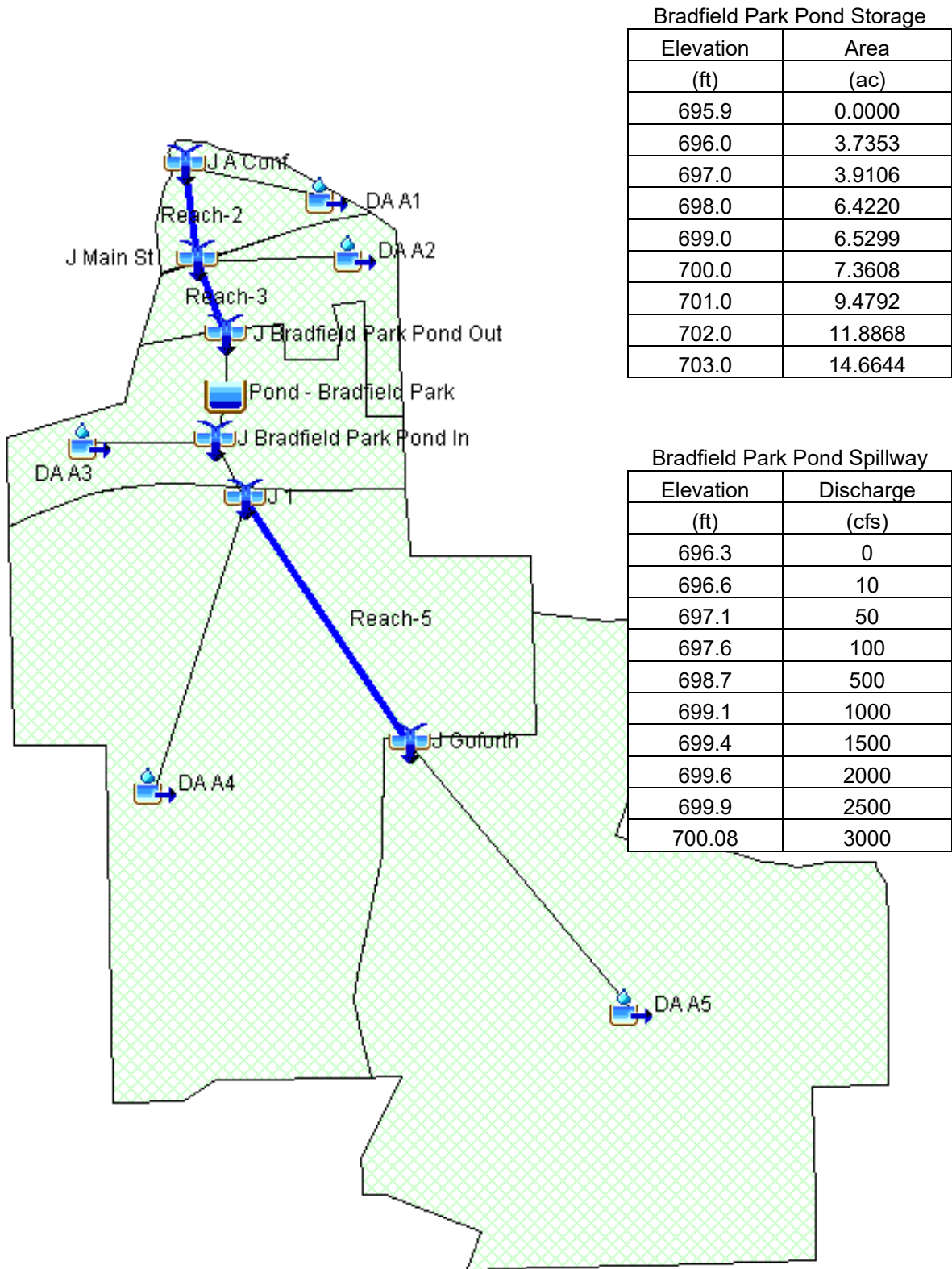
Sub Basin ID	Sheet Flow (L < 100')						Shallow Concentrated Flow				Channel or Pipe Flow			Total		
	L	n	s	P ₂	V	T _t	Paved/Unpaved	L	s	V	T _t	L	Ave. Velocity	T _t	T _c	Lag Time
	(ft)		(ft/ft)	(in)	(ft/s)	(min)		(ft)	(ft/ft)	(ft/s)	(min)	(ft)	(ft/s)	(min)	(min)	(min)
DA A5	100	0.15	0.0100	3.44	0.13	12.47	Paved	132	0.0200	2.87	0.77	4,982	4.0	20.76	34.0	20.4
DA A4	100	0.15	0.0300	3.44	0.21	8.04	Paved	3,515	0.0148	2.47	23.69	1,409	4.0	5.87	37.6	22.6
DA A3	100	0.15	0.0100	3.44	0.13	12.47	Paved	57	0.0200	2.87	0.33	2,215	4.0	9.23	22.0	13.2
DA A2	100	0.15	0.0200	3.44	0.18	9.45	Paved	5	0.0200	2.87	0.03	2,363	4.0	9.85	19.3	11.6
DA A1	100	0.15	0.0100	3.44	0.13	12.47	Paved	1,289	0.0240	3.15	6.81	134	4.0	0.56	19.8	11.9



Drawing: L:\PROJECTS\Park Place on Main\GIS\Exhibits\11x17 HYDROLOGY.mxd

F. Hydrologic Model Input and Model Layout

APPENDIX F: HYDROLOGIC INPUT AND MODEL LAYOUT



Bradfield Park Pond Storage

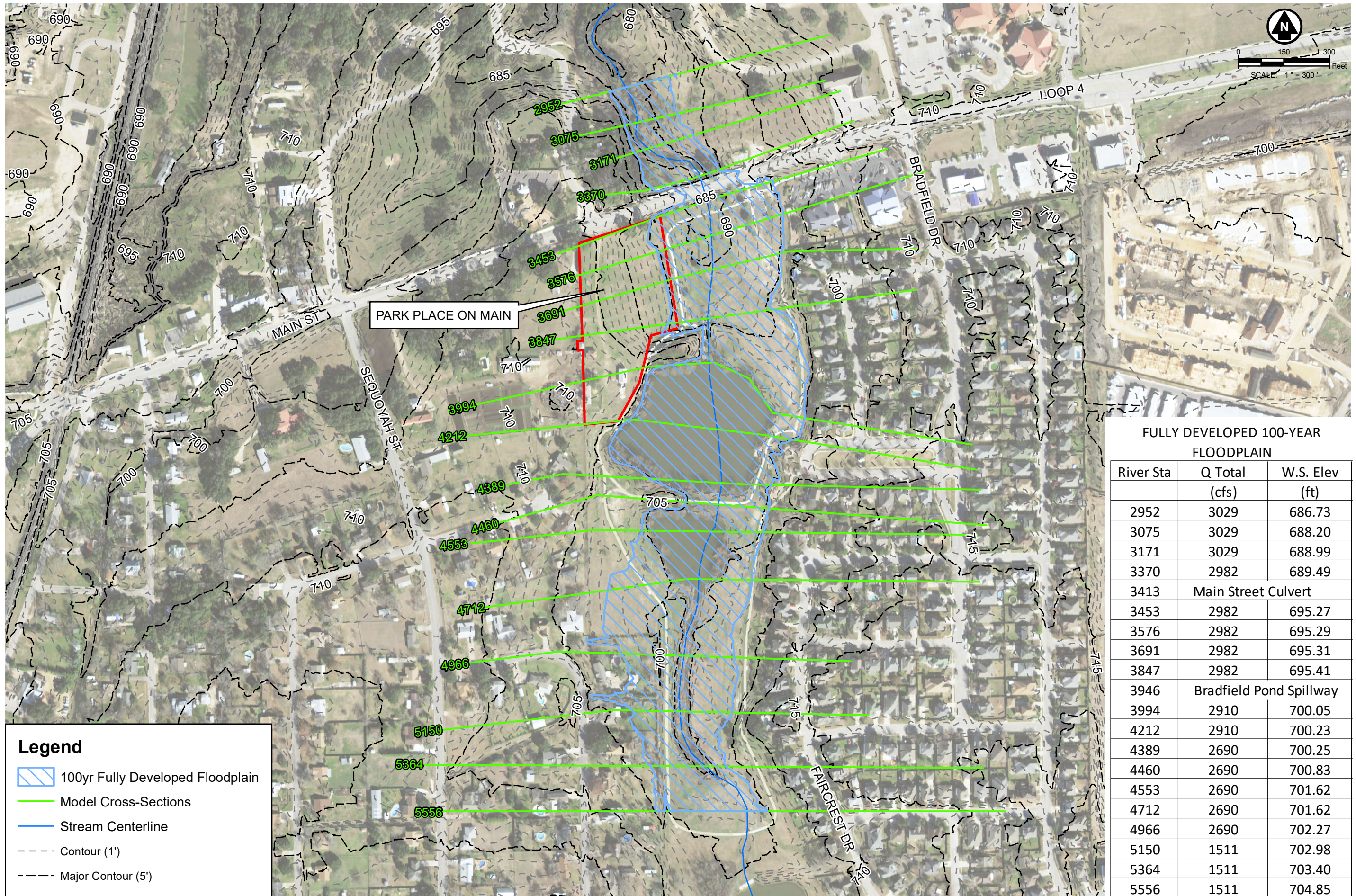
Elevation (ft)	Area (ac)
695.9	0.0000
696.0	3.7353
697.0	3.9106
698.0	6.4220
699.0	6.5299
700.0	7.3608
701.0	9.4792
702.0	11.8868
703.0	14.6644

Bradfield Park Pond Spillway

Elevation (ft)	Discharge (cfs)
696.3	0
696.6	10
697.1	50
697.6	100
698.7	500
699.1	1000
699.4	1500
699.6	2000
699.9	2500
700.08	3000

G. Floodplain Map

Drawing: L:\PROJECT\CSF\Park Place on Main\GIS\Exhibits\11x17 FP MAPPING.mxd



Legend

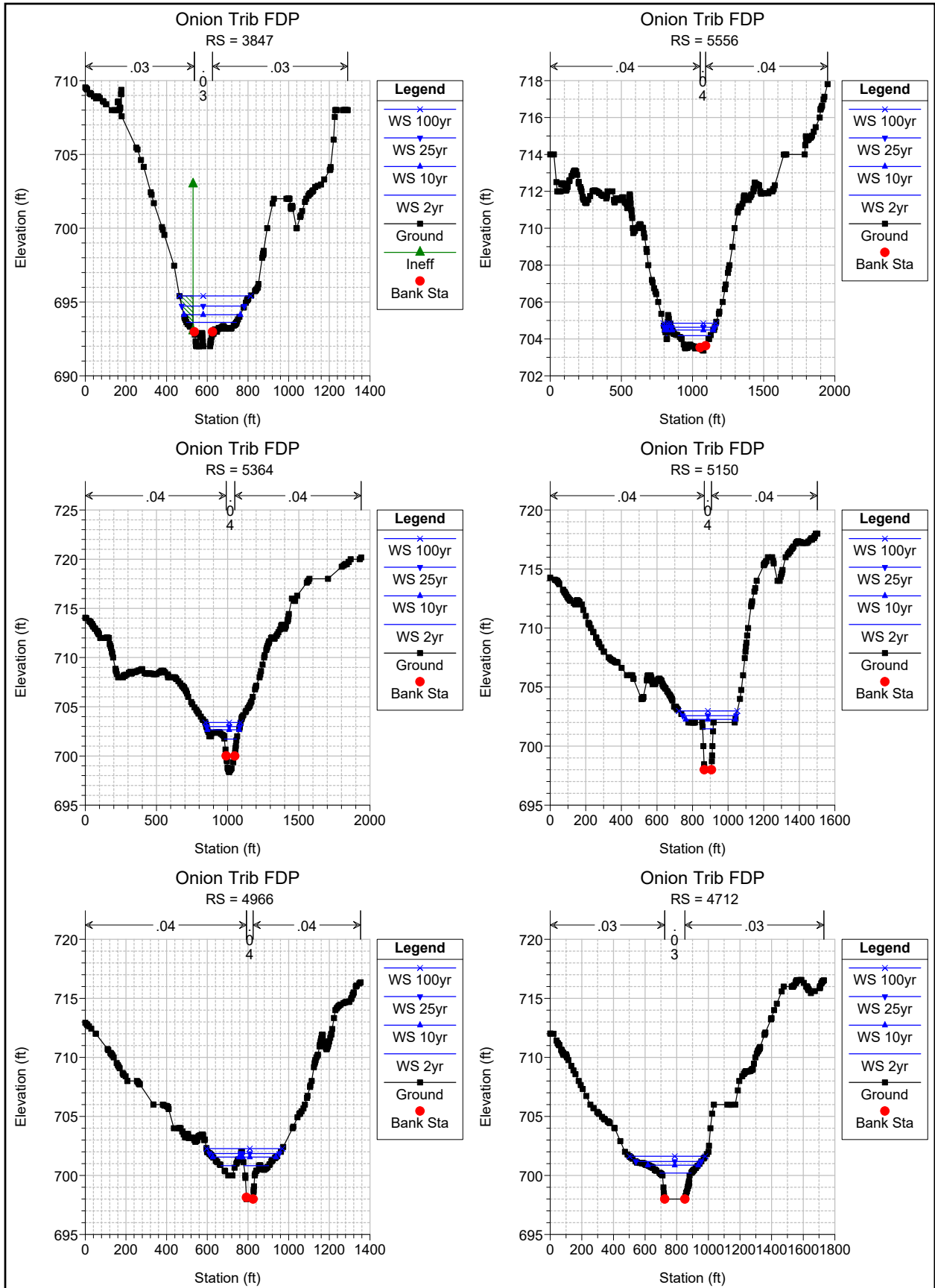
- 100yr Fully Developed Floodplain
- Model Cross-Sections
- Stream Centerline
- Contour (1')
- Major Contour (5')

FULLY DEVELOPED 100-YEAR FLOODPLAIN

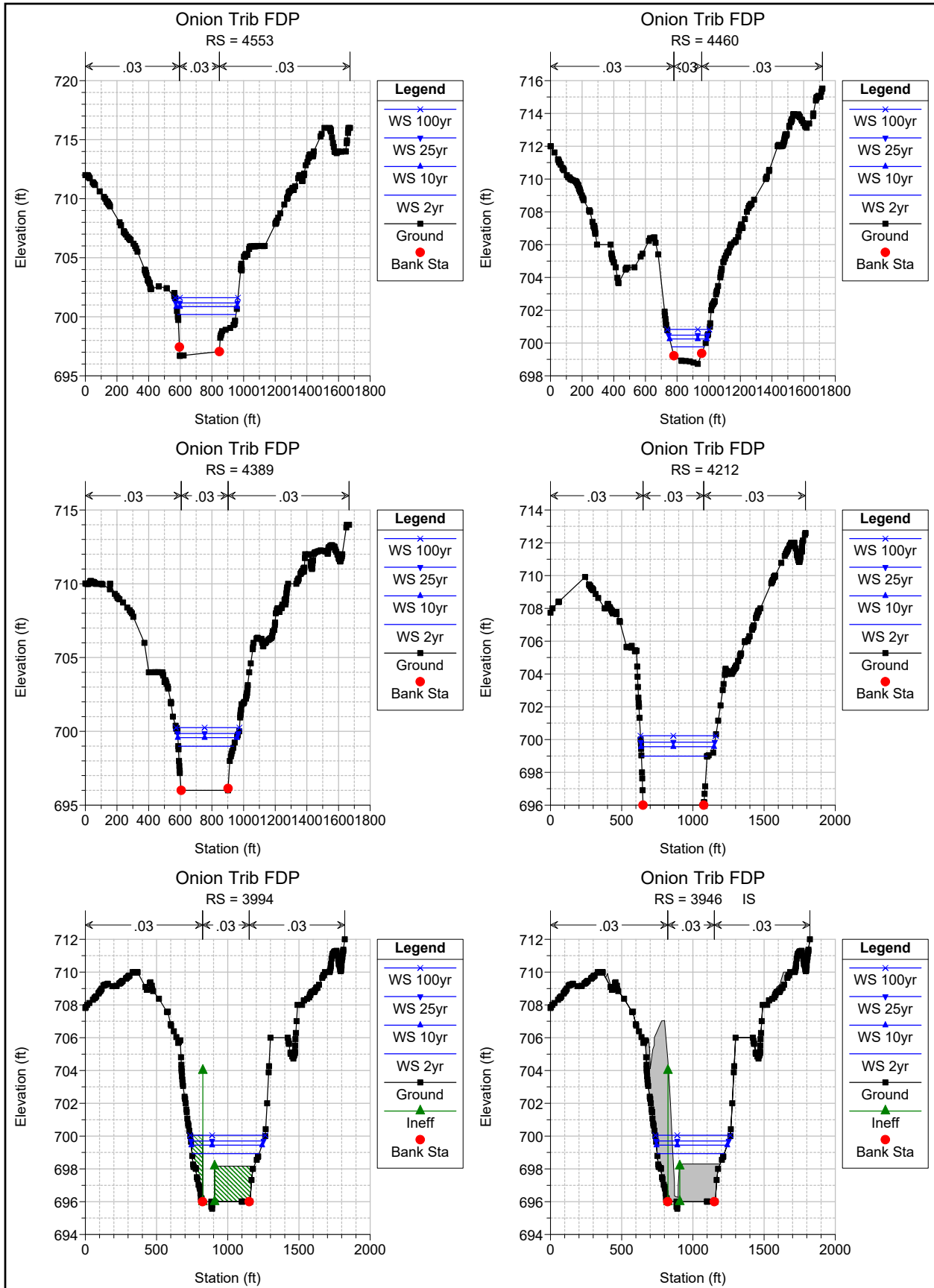
River Sta	Q Total (cfs)	W.S. Elev (ft)
2952	3029	686.73
3075	3029	688.20
3171	3029	688.99
3370	2982	689.49
3413	Main Street Culvert	
3453	2982	695.27
3576	2982	695.29
3691	2982	695.31
3847	2982	695.41
3946	Bradfield Pond Spillway	
3994	2910	700.05
4212	2910	700.23
4389	2690	700.25
4460	2690	700.83
4553	2690	701.62
4712	2690	701.62
4966	2690	702.27
5150	1511	702.98
5364	1511	703.40
5556	1511	704.85

H. Hydraulic Cross-Sections, Profiles, and **Results**

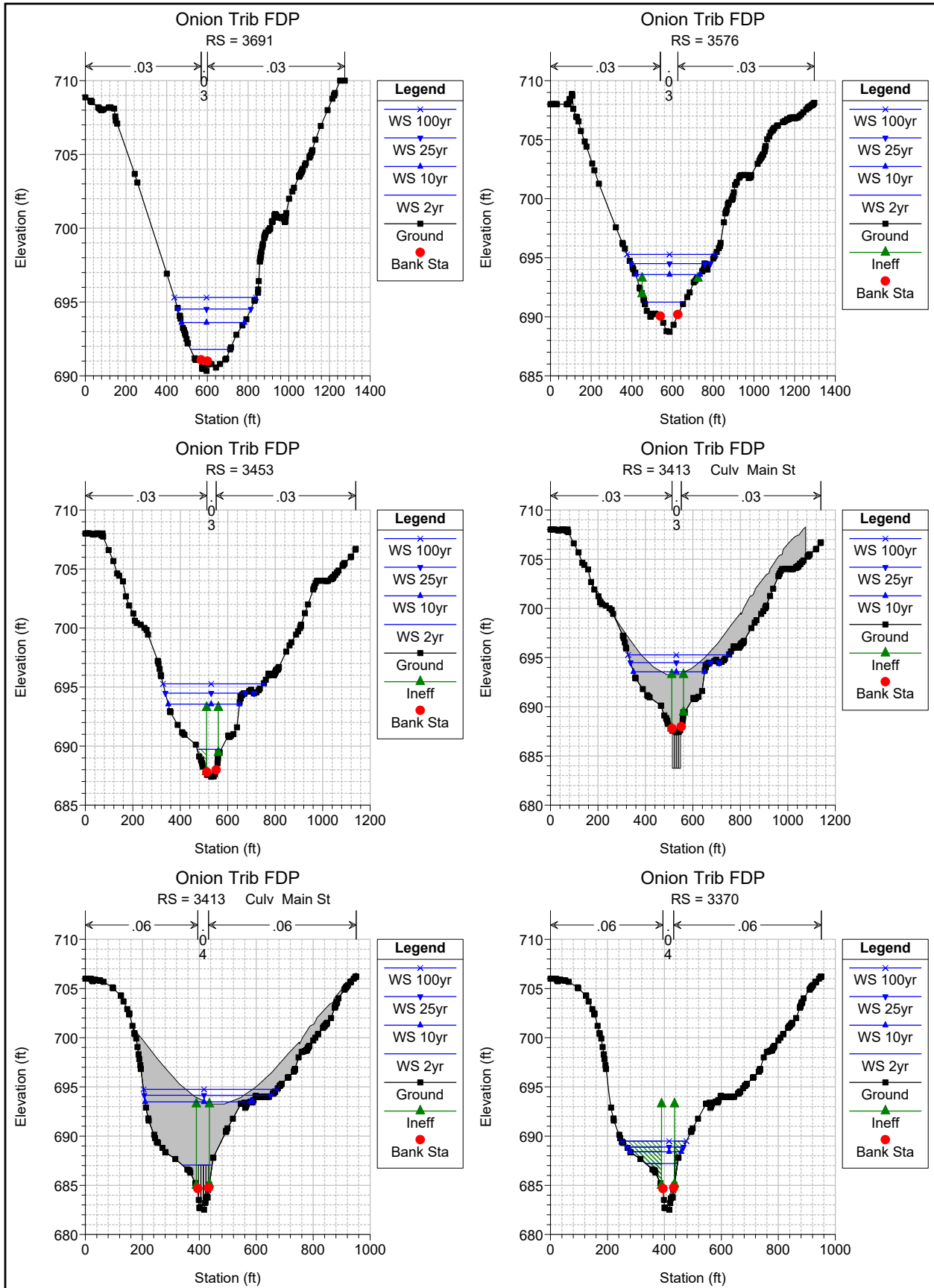
APPENDIX H: HYDRAULIC CROSS-SECTIONS



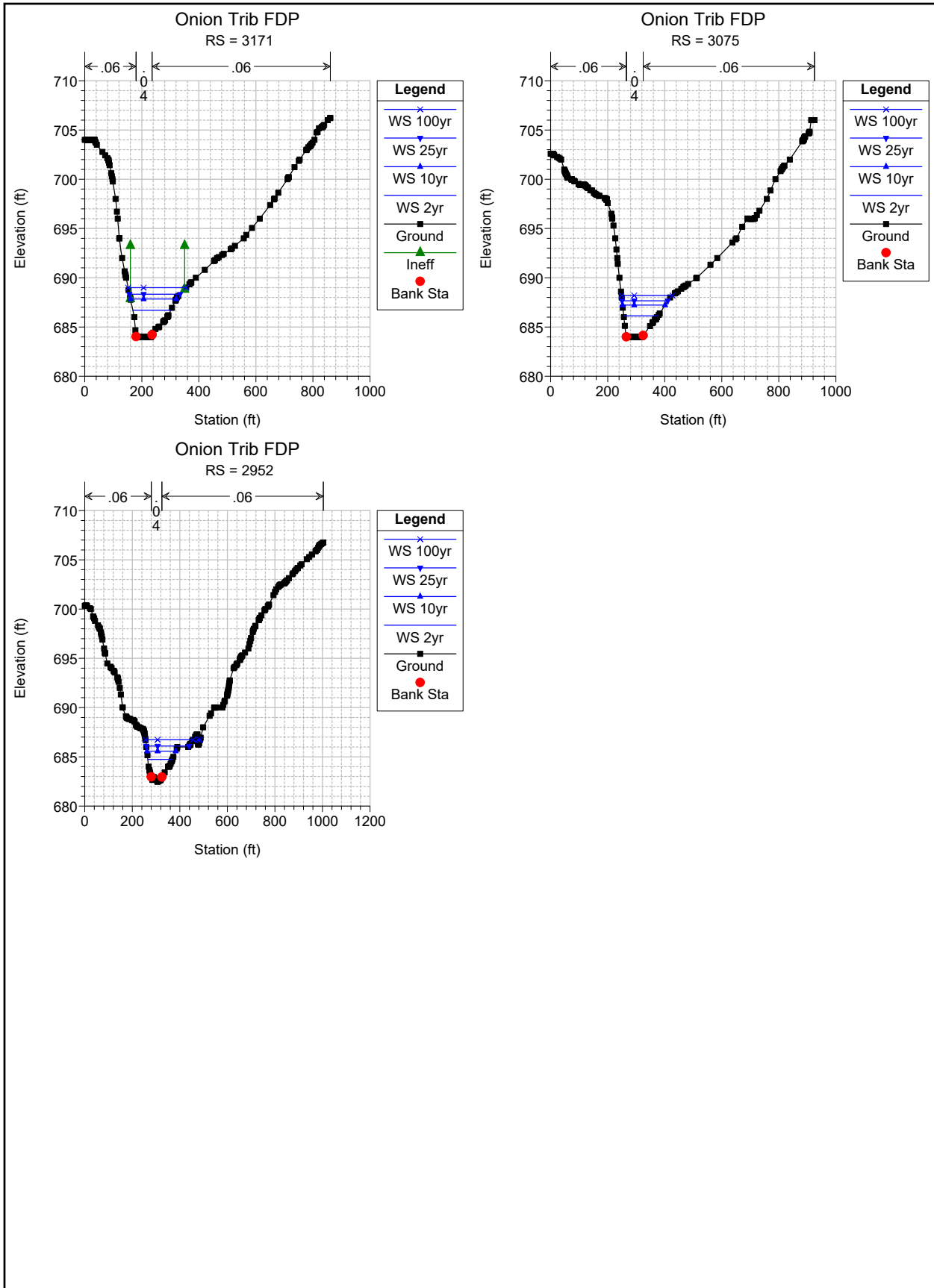
APPENDIX H: HYDRAULIC CROSS-SECTIONS



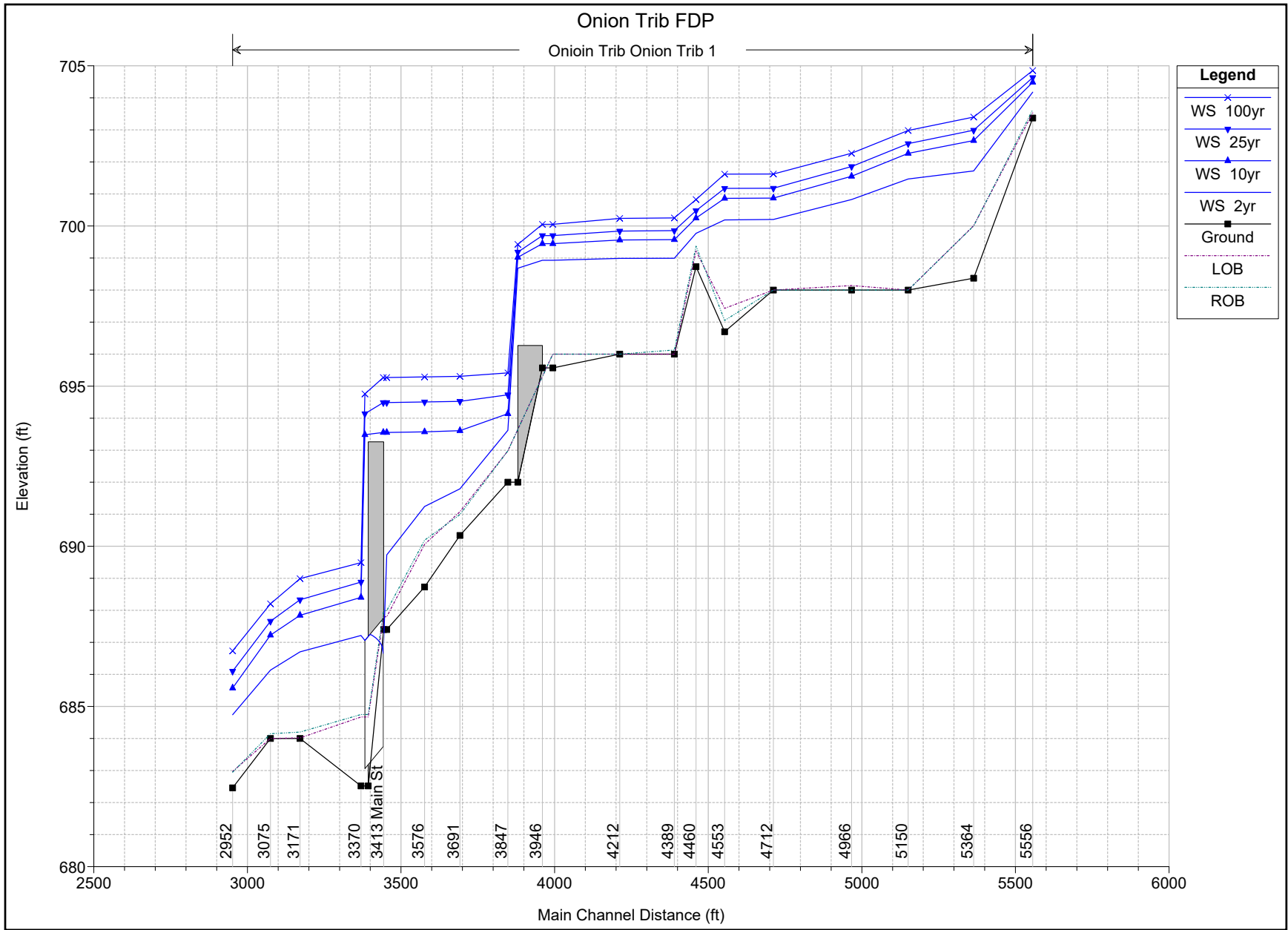
APPENDIX H: HYDRAULIC CROSS-SECTIONS



APPENDIX H: HYDRAULIC CROSS-SECTIONS



APPENDIX H: STREAM PROFILE



APPENDIX H: FULLY DEVELOPED HEC RAS RESULTS

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
		(cfs)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
5556	2yr	439	703.37	704.18	704.42	0.02197	4.40	114.28	235.83	0.92
5556	10yr	866	703.37	704.48	704.79	0.01858	5.13	199.02	305.51	0.90
5556	25yr	1109	703.37	704.63	704.96	0.01673	5.33	246.59	329.39	0.87
5556	100yr	1511	703.37	704.85	705.21	0.01454	5.57	321.35	352.81	0.83
5364	2yr	439	698.37	701.72	701.81	0.00121	2.51	184.71	85.48	0.27
5364	10yr	866	698.37	702.67	702.81	0.00140	3.30	320.18	223.03	0.30
5364	25yr	1109	698.37	702.99	703.15	0.00149	3.60	394.23	234.00	0.32
5364	100yr	1511	698.37	703.40	703.60	0.00164	4.03	493.33	248.62	0.34
5150	2yr	439	698.00	701.47	701.57	0.00103	2.72	170.88	59.12	0.26
5150	10yr	866	698.00	702.27	702.48	0.00172	4.05	275.29	279.06	0.35
5150	25yr	1109	698.00	702.57	702.80	0.00183	4.38	363.81	300.16	0.36
5150	100yr	1511	698.00	702.98	703.22	0.00189	4.71	492.67	328.43	0.37
4966	2yr	743	698.00	700.83	701.22	0.00595	5.73	175.04	190.75	0.60
4966	10yr	1514	698.00	701.55	701.97	0.00579	6.57	350.56	293.18	0.61
4966	25yr	1958	698.00	701.86	702.27	0.00552	6.78	446.42	335.24	0.61
4966	100yr	2690	698.00	702.27	702.69	0.00516	7.02	596.22	373.26	0.60
4712	2yr	743	698.00	700.20	700.28	0.00072	2.25	344.03	198.09	0.27
4712	10yr	1514	698.00	700.87	701.02	0.00108	3.29	514.70	319.05	0.34
4712	25yr	1958	698.00	701.18	701.35	0.00117	3.66	627.91	413.46	0.36
4712	100yr	2690	698.00	701.62	701.82	0.00119	4.03	825.66	478.79	0.37
4553	2yr	743	696.70	700.19	700.20	0.00005	0.81	977.98	369.10	0.08
4553	10yr	1514	696.70	700.86	700.89	0.00011	1.32	1231.85	383.62	0.12
4553	25yr	1958	696.70	701.17	701.21	0.00014	1.56	1352.48	389.45	0.13
4553	100yr	2690	696.70	701.62	701.67	0.00019	1.90	1526.96	397.75	0.15
4460	2yr	743	698.73	699.77	700.15	0.01311	5.00	152.64	206.04	0.97
4460	10yr	1514	698.73	700.25	700.81	0.01084	6.16	258.74	234.64	0.95
4460	25yr	1958	698.73	700.48	701.12	0.01012	6.63	313.74	246.92	0.94
4460	100yr	2690	698.73	700.83	701.57	0.00900	7.17	403.11	265.71	0.92
4389	2yr	743	696.00	698.99	699.00	0.00006	0.80	950.00	349.84	0.08
4389	10yr	1514	696.00	699.57	699.60	0.00014	1.34	1159.66	372.84	0.13
4389	25yr	1958	696.00	699.86	699.89	0.00017	1.60	1266.54	384.45	0.14
4389	100yr	2690	696.00	700.25	700.31	0.00023	1.97	1421.76	400.78	0.17
4212	2yr	794	696.00	698.99	698.99	0.00004	0.61	1326.11	461.51	0.06
4212	10yr	1632	696.00	699.56	699.58	0.00008	1.03	1613.26	512.76	0.10
4212	25yr	2114	696.00	699.84	699.86	0.00010	1.23	1757.68	519.40	0.11
4212	100yr	2910	696.00	700.23	700.27	0.00014	1.53	1963.56	528.83	0.13
3994	2yr	794	695.57	698.93	698.97	0.00086	1.75	469.91	470.72	0.27
3994	10yr	1632	695.57	699.45	699.54	0.00112	2.49	680.20	496.60	0.32

W.S. Elev=700.05
 FFE=708.30
 Exceeds 2' Min Req.

APPENDIX H: FULLY DEVELOPED HEC RAS RESULTS

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
		(cfs)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
3994	25yr	2114	695.57	699.70	699.81	0.00119	2.80	786.65	509.45	0.34
3994	100yr	2910	695.57	700.05	700.20	0.00130	3.24	938.50	527.69	0.37
3946	BRADFIELD PARK POND SPILLWAY									
3847	2yr	788	692.00	693.62	694.01	0.00778	5.39	172.78	245.90	0.81
3847	10yr	1662	692.00	694.14	694.73	0.00820	6.85	288.75	278.10	0.88
3847	25yr	2158	692.00	694.72	695.15	0.00430	5.92	428.64	307.11	0.66
3847	100yr	2982	692.00	695.42	695.81	0.00281	5.65	614.13	350.91	0.56
3691	2yr	788	690.34	691.81	692.18	0.00953	5.76	166.79	195.39	0.89
3691	10yr	1662	690.34	693.62	693.73	0.00091	3.18	618.25	308.88	0.32
3691	25yr	2158	690.34	694.51	694.60	0.00050	2.79	917.38	357.69	0.25
3691	100yr	2982	690.34	695.31	695.40	0.00043	2.91	1220.87	401.33	0.23
3576	2yr	788	688.73	691.24	691.41	0.00212	3.55	256.70	195.26	0.45
3576	10yr	1662	688.73	693.57	693.63	0.00032	2.32	845.57	315.00	0.20
3576	25yr	2158	688.73	694.48	694.54	0.00023	2.23	1163.76	385.42	0.17
3576	100yr	2982	688.73	695.29	695.35	0.00022	2.43	1494.63	434.26	0.18
3453	2yr	788	687.40	689.73	690.73	0.00952	8.20	99.49	102.18	0.97
3453	10yr	1662	687.40	693.55	693.60	0.00018	2.18	999.12	299.80	0.16
3453	25yr	2158	687.40	694.47	694.51	0.00015	2.17	1284.35	334.59	0.15
3453	100yr	2982	687.40	695.27	695.33	0.00016	2.44	1600.89	423.08	0.15
3413	MAIN STREET									
3370	2yr	788	682.52	687.21	687.57	0.00283	4.92	169.77	111.78	0.43
3370	10yr	1662	682.52	688.41	689.32	0.00512	7.88	224.18	179.37	0.61
3370	25yr	2158	682.52	688.88	690.16	0.00639	9.33	245.83	199.32	0.69
3370	100yr	2982	682.52	689.49	691.46	0.00859	11.59	273.65	228.46	0.81
3171	2yr	798	684.00	686.71	686.91	0.00312	4.02	252.03	132.79	0.43
3171	10yr	1687	684.00	687.85	688.19	0.00347	5.36	419.31	160.35	0.48
3171	25yr	2191	684.00	688.33	688.74	0.00363	5.94	499.78	177.25	0.50
3171	100yr	3029	684.00	688.99	689.50	0.00389	6.76	621.58	203.56	0.53
3075	2yr	798	684.00	686.13	686.49	0.00704	5.16	187.35	120.26	0.62
3075	10yr	1687	684.00	687.23	687.74	0.00638	6.48	334.91	149.23	0.64
3075	25yr	2191	684.00	687.66	688.27	0.00659	7.15	401.69	160.57	0.66
3075	100yr	3029	684.00	688.20	688.99	0.00726	8.24	493.41	178.89	0.71
2952	2yr	798	682.46	684.74	685.33	0.01309	6.80	147.76	103.07	0.84
2952	10yr	1687	682.46	685.57	686.59	0.01510	9.19	241.09	120.92	0.96
2952	25yr	2191	682.46	686.10	687.15	0.01298	9.54	312.35	179.70	0.91
2952	100yr	3029	682.46	686.73	687.85	0.01180	10.20	435.69	209.35	0.90

i. Detention Waiver Analysis

APPENDIX I: DETENTION WAIVER CALCULATIONS

SCS CURVE NUMBER COMPARISON WITH FULLY DEVELOPED OFFSITE CONDITION

	PARK PLACE ON MAIN ASSUMED IMPERVIOUS COVER	
	PROPOSED 69%	EXISTING 0%
DA A2	87.17	85.76
DA A3	82.39	82.24

100-YEAR STORM HYDRAULIC RESULTS COMPARISON

	PROPOSED 69% IC		EXISTING 0% IC		PROFILE DIFFERENCE (ft)
	Q Total (cfs)	W.S. Elev (ft)	Q Total (cfs)	W.S. Elev (ft)	
	5556	1511	704.85	1511	
5364	1511	703.40	1511	703.40	0.00
5150	1511	702.98	1511	702.98	0.00
4966	2690	702.27	2690	702.27	0.00
4712	2690	701.62	2690	701.62	0.00
4553	2690	701.62	2690	701.62	0.00
4460	2690	700.83	2690	700.83	0.00
4389	2690	700.25	2690	700.25	0.00
4212	2910	700.23	2910	700.23	0.00
3994	2910	700.05	2910	700.05	0.00
3946	BRADFIELD PARK POND SPILLWAY				
3847	2982	695.42	2980	695.42	0.00
3691	2982	695.31	2980	695.31	0.00
3576	2982	695.29	2980	695.29	0.00
3453	2982	695.27	2980	695.27	0.00
3413	MAIN STREET CULVERT				
3370	2982	689.49	2980	689.49	0.00
3171	3029	688.99	3028	688.99	0.00
3075	3029	688.20	3028	688.20	0.00
2952	3029	686.73	3028	686.73	0.00



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-329- #1.2

Contact: Micah Grau

Subject: Deliberation and possible action authorizing the City Manager to negotiate and execute a wholesale wastewater service agreement with the Guadalupe-Blanco River Authority (GBRA) to provide wastewater service to an approximately 15.89 acre site located along FM 2001 within the City of Buda's extra-territorial jurisdiction, subject to approval of form by the City Attorney (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]

1. Executive Summary

Staff has been in negotiations with GBRA on providing wastewater services to a certain property in the City's extra-territorial jurisdiction (ETJ) located on FM 2001. Staff will brief the City Council on negotiations and the proposed wholesale service agreement with GBRA to provide wastewater service to a specific property located off of FM 2001 on the east side of Buda.

2. Background/History

The City has long discussed options to provide wastewater service to areas east of Buda. Previous studies evaluated the costs and benefits of partnering with other providers on an east-side regional wastewater treatment plant. Prior City councils decided that expanding the current wastewater treatment plant was the best scenario to address the City's current needs. The current plant is under construction to upgrade its capacity from 1.5 million gallons per day (mgd) to 3.5 mgd. Long-term, the City's draft Wastewater Master Plan anticipates that the City will need to provide treatment for up to 4 mgd.

Currently, the City has a number of lift stations east of IH 35 to pump wastewater flows back to the Central WWTP. Those lift stations have limited capacity to serve new development that occurs on the east side of Buda. Long term, the 2017 Impact Fee Study plans for the construction of a 525-gallon per minute lift station that would tie back to the Meadows Park Lift Station. The estimated cost to construct this lift station and force main was estimated at \$1.6 million in 2017. Upgrades at connecting lift stations would also be needed to provide additional capacity.

A 320-unit multi-family project is looking to develop 15.89 acres at the curve of the FM 2001. The site is located in the City extra-territorial jurisdiction (ETJ) and is not contiguous to the city limits.

There is no Certificate of Convenience and Necessity (CCN) on file to serve the site with wastewater. While the City plans to serve this area per the 2017 Impact Fee Study, the City does not currently have a CCN on file or wastewater infrastructure nearby to serve the site. The nearest wastewater infrastructure is the Meadows Park Lift Station located approximately 2,850 linear feet to the west.

GBRA is willing to provide wastewater service to the property and to treat the flow at the existing Sunfield WWTP but only if the City does not oppose the provision of service. Rather than remove this property from the City's future potential service area, City staff is exploring the possibility of entering into a wholesale wastewater service agreement with GBRA to serve the parcel. The project would be a retail City of Buda wastewater customer, but the wastewater flow would be diverted and treated at the Sunfield WWTP by GBRA.

City staff last briefed the City Council on this agreement in June 2020. At that time, Council directed staff to continue to negotiate an agreement with GBRA.

3. Staff's review and analysis

The City does not currently have the ability to annex this parcel into the city limits because it is not contiguous to the city. The City could request a Development Agreement to guide the construction of the project consistent with the City's standards in exchange for wastewater service. The project would be served water by Goforth SUD.

City staff began negotiating a wholesale wastewater service agreement with GBRA in 2019 with assistance of the City Attorney's office. Staff has previously briefed the Water/Wastewater Steering Committee on this effort.

The wholesale agreement is being crafted to specifically serve the property mentioned. However, it is being crafted so that the agreement can be amended to add additional properties without requiring separate agreements. By entering into a wholesale service agreement with GBRA, the City could open additional property for development and avoid upgrades and expansions to the City's existing wastewater collection system.

4. Financial Impact

The proposed agreement is structured so that development is responsible for covering the infrastructure costs to connect to the Sunfield WWTP. As the retail provider, the City will collect a wastewater impact fee at permitting. The City would remit from the collected impact fee \$1,360 per living unit equivalent (LUE) to GBRA to cover GBRA's impact fee.

GBRA is proposing a wholesale wastewater rate of \$5.64 per 1,000 gallons of wastewater. Wastewater monthly usage would be metered at the point where ownership would transfer from the City to GBRA. The proposed fee of \$5.64 is higher than the City's out-of-city rate of \$5.20 per 1,000 gallons. A new wastewater rate ("GBRA Wholesale Wastewater Rate") is proposed to be added to the City's fee schedule for any properties under the agreement. This rate would need to be set to cover the GBRA fee and any future operations and maintenance expenses. Grady Reed with HDR is currently evaluating the needed fee which will be included in a future budget and fee schedule amendment.

5. Summary/Conclusion

City staff is seeking City Council direction and possible action to authorize the City Manager to negotiate and execute the agreement with GBRA for the wholesale wastewater service agreement.

6. Pros and Cons

Pros:

1. Provides wastewater service to a new ETJ project and maintains the City's control over wastewater service in the area.
2. Provides a project with wastewater treatment instead of septic.
3. Provides a more direct connection to sewer treatment and avoids the cost of constructing a new \$1.6 million lift station and force main. While a portion of the cost would be borne by the developer, the City would need to consider cost participating to upsize the infrastructure to serve future growth.

Cons:

1. The City would divert at least a portion of the wastewater impact fee to GBRA for capacity in the Sunfield WWTP.
2. The City is expanding the WWTP and will have capacity for more wastewater treatment.
3. It will be the City's expense to tie the project back into the City's wastewater collection system in the future if desired.

7. Alternatives

Alternative 1: The City may elect not to pursue an agreement and to allow others to serve the project outright, including GBRA. The City would be giving up control over wastewater in this area by doing so.

Alternative 2: The City could require the developer to tie into the City's existing wastewater collection system. The City does not have a Wastewater CCN and is not required to serve the property. This also means that the City is not protected in other providers coming in to service the property.

Alternative 3: The developer could construct septic to serve their property.

8. Recommendation

Staff recommends approval of this item.

WHOLESALE WASTEWATER SERVICE AGREEMENT

THIS WHOLESALE WASTEWATER AGREEMENT (“Agreement”) is made and entered by and between the **City of Buda** (“City”), a Texas home rule municipality, and **the Guadalupe-Blanco River Authority** (“GBRA”), a conservation and reclamation district created and functioning under Article XVI, Section 59 of the Texas Constitution (collectively the “Parties”).

Recitals

WHEREAS, GBRA owns and/or operates a wastewater treatment plant (“Plant”) that provides centralized wastewater treatment services in the vicinity of the City in Hays County, Texas; and,

WHEREAS, GBRA can provide retail wastewater services and wholesale wastewater treatment services to customers in Hays County; and,

WHEREAS, SK7 Investment Group LLC (“**Property Owner**”) owns land in Hays County, Texas for which it seeks to develop into a multi-tenant apartment complex on property that is legally described in **Exhibit A** (the “**Property**”); and,

WHEREAS, GBRA informed Property Owner that GBRA could provide wastewater treatment services for the Property; and,

WHEREAS, the City and GBRA agree that the City shall provide retail wastewater services to wastewater customers within the Property, but that GBRA will treat the wastewater from the Property, as described in this Agreement; and,

WHEREAS, to provide wastewater collection and treatment services, the City or its designee, must construct an Interceptor and Connecting Facilities to deliver the wastewater from the Property to the Plant; and

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained in this Agreement, the City and GBRA agree as follows:

ARTICLE 1: DEFINITIONS

1.01 Definition of Terms. The terms used in this Agreement will have the meanings set forth below, unless otherwise defined in the Agreement:

- a) **City**: means the City of Buda, Texas.
- b) **City’s System or City System**: means the Wastewater facilities of City for collection and transportation of Wastewater from its Retail Customers

within the Wholesale Service Area to the Point of Entry into the GBRA System. The City System shall include the Internal Facilities and the portion of facilities from the Property to the City's side of the Connecting Facilities.

- c) Commercial Customers: means all non-residential retail Wastewater customers of the City in the Wholesale Service Area.
- d) Connecting Facilities: means the following:
 - i. any lift station, equipment, facilities, lines, and appurtenances constructed under this Agreement and intended to connect the City's System to GBRA's System at the Point of Entry;

and
 - ii. all repairs or replacements of the above-mentioned proposed facilities.
- e) Costs of GBRA's System: means all of GBRA's costs of acquiring, constructing, developing, permitting, implementing, expanding, improving, enlarging, bettering, extending, replacing, repairing, maintaining, and operating GBRA's System, including, without limiting the generality of the foregoing, the costs of property, interests in property, capitalized interest, land, easements and rights-of-way, damages to land and property, leases, facilities, equipment, machinery, pumps, pipes, tanks, valves, fittings, mechanical devices, office equipment, assets, contract rights, wages and salaries, employee benefits, chemicals, stores, material, supplies, power, supervision, engineering, testing, auditing, franchises, charges, assessments, claims, insurance, financing, consultants, administrative expenses, auditing expenses, legal expenses and other similar or dissimilar expenses and costs required for GBRA's System in accordance with policies of the GBRA Board of Directors. The Costs of GBRA's System shall include reasonable amounts for an operation and maintenance reserve fund, debt service reserve fund, required coverage of debt service, working capital, general and administrative costs and any other funds as required pursuant to policies adopted by the GBRA Board of Directors. Notwithstanding the foregoing, because GBRA is providing Wholesale Wastewater Services to the City and retail wastewater service to other customers from GBRA's System, the term "Costs of GBRA's System" shall not include any costs properly attributed to the retail wastewater collection system services provided by GBRA from GBRA's System, such as costs of retail collection lines, individual retail customer service lines and retail billing costs.
- f) Environmental Protection Agency or EPA: means the United States Environmental Protection Agency.

- g) GBRA's Wastewater System or GBRA's System: means all of the Wastewater equipment and facilities of GBRA that are used for the collection, transportation, treatment, or disposal of Wastewater received from City's System, other wholesale customers under similar agreements, or retail wastewater customers of GBRA, including but not limited to the Plant and any expansions thereof required to make service available at the levels established in this Agreement.
- h) Infiltration: means water that enters City's System through defects such as cracks or breaks in the piping, manholes or other appurtenances.
- i) Inflow: means water that enters the City's System through direct sources such as drain spouts, manholes, clean-outs, or other appurtenances.
- j) Interceptor: means the wastewater line from the Connecting Facilities to the Plant. The location of Interceptor will be determined by GBRA.
- k) Internal Facilities: means the internal Wastewater collection facilities and related equipment, facilities and appurtenances on the Property and to connect the Property to the Connecting Facilities to be constructed by or on behalf of City and dedicated to City for ownership and operation. The City System shall include the Internal Facilities.
- l) LUE: means Living Unit Equivalent, which 1 LUE will generate up to 300 gallons of sewage per day.
- m) Metering Facility: means the Wastewater flow meter, meter vault, and all metering and telemetering equipment located at a Point of Entry to measure Wholesale Wastewater Service delivered from the City to GBRA's facilities. The GBRA System shall include each Metering Facility.
- n) Peak Hour Flow Rate: means the highest metered and calculated flow rate delivered cumulatively from City to GBRA's System under any operational condition, including Inflow and Infiltration.
- o) Point of Entry: means the approved location on GBRA's System at which all Wastewater will pass from City's System into GBRA's System. The Point of Entry will be determined by the Parties.
- p) Prohibited Waste: means those substances and waste prohibited from being discharged into GBRA's System and City's System, identified on **Exhibit B** attached hereto.
- q) Residential Customers: means retail residential Wastewater customers of City in the Wholesale Service Area.

- r) Retail Customers: means the City’s Residential Customers and Commercial Customers located in the Wholesale Service Area.
- s) TCEQ: means the Texas Commission on Environmental Quality, or any predecessor or successor agencies.
- t) Waste or Wastewater: means liquid or water borne waste, including, without limitation, sewage, commercial waste, industrial waste or other wastes, whether separate or commingled.
- u) Wholesale Service Area: means the territory more particularly described or depicted in **Exhibit C** attached hereto.
- v) Wholesale Service Commitment: means the 160 LUEs of Wholesale Wastewater Service to be made available by GBRA to City under this Agreement for the Wholesale Service Area.
- w) Wholesale Wastewater Service: means the reception, transportation, treatment, and disposal of Wastewater to be provided by GBRA to City under this Agreement.

ARTICLE II: PROVISION OF WHOLESAL WASTEWATER SERVICE

2.01 Wholesale Wastewater Service; Levels.

Subject to the terms and conditions of this Agreement and the requirements of applicable law, GBRA agrees to provide Wholesale Wastewater Service to the City for the Wholesale Service Area in a quantity not to exceed the Wholesale Service Commitment.

2.02 Sole Provider; Waste Disposal Permit Application.

For so long as GBRA meets its obligations under this Agreement, GBRA will be the sole source of Wholesale Wastewater Service to the City for the Wholesale Service Area until the City notifies GBRA in writing of City’s conversion to another wholesale provider, including the City as provider, as provided by Section 14.03.

2.03 Wholesale Service Commitment Not Transferable.

- a) GBRA’s commitment to provide Wholesale Wastewater Service to City is solely for the Wholesale Service Area. City may not assign or transfer in whole or in part GBRA’s service commitment without GBRA’s approval.

- b) Except as provided by Section 16.02 of this Agreement, GBRA may not assign or transfer in whole or in part its obligations under this Agreement to any other person or entity without City's prior written approval.

2.04 City Responsible for Retail Connections.

City will be solely responsible for ensuring compliance by its Retail Customers with the applicable terms of this Agreement and for the proper and lawful application of City's policies and regulations governing connection to the City System.

2.05 Retail Billing and Collection.

City agrees that it will be solely responsible for retail billings to and collections from its Retail Customers within the Wholesale Service Area.

2.06 Cooperation During Maintenance or Emergency.

The Parties will reasonably cooperate during periods of emergency or required maintenance. If necessary, upon prior notice, City will operate and maintain its system at its expense in a manner reasonably necessary for the safe and efficient completion of repairs or the replacement of facilities, the restoration of service, and the protection of the public health, safety, and welfare.

**ARTICLE III: DESIGN AND CONSTRUCTION
OF CITY SYSTEM AND FACILITIES**

3.01 Design and Construction of Interceptor.

- a) The City, or any party on the City's behalf, shall be responsible for design and construction of the Internal Facilities, Connecting Facilities, and Interceptor, Metering Facility, and Point of Entry including the acquisition of all easements required for the construction, ownership and operation of the Interceptor.
- b) City, or any party on the City's behalf shall engage or cause to be engaged the services of a professional engineer registered in Texas to produce the engineering design, including detailed plans and specifications for the Interceptor, Metering Facility, and Point of Entry in conformance with GBRA's design criteria and construction standards in effect at the time the plans and specifications are submitted to GBRA for approval. The plans and specifications will discuss the sizing, routing, material selection, service method, cost estimates, proposed construction schedule, easements, and such other and further information as GBRA deems necessary or advisable for proper review and assessment of the plans and specifications. The design for the Interceptor, Metering Facility, and Point of Entry shall be

procured at City's or its designee's expense and will be submitted to GBRA for review and approval prior to the construction of the Interceptor.

- c) All plans and specifications for Interceptor, Metering Facility, and Point of Entry will be subject to review and approval of GBRA prior to commencement of construction. If any plans or specifications are not approved, GBRA will provide written comments to City or its designee specifying in detail the changes that will be required for approval of the plans and specifications. City agrees not to allow for the construction of the Interceptor, Metering Facility, or Point of Entry until approval from GBRA has been secured with respect to the plans and specifications.
- d) If, after approval of plans and specifications for particular Interceptor, Metering Facility, and Point of Entry by GBRA, City or its designee fails to enter a construction contract for those facilities within two years, City or its designee must resubmit the plans and specifications for review and approval by GBRA to assure their conformity with GBRA's then current specifications as well as current laws, ordinances, and regulations. If such plans and specifications do not conform to the then existing standards, then, upon request of GBRA, City agrees to revise the plans and specifications to meet current standards before commencement of construction.
- e) GBRA shall not be responsible for the construction, or any costs related thereto, of the Interceptor, Metering Facility, and Point of Entry.
- f) City, or any party on the City's behalf, agrees to be responsible for, and pay for all costs of rights-of-way, easements, design, engineering, contracting, construction and inspection of the Interceptor.

3.02 Design and Construction of the Internal Facilities.

- a) City, or any party on the City's behalf, shall be responsible for the construction of the Internal Facilities. City agrees to be responsible for, and pay for all costs of rights-of-way, easements, design, engineering, contracting, construction and inspection of the Internal Facilities.
- b) The Internal Facilities will be designed and constructed in accordance with applicable regulations and specifications of the State of Texas and United States.

3.03 Design and Construction of the Connecting Facilities.

- a) Subject to the terms and conditions of this Agreement, City, or any party on the City's behalf shall engage or cause to be engaged the services of a professional engineer registered in Texas to produce the engineering design, including detailed plans and specifications for Connecting Facilities in conformance with City's design criteria and construction standards in effect

at the time the plans and specifications are submitted to GBRA for review and comment. The plans and specifications will discuss the sizing, routing, material selection, service method, cost estimates, proposed construction schedule, easements, and such other and further information as GBRA deems advisable for proper review and assessment of the plans and specifications. The design for the Connecting Facilities shall be procured at City's sole expense and submitted to GBRA for review and comment prior to the construction of the Connecting Facilities.

- b) City, or any party on the City's behalf, agrees to design and construct, or cause to be designed or constructed, the Connecting Facilities so that any wastewater flows to a Metering Facility can be accurately measured. City may determine physical layout and spacing of facilities within all lift station sites.
- c) All plans and specifications for Connecting Facilities to be constructed by or for any of the Parties will be subject to review and comment of GBRA prior to commencement of construction. GBRA may provide written comments to City specifying in detail the changes that GBRA recommends of the plans and specifications. City agrees not to advertise for bids until at least 30 days after providing the plans and specifications to GBRA for review and comment.
- d) If City fails to enter a construction contract for those facilities within two years after GBRA has submitted comments, City must resubmit the plans and specifications for review and comment by GBRA to assure their conformity with current laws, ordinances, and regulations. If such plans and specifications do not conform to the then existing standards, then, upon request of GBRA, City may revise the plans and specifications to meet current standards before commencement of construction.
- e) GBRA shall not be responsible for the construction or any of the costs related thereto of the Connecting Facilities.
- f) City, or any party on the City's behalf, agrees to be responsible for, and pay for all costs of rights-of-way, easements, design, engineering, contracting, construction and inspection of the Connecting Facilities .
- g) After all required approvals for construction of the Interceptor and Connecting Facilities are obtained but prior to commencement of construction, City will provide, or cause to be provided, written notice to GBRA of the date on which construction of the Interceptor and Connecting Facilities is scheduled to commence. GBRA must receive this written notice at least 5 days before the scheduled construction date.

3.04 Agreement to Submit As-Built or Record Drawings.

City agrees to provide, or cause to be provided, to GBRA as-built or record drawings of the Interceptor, Metering Facility, Point of Entry, and Connecting Facilities within 30 days of City receiving them, not to exceed 90 days following completion and acceptance of the construction of such facilities.

3.05 Ownership and Operation of Interceptor and Connecting Facilities.

- a) Except as otherwise agreed upon by City and GBRA, GBRA shall not own and operate the Connecting Facilities located on the City's side of Point of Entry. The City shall ensure that the Connecting Facilities are properly operated and maintained.
- b) GBRA shall own and operate the Interceptor, the Metering Facilities, and Point of Entry located on its side of the Point of Entry.

ARTICLE IV: METERING OF WASTEWATER FLOWS

4.01 Metering Facility.

All Wastewater from the Wholesale Service Area must be metered through a Metering Facility. The Metering Facility shall be designed and constructed by or on behalf of City, and is subject to GBRA review and approval. Upon completion of installation and final acceptance by GBRA, the Metering Facility shall be dedicated to GBRA and GBRA will own, operate, and maintain the Metering Facility. The Metering Facility shall be located at the Point of Entry, the location of which will be determined by the Parties.

4.02 Metering Facility Calibration and Testing.

It will be the duty of the Parties to this Agreement to notify the other Parties in the event any Party becomes aware that a Metering Facility is registering inaccurately or malfunctioning. City may request GBRA test the Metering Facility at any time. GBRA will notify City of a proposed test at least 48 hours before conduct of the test except in the case of emergencies. City will have the right to witness Metering Facility tests. Payment for meter calibration and testing under this Section will be the responsibility of the Party requesting the test of the Metering Facility.

4.03 Ownership, Operating and Maintenance of the Metering Facility.

GBRA agrees to calibrate and routinely service the Metering Facility no less than once during each 12-month period at its expense. Calibration will be accomplished according to GBRA's standard methods. GBRA will notify City in writing of proposed calibrations in advance of such occurrences so that City may observe if it desires.

4.04 Billing Adjustments.

If, for any reason, a Metering Facility is out of service or inoperative, or if, upon any test, any meter is found to be inaccurate (variance of five percent (5%) or more), GBRA will calibrate the meter to measure within five percent (5%) accuracy. In addition, GBRA will notify City in writing, and GBRA will adjust Volume Charge billings by an amount that corresponds to the percentage that the meter varies from accurate measurement for one-half of the months since the most recent calibration of the same meter but not to exceed 6 months. If adjustment results in credit to City, GBRA may provide such credit against future billings to City. If adjustment results in additional amounts due to GBRA, City will pay such amounts to GBRA in accordance with the billing terms provided in this Agreement.

4.05 Wastewater Monitoring.

If GBRA discovers a problem, as determined in its discretion, associated with the Point of Entry, GBRA may, at any time, with notice to City and with consultation with the City on selection of investigatory services, conduct smoke testing, television of lines, or other methods to determine the cause of the problem. City and GBRA agree to fully cooperate in this investigation. If the cause of the problem is determined to be solely in GBRA's System, then GBRA will solely pay for all investigation costs. If the cause of the problem is determined to be in both City and GBRA Systems, then investigation costs will be proportionally distributed based upon the number of connections investigated for each Party. City agrees to reimburse GBRA for City's portion of this investigation costs within 30 days of receipt of invoice. City agrees to correct any problems identified in the investigation with reasonable promptness, depending on the nature of the problem.

ARTICLE V: RATES AND CHARGES

5.01 Wholesale Wastewater Rates, Fees and Charges.

- a) In accordance with the terms and conditions of this Agreement, GBRA, through its Board of Directors, will establish and City will pay GBRA based on rates and fees for the Wholesale Wastewater Service provided under this Agreement. The rates and fees for Wholesale Wastewater Service shall consist of:
 - i. Volume Rate; and
 - ii. Connection Fees.
- b) Volume Rate shall be calculated by GBRA in accordance with standard AWWA principles; shall be just, reasonable, and non-discriminatory; and shall be based on Costs of GBRA's System related to the provision of Wholesale Wastewater Service under this Agreement, to other wholesale

customers under similar agreements, if any, and to retail wastewater customers of GBRA's System. The initial Volume Rate shall be \$5.64 per 1,000 gallons of Wastewater delivered through the Metering Facility at the Delivery Point.

- c) GBRA agrees that it will review the Costs of GBRA's System that form the basis for the Volume Rate not less than once every 3 years; provided, however, that GBRA shall not be required to employ persons other than GBRA employees for purposes of doing so.

5.02 Notice to City.

- a) GBRA will provide City with at least six (6) months prior written notice of any increases to the Volume Rate after the initial Volume Rate is set by the GBRA Board of Directors prior to the effective date for this Agreement.
- b) City will have the right to inspect and copy, at City's expense, GBRA's books and records to verify any billings or charges made to City by GBRA. GBRA agrees to make all such information available to City for inspection and copying with reasonable promptness during normal business hours.

5.03 Volume Charges.

- a) GBRA will measure Wastewater flows at the Metering Facility monthly and will bill City for a monthly Volume Charge as provided in this Agreement. The monthly Volume Charge shall be based on the previous month's Wastewater flows measured in accordance with this Agreement multiplied by the then-current Volume Rate.

5.04 GBRA Connection Fee.

Connection Fee shall be calculated as \$1,360 per LUE for a total of \$217,600 for the 160 LUEs located on the Property. The City shall remit to GBRA the Connection Fee at least 30 days prior to the commencement of construction in the Connecting Facilities and Interceptor. For additional LUEs that may be added by amendment to this Agreement, the Parties agree that GBRA may establish different Connection Fees, as determined by GBRA's Board of Directors. The Parties further agree that the City will not authorize the construction of the Connecting Facilities and Interceptor unless and until the City collected all fees required to develop the Property.

5.05 City Wastewater Rates and Charges.

City will determine and charge its Retail Customers such rates as are determined by its governing body. During the term of this Agreement, City will fix and collect rates and charges for retail Wastewater service that are, in the opinion of its

governing body, sufficient, together with any other revenues available to City, to produce the amount necessary to operate, repair, and maintain the City System, and to pay the cost of Wholesale Wastewater Service from GBRA. City will establish retail rates consistent with AWWA ratemaking principles. City will be solely responsible for ensuring that its retail rates and charges are determined and collected in accordance with applicable law.

5.06 Obligation of City.

The Parties agree that City's obligations under this Agreement to make payments to GBRA for Wholesale Wastewater Service in any fiscal year are a current expense for that fiscal year.

5.07 City Connection Fees.

The Parties acknowledges that City has the right to the extent allowed under applicable law to assess, charge, and collect such impact fees, capital recovery fees, connection fees, meter fees, or other service fees, rates, taxes, or other charges as its governing body will deem appropriate in excess of the GBRA Connection Fee. This Agreement will not be construed to require, limit, or restrict the governmental power of City to implement the same. City will be solely responsible for the proper exercise of its governmental power to assess and collect such fees and charges and for ensuring that all fees, taxes, rates, and charges City elects to charge are in compliance with applicable law.

ARTICLE VI: WHOLESALE BILLING METHODOLOGY

6.01 Monthly Statement.

For each monthly billing period, GBRA will forward to City a bill providing a statement of the total Volume Charge owed by City for Wholesale Wastewater Service provided to City during the previous monthly billing period. City will pay GBRA for each bill submitted by GBRA to City by check or bank-wire on or before thirty (30) days from the date of the invoice. Payments made by check shall be mailed to the address indicated on the invoice or hand-delivered to GBRA's headquarters located at 933 E. Court St., Seguin, TX 78155 upon prior arrangement. If payments will be made by bank-wire, City shall verify wiring instructions with GBRA's Finance Department. Payment must be received at GBRA's headquarters or bank by the due date in order not to be considered past due or late. In the event City fails to make payment of a bill within said thirty (30) day period, City shall pay a one-time late payment charge of five percent (5%) of the unpaid balance of the invoice. In addition, City shall pay interest on the unpaid balance at a rate equal to one and one-half percent (1.5%) per month. Such interest shall accrue monthly beginning on the due date of the original unpaid invoice. By written notice to the City, GBRA may change the address of GBRA's headquarters.

6.02 Infiltration and Inflow.

City acknowledges that water entering the GBRA System from the City System emanating from any source whatsoever must be given treatment and handling whether or not its source is revenue producing for City. Therefore, City agrees to pay, as part of the Volume Charge, for Infiltration and Inflow originating within the City System without abatement in the same manner and cost as other Wastewater entering GBRA's System from the City System.

6.03 Effect of Nonpayment.

With respect to monthly billings – including billings for the Volume Charge, Connection Fees, and any other fees or charges applicable under this Agreement – if GBRA has not received payment from City by the due date, the bill will be considered delinquent, unless contested in good faith. In such event, GBRA will notify City of such delinquency in writing, if City fails to make payment of the delinquent billing within 30 calendar days from the date of transmittal of such written notice of delinquency from GBRA, then GBRA may, at its discretion, terminate or reduce the level of Wastewater service to City until payment is made.

6.04 Billing Disputes.

If City disputes City's obligation to pay all or any part of the amount stated in any statement or notice, City may, in addition to all other rights that City may have under law, pay such disputed amount to GBRA along with a written notice of protest. GBRA may not terminate this Agreement or deny Wholesale Wastewater Service until there is a final resolution of such dispute in accordance with this Agreement favorable to GBRA.

ARTICLE VII: WASTEWATER QUALITY

7.01 Condition of Wastewater Delivered.

- a) City shall have the right to discharge Wastewater into the GBRA System meeting the requirements of quality as set forth in this Section and not containing wastes identified in the List of Prohibited Wastes attached as **Exhibit B** of this Agreement.
- b) Discharges into GBRA' System shall meet the following qualitative parameters:
 - i. 300 mg/L Biological Oxygen Demand (BOD); and
 - ii. 220 mg/L Total Suspended Solids (TSS).
- c) Discharges into GBRA's System shall consist only of domestic Wastewater and Wastewater that GBRA System is capable of handling:

- i. So that the effluent and sludge from the GBRA System meets the current legal standards of the EPA, the TCEQ, or any governmental body having legal authority to set standards for such effluent;
 - ii. So that the Wastewater discharged into GBRA's System will not cause damage or corrosion to GBRA's System that would result in increased maintenance costs;
 - iii. So that the Wastewater discharged into GBRA's System will not cause excessive treatment costs; and
 - iv. So that the Wastewater Discharged into GBRA's System meets the requirements of the EPA Pretreatment Regulations, 40 CFR Part 403.
- d) A list of Prohibited Wastes is attached hereto as **Exhibit B**, and City shall not deliver or discharge Prohibited Wastes into the GBRA System. EPA and TCEQ periodically modify standards on prohibited discharges. It is the intention of the Parties, therefore, that the Prohibited Wastes be reviewed periodically by GBRA and that **Exhibit B** be revised by GBRA in accordance with the latest standards of EPA, TCEQ or any federal or state agency having regulatory authority over discharges made to the GBRA System. **Exhibit B** may also be revised on the basis of changes of the treatment process or the general character of Wastewater received at the treatment works or indicated in the monitoring data collected pursuant to the GBRA System pretreatment program. Any required revisions shall be made by GBRA only after notice and opportunity to comment has been provided to the Parties and shall become effective upon written notice thereof being given to the other Parties. City shall be responsible for integrating such changes into its regulations and notifying all affected users of the change.

7.02 Remedies for Delivery of Prohibited Wastes.

- a) In the event Wastewater delivered from the City System to the GBRA System fails to meet the standards specified in this Agreement, and GBRA determines that the addition of oxidizing chemicals or another acceptable method of pretreatment of Wastewater or operation of the City System is necessary in order for Wastewater delivered to the GBRA System to be non-corrosive and non-injurious to the GBRA System, City agrees to immediately install such facilities or immediately implement such methods of operation and maintenance, at its sole expense, as are deemed by GBRA to be necessary in order to meet such standards and render Wastewater from City non-corrosive and non-injurious to the GBRA System.
- b) A surcharge will be applied for Wastewater not meeting the requirements of Section 7.01(b). The surcharge determination will be based upon the

strengthen the Wastewater. BOD and TSS will be calculated on the average of two sample sets, those being from the current quarter and the one most previous. At the end of each quarter, GBRA will determine the average and will apply the result of the calculation of the Volume Charge. In addition to taking the remedial steps required by 7.02(a), if the Wastewater fails to meet the requirements of Section 7.01(b) for the previous quarter as determined herein, City shall pay to GBRA, in the same manner provided in this Agreement for the payment of the Volume Charges, a surcharge calculated in accordance with and subject to the requirements of this section (the "Treatment Surcharge").

- i. The Treatment Surcharge shall be based on the following formula:

$$S = V \times 8.34 (A [BOD - 300] + B [TSS - 220]), \text{ where}$$

"S" means the surcharge that will appear on City's monthly bill;

"V" means gallons of Wastewater actually billed in millions of gallons during the billing period;

"8.34" means pounds per gallon of water;

"A" means the unit charge in dollars per pound of BOD, which unit charge shall be based on the unit charge adopted by the GBRA Board of Directors from time to time;

"BOD" means biological oxygen demand measured in milligrams per liter by weight;

"300" means 300 mg/l;

"B" means the unit charge in dollars per pound of total suspended solids, which unit charge shall be based on the unit charge adopted by the GBRA Board of Directors from time to time; and,

"TSS" means total suspended solids measured in milligrams per liter by weight;

"220" means 220 mg/l.

For BOD less than 300 mg/l, the BOD component of the formula does not apply. For TSS less than 220 mg/l, the TSS component of the formula does not apply.

- ii. The Treatment Surcharge shall be charged for each month for the next full quarter following sampling completed in accordance with this Agreement that measures BOD in excess of 300 mg/l or TSS in excess of 220 mg/l until subsequent sampling measures both BOD

and TSS below those levels. In the event any Treatment Surcharge is based on sampling performed by GBRA, GBRA will provide written notice of the sampling results prior to charging the Treatment Surcharge to City.

- c) In the event City delivers to GBRA Wastewater that fails to meet the standards specified in this Agreement, City agrees to pay GBRA for all damages and costs of repair to the GBRA System and/or regulatory fines that were caused by City's delivery of Wastewater that fails to meet the standards specified in this Agreement. GBRA may require payment of the cost of repair of damaged facilities and/or regulatory fines as a condition to the further receipt of Wastewater service, restrict City's flows to the extent necessary to protect GBRA's System, file suit to recover for any and all damages to the GBRA System caused by such failure on the part of City, or seek such other and further relief, at law or in equity, as GBRA will deem advisable.

7.03 Sampling and Testing.

- a) GBRA will perform sampling of Wastewater at the Point of Entry every June 1 and December 1 after the Connecting Facilities are completed.
 - i. All samples will be Composite Samples, that is, a series of at least 12 samples taken from a wastestream without regard to the flow in the wastestream and over a period of time not less than twenty-four (24) hours at intervals of not less than one (1) hour, which samples shall be averaged in accordance with standard industry practice.
 - ii. The analysis of the sample shall be performed by a National Environmental Laboratory Accreditation Conference (NELAC) approved laboratory. The report will include at a minimum levels of pH, BOD-5, COD, TSS and oil and grease. The report also must contain the chain of custody for the sample and the Quality Assurance/Quality Control (QA-QC) report. GBRA will provide report to the City within five (5) business days after its receipt by GBRA.
 - iii. City will be responsible for the cost of sampling and analysis.
 - iv. GBRA will provide written notice to the City at least five (5) business days prior to conducting Wastewater sampling and shall allow City representatives to observe the sampling.
 - v. The City shall ensure that GBRA with access to the Connecting Facilities upon request so that GBRA may conduct periodic sampling at the Connecting Facilities. GBRA will coordinate with

the City or the Retail Customers for access to the Connecting Facilities.

- b) In addition, City agrees that GBRA will have the right, at its option and expense, to sample Wastewater discharges within the City System at:
 - i. the site of discharge;
 - ii. Point of Entry to the GBRA System; and
 - iii. other locations as required for the purpose of determining the source, type, and strength of discharge.
- c) City will use reasonable efforts to make necessary arrangements for and provide assistance to GBRA in obtaining lawful access to sampling points within the City System.
- d) City agrees that to the extent authorized by applicable laws, any of its individual customers found in violation of allowable discharges or any of its individual customers who refuse access for the purpose of sampling may be disconnected from City and GBRA's Wastewater System in accordance with applicable regulations of City or GBRA and federal law.

ARTICLE VIII: STANDARDS FOR CONNECTIONS TO CITY SYSTEM

8.01 City Prevention of Infiltration and Inflow.

It will be City's responsibility to undertake such measures as are reasonably necessary or prudent to minimize Infiltration and Inflow to its System. City will prohibit the discharge of drainage water and stormwater run-off into the City System.

8.02 Construction and Testing Criteria for City Wastewater Connections.

- a) All tests required by the design criteria and specifications of the State of Texas will be at City's or its customer's expense.
- b) City agrees that the physical connection of each service line to the local Wastewater facility will be the responsibility of City and will not be left to the discretion of the plumber or contractor unless said plumber or contractor is under the direct supervision of or whose work is inspected by City's authorized representative.
- c) City agrees that it will maintain strict supervision and maintenance of its local Wastewater facilities to prohibit connections such as roof drains or any other means by which surface drainage, i.e. stormwater run-off, can enter local Wastewater facilities and then discharge to the GBRA System.

- d) Connections made to the City System after the date of execution of this Agreement will be made using only materials permitted by applicable codes and development criteria manuals of the State of Texas. City will inspect all connections to its System in accordance with its own rules and regulations in order to insure compliance with it.
- e) A failure on the part of City to provide and enforce such regulations governing connections to the City System will, at the option of GBRA after (i) notice to City in writing of the specific violation, and (ii) failure within 30 days to correct said violation or, if the violation is of a nature that it cannot be corrected within 30 days, to begin to correct such violation and to diligently pursue such curative action, constitutes sufficient grounds for GBRA to restrict or limit Wastewater flows, or immediately terminate this Agreement, to such extent GBRA deems reasonably necessary in order to protect the GBRA System from damage or excessive flows.

ARTICLE IX: LIABILITY FOR DAMAGES AND RESPONSIBILITY FOR TREATMENT AND DISPOSAL OF WASTEWATER

9.01 Liability of City.

As between the Parties, liability for damages to third persons arising from the reception, transportation, delivery, and disposal of all Wastewater discharged will remain with City to Point of Entry. As between the Parties, liability for damages to third persons will pass to GBRA at the Point of Entry to GBRA's System.

9.02 Liability of GBRA.

Subject to the foregoing, GBRA will bear the responsibility as between the Parties for the proper reception, transportation, treatment, and disposal of such Wastewater received by it at Point of Entry in accordance with the Agreement. However, the Parties agree that they will not construe this Agreement to cause GBRA to have liability for damages to the GBRA System or to third persons arising from the delivery by City of Prohibited Wastes or Wastewater that is corrosive or otherwise damaging to the GBRA System or to persons or property.

ARTICLE X: RIGHT OF ENTRY

10.01 Right of Entry.

In cooperation with and after notice to the Party that owns the Connecting Facilities, City agrees to provide GBRA the right of entry and access to the Connecting Facilities at all reasonable times in order to inspect those facilities, to investigate the source of operational or maintenance problems or for preventive purposes intended to detect, minimize, or avert operational or maintenance problems, or for

any other purpose reasonably related to the provision of Wholesale Wastewater Service.

ARTICLE XI: FORCE MAJEURE

11.01 Force Majeure.

If, by reason of force majeure, either party will be rendered unable, in whole or in part, to carry out its obligations under this Agreement, the party whose performance is so affected will give notice and the full particulars of such force majeure to the other party within a reasonable time after the occurrence of the event or caused relied on. Following said notice, the obligation of the party giving such notice, so far as it is affected by such force majeure, will be suspended during the continuance of the inability then claimed but for no longer period and such party will endeavor to remove or overcome such inability with all reasonable dispatch.

The term “force majeure” will mean Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a party to perform due to any other causes not reasonably within the control of the party claiming such inability.

ARTICLE XII: REGULATORY COMPLIANCE

12.01 Agreement Subject to Applicable Law.

The Agreement will be subject to all valid rules, regulations, and applicable laws of the United State of America, the State of Texas and/or any other governmental body or agency having lawful jurisdiction or any authorized representative or agency of any of them.

12.02 Cooperation to Assure Regulatory Compliance.

Since the Parties must comply with all federal, state, and local requirements to obtain permits, grants, and assistance for system construction, studies, etc., each party will cooperate in good faith with the other Parties at all times to assure compliance with any such governmental requirements where noncompliance or non-cooperation may subject the parties to penalties, loss of grants or other funds, or other adverse regulatory action in the performance of this Agreement.

12.03 Wastewater System Overflows.

Each Party will initiate immediate measures to remediate Wastewater system overflows in its System as directed by state, federal, or other officials, and immediately notify the other Parties of the Wastewater system overflows affecting the Wholesale Service Area. Each Party is responsible for timely providing all required equipment and personnel to remediate the Wastewater system overflow, and providing any required notice to the EPA and the TCEQ regarding any overflows.

12.04 Responsibility for Events Inside City System.

In the event the EPA or TCEQ issues any form of order or penalty for violations of applicable law resulting from operation, maintenance, or other program associated with the City System, City will take all necessary action to comply with the order and is responsible for paying all penalties for violations related to the order. To the extent permitted by law, City agrees to hold GBRA harmless for violations that occur within the City System.

12.05 Responsibility for Events Inside GBRA's System.

In the event the EPA or TCEQ issues any form of order or penalty for violations of applicable law resulting from operating, maintenance, or other program associated with the GBRA System, GBRA will take all necessary action to comply with the order and is responsible for paying all penalties for violations related to the order; provided, however, that GBRA reserves all of its rights under this Agreement in the event the City delivers to the GBRA System Prohibited Wastes or Wastewater that is corrosive or otherwise damaging to the GBRA System or to persons or property. To the extent permitted by law, GBRA agrees to hold City harmless for violations that occur within the GBRA System except to the extent those violations arise from the City's delivery to the GBRA System of Prohibited Wastes or Wastewater that is corrosive or otherwise damaging to the GBRA System or to persons or property.

ARTICLE XIII: TERM OF AGREEMENT

13.01 Term of Agreement.

Unless earlier terminated under the provisions of this Agreement, the term of this Agreement will commence as of the effective date of this Agreement and will remain in effect for a period of 20 years after the effective date. This Agreement may be extended by mutual agreement of the Parties in writing for such period as mutually agreed upon and duly authorized by their respective governing bodies.

ARTICLE XIV: TERMINATION AND OTHER REMEDIES

14.01 Material Breach; Notice and Opportunity to Cure.

- a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. This period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach. The time periods contained in this section shall not apply to Wastewater system overflows, and the Parties agree that they each shall respond to Wastewater system overflows promptly following notice thereof.
- b) Any non-defaulting Party will mitigate direct or consequential damage arising from any breach or default to the extent reasonably possible under the circumstances.
- c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

14.02 Equitable Relief.

The Parties acknowledge that GBRA is limited in its ability to terminate this Agreement in the event of City's default, whether a monetary default or otherwise, without advance notice because City may have an obligation to provide continuous and adequate wastewater service to its Retail Customers at the time of the default and may lack alternative sources for wastewater service. In recognition of this, and that failure in the performance of City's obligations could not be adequately compensated in money damages alone and may result in regulatory enforcement against GBRA, City agrees that in the event of any default on its part that GBRA shall have available to it equitable remedies including, without limitation, the right of GBRA to obtain a writ of mandamus or an injunction against City: (i) requiring the City's governing body to levy and collect rates and charges sufficient to pay the amounts owed to GBRA by City under this Agreement; and, (ii) enjoining City from exceeding the Peak Hour Flow Rate, the Daily BOD Loading, or the wastewater quality and Prohibited Wastes provisions of this Agreement.

14.03 City's Termination.

At such time as City believes that it can treat Wastewater from the Wholesale Service Area and integrate such wastewater treatment fully into the City System, the City, upon giving GBRA 18 months written notice, may terminate this Agreement without cause. After the expiration of the 18 months post-notice period, this Agreement shall become null and void. However, obligations and responsibilities under Article IX of this Agreement shall survive termination hereunder.

14.04 Agreement's Remedies Not Exclusive.

The provisions of this Agreement providing remedies in the event of a Party's breach of this are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement in addition to, and cumulative to, remedies provided in this Agreement.

**ARTICLE XV: STATEMENT OF PURPOSE AND AUTHORITY AND PLEDGE
OF GOOD FAITH AND FAIR DEALING**

15.01 Statement of Purpose.

This Agreement is intended to set forth a comprehensive statement of all terms and conditions applicable to the provision of Wholesale Wastewater Service by GBRA to City for the Wholesale Service Area.

15.02 Authority.

This Agreement is made and entered into pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code, Chapter 791; Texas Local Government Code, Chapter 552; Texas Water Code Chapters 30 and 49, and other applicable law.

15.03 Covenant of Good Faith and Fair Dealing.

The Parties agree to cooperate and to deal with one another fairly and in good faith at all times to effectuate the purposes and intent of this Agreement.

ARTICLE XVI: GENERAL PROVISIONS

16.01 Interpretation.

The Parties recognize that this Agreement is voluntary and consensual on the part of each Party, that, absent this Agreement, GBRA is not required by law to provide Wholesale Wastewater Service to City; that City is not required by law to obtain

Wastewater service from GBRA; and that each Party has been represented by legal counsel who have participated throughout the formulation, drafting, and approval of this Agreement. Accordingly, this Agreement will not be interpreted more favorably in favor of one Party than the other.

16.02 Assignability.

Except as expressly provided below, this Agreement shall not be assignable by either Party except with the written consent of the other Parties, whose consent shall not be unreasonably withheld or delayed.

16.03 Amendment.

- a) This Agreement may be amended or modified only by written agreement duly authorized by the respective governing bodies of City and GBRA and executed by duly authorized representatives of each.
- b) The Parties acknowledge that from time to time this Agreement may be amended in writing to add additional property to be served, expand the area described as the Wholesale Service Area, and to add additional interceptors, connecting facilities, and metering facilities. The Parties acknowledge that to amend this Agreement as provided in this paragraph, the Parties will substitute the existing **Exhibits A and C** with new **Exhibits A and C** identifying the property, and the Wholesale Service Area. Any new facilities must comply with this Agreement, and service to the property and the additional Wholesale Service Area will be governed by the terms of this Agreement.

16.04 Necessary Documents and Actions.

Each Party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

16.05 Entire Agreement.

This Agreement constitutes the entire agreement of the Parties and supersedes any prior or contemporaneous oral or written understandings or representations of the Parties regarding Wastewater service by GBRA to the Wholesale Service Area.

16.06 Applicable Law.

This Agreement will be construed under and in accordance with the laws of the State of Texas.

16.07 Venue.

All obligations of the Parties created in this Agreement are performable in Hays County, Texas, and venue for any action arising under this Agreement will be in Hays County, Texas.

16.08 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than to the Parties, any rights, benefits, or remedies under or by reason of this Agreement.

16.09 Duplicate Originals.

This Agreement may be executed in duplicate originals each of equal dignity.

16.10 Notices.

Any notice required under this Agreement may be given to the respective Parties by facsimile transmission or by hand-delivery to the address of the other party shown below:

If to the City:

City of Buda, Texas
Attn: Kenneth Williams, City Manager
405 E. Loop St., Building 100
Buda, TX 78610
Phone: 512-312-0084
FAX: 512-312-1889

If to GBRA:

Guadalupe-Blanco River Authority
Attn. Kevin Patteson, General Manager/CEO
933 East Court Street
Seguin, TX 78155
Phone: 830-379-5822

Any notice provided by facsimile also shall be provided by first-class mail. Notices shall be deemed received on the date of facsimile transmission or hand delivery.

16.11 Consents and Approvals.

Wherever this Agreement requires any Party, or its agents or employees to provide a consent, approval or similar action, the Parties agree that such consent, approval or similar action will not be unreasonably withheld or delayed.

16.12 Severability.

Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

16.13 Exhibits.

The following exhibits, attached to this Agreement, are incorporated into this Agreement as if fully set forth:

Exhibit A: Property
Exhibit B: Prohibited Wastes
Exhibit C: Wholesale Service Area

16.14 Effective Date.

This Agreement will be effective from and after the last date of due execution by all Parties.

GUADALUPE-BLANCO RIVER AUTHORITY

By: _____
Kevin Patteson, General Manager/CEO

Date: _____

Attest:

By: _____
George T. Bohl, J.D., General Counsel

Date: _____

CITY OF BUDA, TEXAS

By: _____
Kenneth Williams, City Manager

Date: _____

Attest:

By: _____
Alicia Ramirez, City Clerk

Date: _____

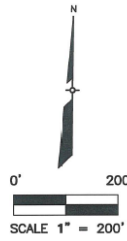
Exhibit A
Property

15.89 acres of property; George Herder & A0680 D C Burleson Surveys

TITLE SURVEY

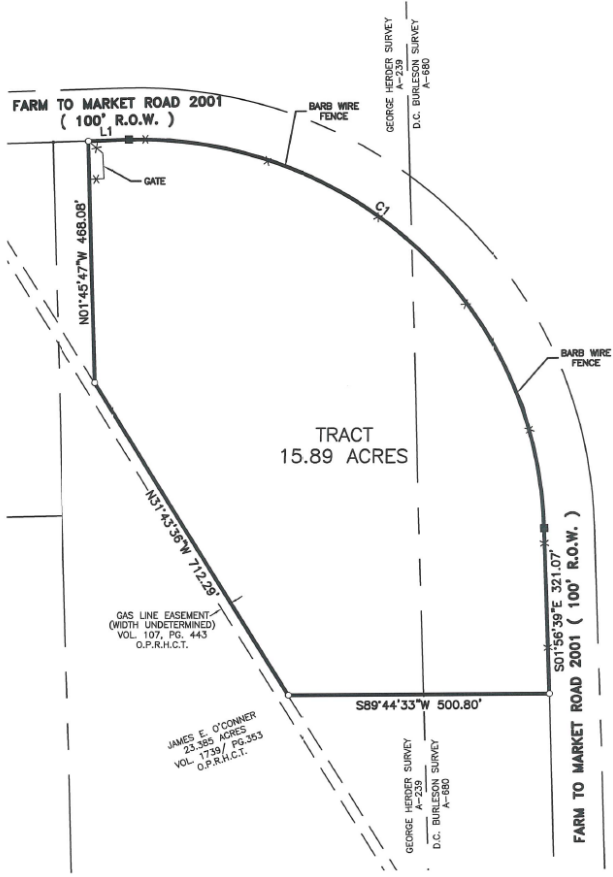
LEGEND

- IRON ROD FOUND
- IRON ROD SET
- TxDOT R.O.W. MONUMENT
- BOUNDARY LINE
- - - EXISTING R.O.W. LINE
- - - EXISTING LOT LINE
- - - ONE EXISTING OVERHEAD ELECTRIC EASEMENT
- ⊕ FIRE HYDRANT
- ⊖ POWER POLE
- GUYWIRE
- ⊙ WATER METER
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- IRON ROD FENCE
- BARBED WIRE FENCE



SCHEDULE B:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- a. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - f. EASEMENT EXECUTED BY W.S. BIRDWELL AND MRS. MINNIE BIRDWELL, TO HOPE ENGINEERING AND SUPPLY COMPANY, DATED JANUARY 25, 1925, RECORDED IN VOLUME 95, PAGE 162, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - g. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 21, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 404, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - h. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 18, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 405, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - i. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 21, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 407, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - j. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO UNITED GAS PUBLIC SERVICE COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 443, DEED RECORDS, HAYS COUNTY, TEXAS, AS AMENDED BY AMENDMENT OF PIPELINE EASEMENT AGREEMENT, DATED DECEMBER 3, 1982, FILED DECEMBER 29, 1982, RECORDED IN VOLUME 386, PAGE 133, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - k. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO SOUTHERN GAS COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 444, DEED RECORDS, HAYS COUNTY, TEXAS, AS AMENDED BY AMENDMENT OF PIPELINE EASEMENT AGREEMENT, DATED DECEMBER 3, 1982, FILED DECEMBER 29, 1982, RECORDED IN VOLUME 386, PAGE 133, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - l. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO UNITED GAS PUBLIC SERVICE COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 446, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - m. EASEMENT EXECUTED BY G.G. MOORE, TO UNITED PIPE LINE CORP., DATED JANUARY 22, 1931, FILED MARCH 27, 1935, RECORDED IN VOLUME 109, PAGE 221, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - n. EASEMENT EXECUTED BY C.E. RICH AND WIFE, NELL RICH, TO PLUM CREEK CONSERVATION DISTRICT OF LOCKHART, TEXAS, DATED JULY 15, 1960, FILED JULY 15, 1960, RECORDED IN VOLUME 182, PAGE 627, DEED RECORDS, HAYS COUNTY, TEXAS. DOES NOT AFFECT THIS TRACT.
 - o. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, BY AND BETWEEN J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, AS LESSOR AND SOCONY MOBIL OIL COMPANY, INC., AS LESSEE, DATED JUNE 21, 1965, FILED JULY 22, 1965, RECORDED IN VOLUME 207, PAGE 12, DEED RECORDS, HAYS COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). DOES NOT AFFECT THIS TRACT.
 - p. EASEMENT EXECUTED BY J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, TO GOFORTH WATER SUPPLY CORPORATION, DATED DECEMBER 10, 1968, FILED MARCH 18, 1969, RECORDED IN VOLUME 229, PAGE 156, DEED RECORDS, HAYS COUNTY, TEXAS. DOES APPLY. NOT ABLE TO PLOT.
 - q. EASEMENT EXECUTED BY J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, TO VALERO TRANSMISSIONS COMPANY, DATED JULY 10, 1985, FILED JULY 29, 1985, RECORDED IN VOLUME 536, PAGE 232, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, AS CORRECTED IN EASEMENT AGREEMENT, DATED JULY 10, 1985, FILED AUGUST 6, 1985, RECORDED IN VOLUME 538, PAGE 744, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS. DOES NOT AFFECT THIS TRACT.
 - r. TERMS, CONDITIONS AND OBLIGATIONS CONTAINED IN POST-CLOSING AGREEMENT BY AND BETWEEN JAMES E. O'CONNOR AND SK7 INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED NOVEMBER 13, 2018, FILED NOVEMBER 14, 2018, RECORDED UNDER CLERK'S FILE NO. 18040104, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. NOT PLOTTABLE.



LEGAL DESCRIPTION

BEING 15.89 ACRES OF LAND, BEING APPROXIMATELY 3.78 ACRES OUT OF THE D.C. BURLERSON SURVEY, ABSTRACT NO. 680 AND APPROXIMATELY 12.11 ACRES OUT OF THE GEORGE HERDER SURVEY, ABSTRACT NO. 239, HAYS COUNTY, TEXAS AND BEING THAT CERTAIN 15.89 ACRE TRACT CONVEYED TO SK7 INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 18040103 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FLOOD INFORMATION: THIS SITE LIES WITHIN ZONE "X" FLOODPLAIN AREA. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN BOUNDARY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 482090285F
FLOOD MAP DATED: 09/05/2005

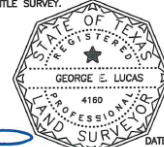
BORROWER: PHI-CESM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY
TITLE CO.: BENCHMARK TITLE, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: PL20-26711

Line #	Length	Direction
L1	78.63'	N87°51'19"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1220.38'	778.51'	89.82'	S46° 43' 28" E	1099.21'

THE UNDERSIGNED DOES HEREBY CERTIFY TO, PHI-CESM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BENCHMARK TITLE, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, TSPS LAND TITLE SURVEY.



DATE: 6-23-2020
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2206 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4857

Exhibit B

Prohibited Wastes

(a) General prohibitions. No user shall introduce or cause to be introduced into the wastewater treatment plant any pollutant or wastewater which causes pass-through or interference. These general prohibitions apply to all users of the wastewater treatment plant whether or not they are permit holders or significant industrial users.

(b) Specific prohibitions. No user shall introduce or cause to be introduced into the wastewater treatment plant the following pollutants, substances, or wastewater:

- (1) Pollutants which create a fire or explosive hazard in the wastewater treatment plant, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140° F (60° C) using the test methods specified in 40 CFR 261.21;
- (2) Wastewater having a pH less than 5.5 or more than 10.0, or otherwise causing corrosive structural damage to the wastewater treatment plant or equipment;
- (3) Solid or viscous substances in amounts which will cause obstruction of the flow in the wastewater treatment plant resulting in interference;
- (4) Wastewater having a temperature greater than 150° F (49° C), or which will inhibit biological activity in the treatment plant resulting in interference;
- (5) Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin, in amounts that will cause interference or pass-through;
- (6) Pollutants which result in the presence of toxic gases, vapors, or fumes within the wastewater treatment plant in a quantity that may cause acute worker health and safety problems;
- (7) Trucked or hauled pollutants;
- (8) Noxious or odorous liquids, gases, solids, or other wastewater which, either singly or by interacting with other wastewater, is sufficient to create a public nuisance or a hazard to life, including pesticides, herbicides and fungicides;
- (9) Wastewater which imparts color which cannot be removed by the treatment process, such as, but not limited to, dye waste and vegetable tanning solutions, which consequently imparts color to the treatment plant effluent;

- (10) Wastewater containing any radioactive wastewater or isotopes, except in compliance with applicable state or federal regulations;
- (11) Stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, swimming pool drainage, condensate, deionized water, noncontact cooling water, and unpolluted wastewater, unless specifically authorized by the superintendent;
- (12) Sludges, screening, or other residues from the pretreatment of industrial wastes;
- (13) Medical wastes, except as specifically authorized by the superintendent in a wastewater discharge permit;
- (14) Wastewater causing, alone or in conjunction with other sources, the treatment plant's effluent to fail a toxicity test;
- (15) Detergents, surface-active agents, or other substances which may cause excessive foaming in the treatment plant.

Local limits

(a) The following pollutant limits are established to protect against pass-through and interference. No person shall discharge wastewater containing in excess of the following:

	Instantaneous Maximum Allowable Discharge Limit (mg/l)	Maximum for 24-hour Composite Sample (mg/l)
Arsenic	0.05	0.01
Barium	5.0	1.0
BOD	2,000	1,000
Cadmium	0.7	0.1
Chromium	5.0	1.0
Copper	4.5	1.0
Cyanide	2.0	0.5
Lead	0.1	0.02
Mercury	0.005	0.002
Nickel	1.0	0.2
O&G	400	200

Selenium	0.4	0.1
Silver	1.0	0.2
TSS	2,000	1,000
Zinc	5.0	1.0

(b) The above limits apply at the point where the wastewater is discharged to the public collection system. All concentrations for metallic substances are for “total” metal unless indicated otherwise.

Exhibit C
Wholesale Service Area

TITLE SURVEY

SCHEDULE B:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- e. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - f. EASEMENT EXECUTED BY W.S. BIRDWELL AND MRS. MINNIE BIRDWELL, TO HOPE ENGINEERING AND SUPPLY COMPANY, DATED JANUARY 25, 1925, RECORDED IN VOLUME 95, PAGE 162, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - g. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 21, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 404, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - h. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 18, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 405, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - i. EASEMENT EXECUTED BY W.S. BIRDWELL, TO UNITED PIPE LINE CORP., DATED JANUARY 21, 1931, FILED JANUARY 24, 1931, RECORDED IN VOLUME 102, PAGE 407, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - j. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO UNITED GAS PUBLIC SERVICE COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 443, DEED RECORDS, HAYS COUNTY, TEXAS, AS AMENDED BY AMENDMENT OF PIPELINE EASEMENT AGREEMENT, DATED DECEMBER 3, 1982, FILED DECEMBER 29, 1982, RECORDED IN VOLUME 386, PAGE 133, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - k. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO SOUTHERN GAS COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 444, DEED RECORDS, HAYS COUNTY, TEXAS, AS AMENDED BY AMENDMENT OF PIPELINE EASEMENT AGREEMENT, DATED DECEMBER 3, 1982, FILED DECEMBER 29, 1982, RECORDED IN VOLUME 386, PAGE 133, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - l. EASEMENT EXECUTED BY BANKERS LIFE COMPANY, TO UNITED GAS PUBLIC SERVICE COMPANY, DATED JULY 21, 1934, FILED JULY 27, 1934, RECORDED IN VOLUME 107, PAGE 446, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - m. EASEMENT EXECUTED BY G.G. MOORE, TO UNITED PIPE LINE CORP., DATED JANUARY 22, 1931, FILED MARCH 27, 1935, RECORDED IN VOLUME 109, PAGE 221, DEED RECORDS, HAYS COUNTY, TEXAS. MAY AFFECT THIS TRACT. NOT ENOUGH DATA TO PLOT.
 - n. EASEMENT EXECUTED BY C.E. RICH AND WIFE, NELL RICH, TO PLUM CREEK CONSERVATION DISTRICT OF LOCKHART, TEXAS, DATED JULY 15, 1960, FILED JULY 15, 1960, RECORDED IN VOLUME 182, PAGE 627, DEED RECORDS, HAYS COUNTY, TEXAS. DOES NOT AFFECT THIS TRACT.
 - o. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, BY AND BETWEEN J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, AS LESSOR AND SOCONY MOBIL OIL COMPANY, INC., AS LESSEE, DATED JUNE 21, 1965, FILED JULY 22, 1965, RECORDED IN VOLUME 207, PAGE 12, DEED RECORDS, HAYS COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). DOES NOT AFFECT THIS TRACT.
 - p. EASEMENT EXECUTED BY J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, TO GOFORTH WATER SUPPLY CORPORATION, DATED DECEMBER 10, 1968, FILED MARCH 18, 1969, RECORDED IN VOLUME 229, PAGE 156, DEED RECORDS, HAYS COUNTY, TEXAS. DOES APPLY. NOT ABLE TO PLOT.
 - q. EASEMENT EXECUTED BY J.D. HOLDEN AND WIFE, OPAL R. HOLDEN, TO VALERO TRANSMISSIONS COMPANY, DATED JULY 10, 1985, FILED JULY 29, 1985, RECORDED IN VOLUME 536, PAGE 232, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, AS CORRECTED IN EASEMENT AGREEMENT, DATED JULY 10, 1985, FILED AUGUST 6, 1985, RECORDED IN VOLUME 538, PAGE 744, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS. DOES NOT AFFECT THIS TRACT.
 - r. TERMS, CONDITIONS AND OBLIGATIONS CONTAINED IN POST-CLOSING AGREEMENT BY AND BETWEEN JAMES E. O'CONNOR AND SK7 INVESTMENT GROUP, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, DATED NOVEMBER 13, 2018, FILED NOVEMBER 14, 2018, RECORDED UNDER CLERK'S FILE NO. 18040104, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. NOT PLOTTABLE.

LEGAL DESCRIPTION

BEING 15.89 ACRES OF LAND, BEING APPROXIMATELY 3.78 ACRES OUT OF THE D.C. BURLERSON SURVEY, ABSTRACT NO. 680 AND APPROXIMATELY 12.11 ACRES OUT OF THE GEORGE HERDER SURVEY, ABSTRACT NO. 239, HAYS COUNTY, TEXAS AND BEING THAT CERTAIN 15.89 ACRE TRACT CONVEYED TO SK7 INVESTMENT GROUP, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 18040103 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

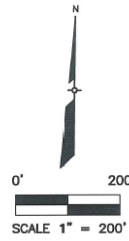
FLOOD INFORMATION: THIS SITE LIES WITHIN ZONE "X" FLOODPLAIN AREA. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN BOUNDARY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 482090285F
FLOOD MAP DATED: 09/05/2005

BORROWER: **PHI-CESM INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY**
TITLE CO.: **BENCHMARK TITLE, L.L.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY**
G.F. NO.: **PL20-26711**

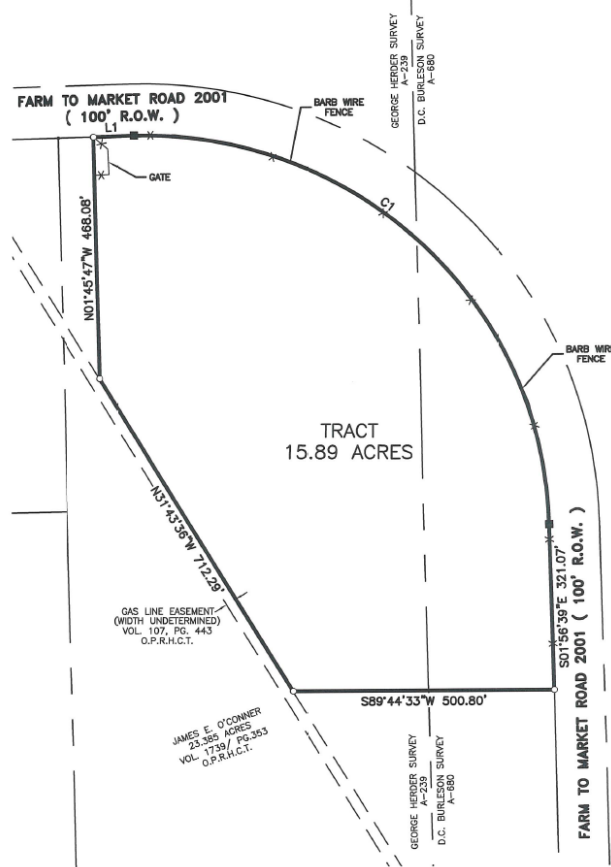
Line #	Length	Direction
L1	78.63'	N87°51'19"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1220.38'	778.51'	89.82'	S46° 43' 28"E	1099.21'



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- TxDOT R.O.W. MONUMENT
- BOUNDARY LINE
- - - EXISTING R.O.W. LINE
- - - EXISTING LOT LINE
- - - ONE EXISTING OVERHEAD ELECTRIC EASEMENT
- ⊕ FIRE HYDRANT
- ⊖ POWER POLE
- GUYWIRE
- ⊙ WATER METER
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- IRON ROD FENCE
- X — BARBED WIRE FENCE



LEGAL DESCRIPTION

BEING 15.89 ACRES OF LAND, BEING APPROXIMATELY 3.78 ACRES OUT OF THE D.C. BURLERSON SURVEY, ABSTRACT NO. 680 AND APPROXIMATELY 12.11 ACRES OUT OF THE GEORGE HERDER SURVEY, ABSTRACT NO. 239, HAYS COUNTY, TEXAS AND BEING THAT CERTAIN 15.89 ACRE TRACT CONVEYED TO SK7 INVESTMENT GROUP, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 18040103 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FLOOD INFORMATION: THIS SITE LIES WITHIN ZONE "X" FLOODPLAIN AREA. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN BOUNDARY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 482090285F
FLOOD MAP DATED: 09/05/2005

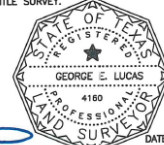
BORROWER: **PHI-CESM INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY**
TITLE CO.: **BENCHMARK TITLE, L.L.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY**
G.F. NO.: **PL20-26711**

Line #	Length	Direction
L1	78.63'	N87°51'19"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1220.38'	778.51'	89.82'	S46° 43' 28"E	1099.21'

THE UNDERSIGNED DOES HEREBY CERTIFY TO, PHI-CESM INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, BENCHMARK TITLE, L.L.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, TSPS LAND TITLE SURVEY.



DATE: 6-23-2020
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2206 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4857

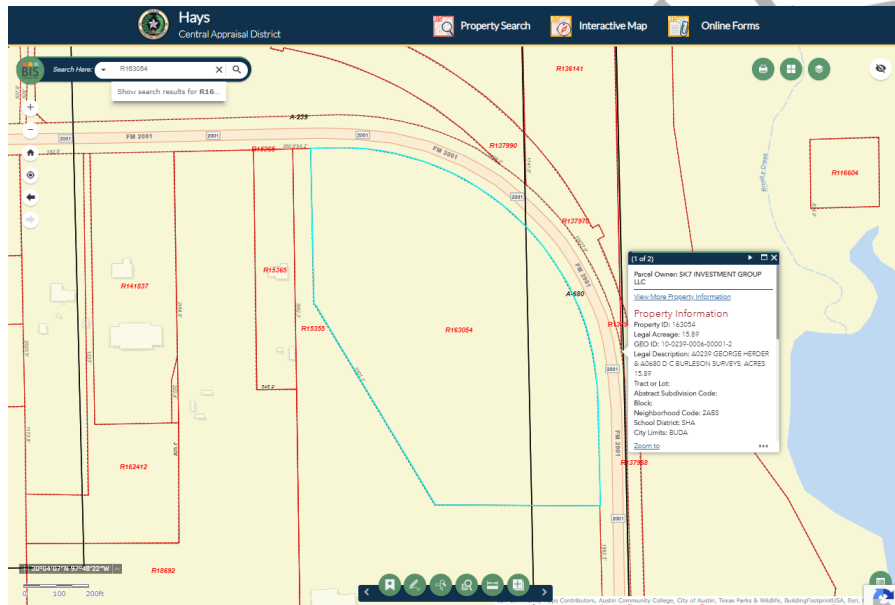
PROJECT

- 15.89-acre multi-family development
- Planned 320 units (estimated)
- Property is in the ETJ and is not contiguous to city limits
- Water provider: Goforth SUD
- Wastewater provider: no wastewater CCN is filed but the City plans to serve this area in the impact fee study
- 160 LUEs



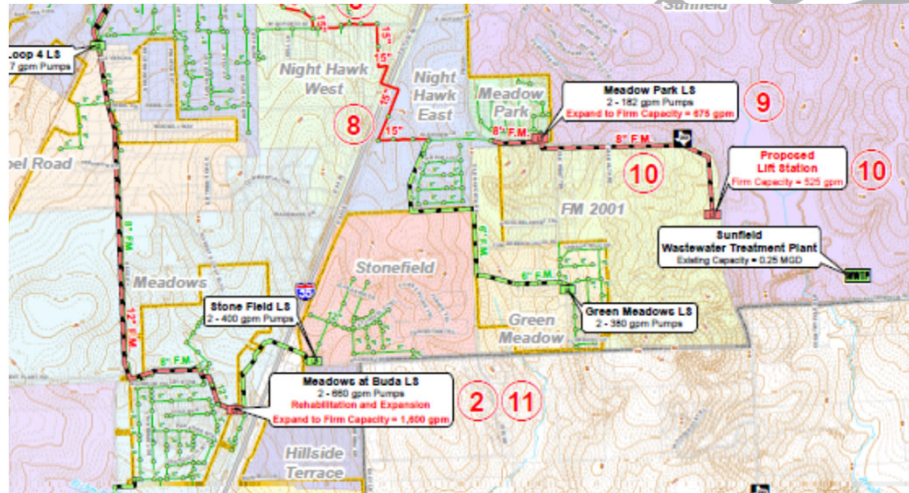
1

PROJECT



2

2017 WASTEWATER IMPACT FEE STUDY



3

DISCUSSION FROM CITY COUNCIL IN MAY 2020

- Options
 1. Pursue the wholesale service agreement with GBRA.
 2. The City may elect not to pursue an agreement and to allow others to serve the project. The City would be giving up control over wastewater in this area by doing so.
 3. The City could require the developer to tie into the City's existing wastewater collection system. The City does not have a Wastewater CCN and is not required to serve the property.



4

RESPONSIBILITIES

- City
 - Administer and bill the customer for wastewater used
 - Design and construction of the infrastructure (through developer)
 - No operation requirements – assets on private property will be the responsibility of the developer and GBRA will control from the property line.
 - Enforce on development that wastewater controls for infiltration and inflow and wastewater meets standards
- GBRA
 - Maintain meter at connecting facility; annual calibration
 - Process and treat the wastewater from the property



5

RATES AND FEES

- GBRA will charge a volume rate of \$5.64 per 1,000 gallons
- City's "Outside City Fee" is only \$5.20 per 1,000 gallons – need to adopt a special district fee for GBRA wastewater
- 90-day advance notice for any fee increases
- Impact Fees
 - Developer will pay full impact fee to City (\$3,515 per LUE)
 - City will pay \$1,360 per LUE to GBRA.



6

TERM, FUTURE SERVICE, AND NEXT STEPS

- 20-year term
- City reserves the right to serve the property directly in the future (18-month notice)
- GBRA board consideration on 12/16
- Utility Service Agreement with Developer



7

QUESTIONS?



8



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-652- #1.3

Contact: Kenneth Crawford

Subject: Deliberation and possible action authorizing the City Manager to execute Supplement #6 - Task Order #7 with Freese and Nichols, Inc. for the Proposition 4, Project Area 1 Drainage Improvement Project, subject to approval of form by the City Attorney (Project Manager Kenny Crawford) [PUBLIC TESTIMONY]

1. Executive Summary

FNI will perform engineering services related to the Fire Station and Bluff Street (Project Areas 1A) and West Goforth (Project Area 1B) Drainage Improvement Projects being developed under Task Order 2.

2. Background/History

City Council approved the Bond Proposition 4 Professional Services Agreement (PSA) with Freese and Nichols, Inc (FNI) on August 18, 2015. Subsequent to the establishment of the PSA, the City Council approved five supplements to the agreement for additional design development and project construction administration for Bond Proposition 4 (Drainage) professional engineering and consulting. The attached Supplement #6 includes Task Order #7 for FNI to continue professional engineering and consulting services for Project Area 1 (Design Modifications and Construction Phase Services) that were either not included in previous supplements or expired (May 31, 2019) due to external influences and conditions beyond the control of The City of Buda or FNI. The baseline scope of work (SOW) for project area 1A is for the execution of construction administration and project closeout services and for project area 1B for the design development, permitting, contract & construction document development, bid, construction administration, and closeout services. The City advertised for Project area 1A bids on December 2, 2020 and will close the bid process on January 15, 2021. Execution of project area 1B is conditional, but not constrained, to the completion of project area 1A for the management of storm water and downstream conveyance from the south to north in the Onion Creek watershed.

3. Staff's review and analysis

This approach leverages the continuation of project efforts with the design entity that executed the planning, design, and completion of Oxbow and Houston Street Drainage projects, the hydraulic

modeling and data, knowledge base, and fostered relationships for all stakeholders.

4. Financial Impact

Funding in the amount of \$223,276.00 for professional engineering services to complete Project Area 1 are available in the funds designated for the 2014 Bond Proposition 4 (Drainage).

5. Summary/Conclusion

Executing this supplement will enable The City to meet the continuing needs of the citizens to decrease associated risks and mitigate future flooding events on personal and business properties.

6. Pros and Cons

Pros: continues design and administration services for Project Area 1; seeks solutions to hurdles for Project Area 1b

Cons: a portion of Project Area 1b needs to be evaluated, rescope, and altered to accommodate feedback from Union Pacific Rail Road (UPRR). The alternate solutions may require the acquisition of unplanned easements in order to gain approval from UPRR.

7. Alternatives

An alternative design for Phase 1b is needed in order to gain UPRR approval. FNI has the institutional knowledge and has created the existing flooding models to assist with design. Changing professional engineering consultants will result in further delays (estimated >6 months to one year) due to the requirement of selecting another professional engineering consulting firm (per Sec. 2254 - Professional Services Procurement Act of the Texas Government Code), current conditions and levels of work completed to date for project area 1, transference of work and data acquired to date, and the desired schedule to complete all work to mitigate future flooding of our citizens and businesses affected in past flooding events.

8. Recommendation

Authorize the City Manager to execute Supplement #6 for the continuation of Professional Engineering Services by Freese and Nichols, Inc. to complete Project Area-1 subject to approval of form by the City Attorney.

ATTACHMENT A

SERVICES TO BE PROVIDED BY THE ENGINEER 2014 BOND PROGRAM – PROPOSITION 4 – DRAINAGE DESIGN MODIFICATIONS AND CONSTRUCTION PHASE SERVICES (PROJECT AREA 1)

PROJECT DESCRIPTION

FNI will perform engineering services related to the Fire Station and Bluff Street (Project Areas 1A) and West Goforth (Project Area 1B) Drainage Improvement Projects being developed under Task Order 2.

SCOPE OF WORK:

The scope of Work for this project has been divided into the following tasks:

- Project Management
- Revise Project Area 1B Construction Documents
- UPRR Coordination (Project Area 1B)
- TxDOT Coordination
- Bid and Construction Phase Services
- Warranty Inspections and Project Closeout
- Survey (metes and bounds)

WORK BREAKDOWN – TASKS AND DESCRIPTIONS

1. Project Management

- a. Extended project management services through construction of Project Areas 1A and 1B. This includes:
 - i. Preparation for, participation in, and collaborate with project stakeholders and The City of Buda Staff through project closeout for Project Areas 1 (assume 12 months).
 - ii.
 - iii. Monthly status reports shall accompany all invoice submittals prior to consideration of payment.

2. Revise Project Area 1B Construction Documents

Revise the construction drawings to modify the proposed culvert under UPRR, relocate the proposed channel between Loop 4 and the UPRR culvert to be outside the UPRR right-of-way, and update the Loop 4 crossing and associated sheets based on the TxDOT AFA.

- a. UPRR Culvert: The revised culvert design will be based on Geotechnical data and recommendations provided by Terracon (or other) and direct collaboration with and acceptance of solution by UPRR. The design shall meet the requirements to convey the design storm runoff from east to west through the UPRR ROW.
- b. Channel from Loop 4 Culvert to UPRR Culvert: The revised channel design will relocate the channel to outside the UPRR right-of-way on the east side of the tracks. Two channel configurations (vertical walls vs sloped walls) will be evaluated at a conceptual level to provide estimated construction and land costs. FNI shall provide The City of Buda with prioritized feasible, acceptable, and suitable design solutions following direct coordination with and acceptance by all stakeholders and property owners. FNI shall provide The City of Buda a

prioritized recommendation based on cost of construction, cost of acquisition, effectiveness of solution (% of peak stormwater conveyed to mitigate future flood events), and duration to complete.

- c. Hydraulic Modeling: FNI shall incorporate hydraulic data into the planning and design and validate system performance to meet the design stormwater conveyance to the west of the UPRR.
 - i. Update model for the proposed system design and verify water surface elevations to meet design stormwater conveyance and mitigate future flood events..
 - ii. The revised design documents will be for the full proposed system. The complexity of the project is reliant on land acquisition, easements, and multiple external land-owning entities. For this reason, the Work Breakdown Structure and project scope compartmentalizes the solution set into conveyance across the UPRR ROW and a means of detaining. The conceptual designs/models will evaluate flood risk and flood risk reduction if:
 - 1. There is a delay to the schedule due to land acquisition, TXDOT ROW approval, or other extenuating conditions that prevent the execution of the project scope of work for the detention of stormwater east of the UPRR ROW. (interim condition with no additional storage or conveyance).
 - 2. Additional storage/detention is added to the system near the intersection of Loop 4 and West Goforth (car wash property and/or duplex location).
 - 3. The new UPRR culverts are extended under the Centex Road (to near the skate park).
- d. Construction Drawings and Project Manual:
 - i. City Review Documents: Update the project manual and construction drawings to incorporate the new UPRR culvert, relocated channel, and TxDOT required specifications and standards. FNI shall provide a PDF copy to the City for review. The City of Buda will complete the design review as expeditiously as possible - not to exceed 30 calendar days.
 - ii. TxDOT and UPRR Review Documents: Incorporate City comments into the documents and collaborate with UPRR and TxDOT through full acceptance and approval.
 - iii. Issued for Bid Documents: Upon completion of the TxDOT, UPRR, and City reviews, prepare the final project manual and construction drawings for advertisement/bid.
- e. Utility coordination:
 - i. Provide utilities with revised alignments and request relocation agreements and plans.
 - ii. Assist City Attorney with review of agreements, relocation plans, and establishing relocation schedule.

3. Survey (metes and bounds)

- a. McGray and McGray will project new metes and bounds for temporary access and permanent drainage easements for the revised design in accordance with the attached proposal. Anticipated easements include:
 - i. Centex temporary access/construction easement – this easement is located on the Centex property west of UPRR.

- ii. Centex permanent drainage easement – east of the UPRR ROW.
- iii. Centex temporary access/construction easement – this easement will parallel the permanent drainage easement to provide additional working space and access for construction of the culvert and drainage channel.

4. UPRR Coordination (Project Area 1B)

Submit the revised drawings to UPRR for review, coordinate with UPRR and City, provide requested information and documentation to UPRR in support of review and license agreement. Based on previous discussions with UPRR, relocation of the channel outside the ROW is not anticipated to require shoring or UPRR approval; however, the new culvert will need to be approved. The new culvert will include multiple smooth steel pipes that are anticipated to be installed using pipe ramming or jack and bore depending on the geotechnical survey results and recommendations.

- a. Submit a copy of the geotechnical data and engineering recommendations/report to UPRR after receipt and review.
- b. Collaborate with and submit the proposed culvert design and supporting documents to gain concurrence and design approval from UPRR for execution.
- c. Additional submittal and/or review fees will be paid by FNI and reimbursed by the City. For budgeting purposes, the cost for review and permitting is estimated to be \$20,000.
- d. Maintain a log to track submittals, milestones, and key contacts.

5. TxDOT Coordination (Project Area 1B)

FNI assumes HDR will continue its role as TxDOT AFA coordinator/facilitator and FNI's role will be to provide information needed/requested for submittal.

- a. Complete and meet all TxDOT requirements and all elements pertaining to the project documentation to include construction drawings, construction manual, construction cost estimates, and a construction timeline.
- b. Prepare for, participate in, and revise documents based on virtual administrative review, requirements, and collaboration between the City, HDR, and TxDOT.
- c. Respond to TxDOT written comments and submit supplementary data as requested.
- d. Assist the City in obtaining approval to bid and construct the new culvert crossing.

6. Bid and Construction Phase Services (Project Area 1A)

- a. Provide bid phase services to include:
 - i. Assist Owner in responding to questions, interpreting documents, and preparing addenda if needed.
 - ii. Assist Owner in conducting a pre-bid conference.
 - iii. Assist Owner in opening, tabulating, and analyzing bids and making a recommendation for award of contract.
 - iv. Collaborate with The City of Buda to develop and finalize Construction Contract Documents. Prepare up to three (3) executed sets of documents for distribution by the City.
- b. Provide general construction representation services including:

Upon completion of the bid and/or negotiation phase services, FNI will proceed with the performance of general construction phase services as described below. FNI will endeavor to

protect Owner in providing these services however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for supervision of the Contractor's operation and employees.

FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

The Owner shall provide construction management/administration and construction inspection and FNI shall provide project specific professional engineer consulting, document development, responses to RFIs, and meet consultant suspenses outlined in the contract documents. FNI will only invoice the City for the services requested and provided during the construction.

- i. Aid in the preparation for and attend a pre-construction conference.
- ii. Collaborate with The City of Buda Project Manager to observe the progress and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort FNI will endeavor to protect the Owner against defects and deficiencies in the work of Contractors and will report any observed deficiencies to Owner.
- iii. Attend weekly construction meetings via telephone/teleconference in lieu of in-person meetings.
- iv. Provide general correspondence and coordination with the Owner and Contractor(s) during the construction phase of the project as required.
- v. Review contractor's submittals, requests for information, modification requests, payment requests, and other submittals in accordance with the requirements of the construction contract documents for the projects.
- vi. Prepare documentation for up to two (2) owner-directed contract modifications as required to implement modifications in the design of the project. Elements of the project determined to be errors, omissions, or preventable conditions on part of FNI are the responsibility of FNI and shall not be billed at an additional cost.
- vii. Attend one (1) substantial completion walkthrough with Owner for conformance with the design concept and general compliance with the Construction Contract Documents. Provide a list of deficiencies to be corrected by the contractor to Owner.
- viii. Attend one (1) final walkthrough with Owner for conformance with the design concept and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment.
- ix. Revise the construction drawings in accordance with the information furnished by construction Contractor(s) reflecting changes in the Project made during construction. One (1) electronic set of "Record Drawings" shall be provided.

7. Bid and Construction Phase Services (Project Area 1B)

- a. Provide bid phase services to include:
 - i. Assist Owner in responding to questions, interpreting documents, and preparing addenda if needed.
 - ii. Assist Owner in conducting a pre-bid conference.
 - iii. Assist Owner in opening, tabulating, and analyzing bids and making a recommendation for award of contract.
 - iv. Collaborate with The City of Buda to develop and finalize Construction Contract Documents. Prepare up to three (3) executed sets of documents for distribution by the City.
- b. Provide general construction representation services including:

Upon completion of the bid and/or negotiation phase services, FNI will proceed with the performance of general construction phase services as described below. FNI will endeavor to protect Owner in providing these services however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for supervision of the Contractor's operation and employees.

FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

The Owner shall provide construction management/administration and construction inspection and FNI shall provide project specific professional engineer consulting, document development, responses to RFIs, and meet consultant suspenses outlined in the contract documents. FNI will only invoice the City for the services requested and provided during the construction.

- i. Aid in the preparation for and attend a pre-construction conference.
- ii. Collaborate with The City of Buda Project Manager to observe the progress and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort FNI will endeavor to protect the Owner against defects and deficiencies in the work of Contractors and will report any observed deficiencies to Owner.
- iii. Attend weekly construction meetings via telephone/teleconference in lieu of in-person meetings.
- iv. Provide general correspondence and coordination with the Owner and Contractor(s) during the construction phase of the project as required.
- v. Review contractor's submittals, requests for information, modification requests, payment requests, and other submittals in accordance with the requirements of the construction contract documents for the projects.
- vi. Prepare documentation for up to two (2) owner-directed contract modifications as required to implement modifications in the design of the project. Elements of the

project determined to be errors, omissions, or preventable conditions on part of FNI are the responsibility of FNI and shall not be billed at an additional cost.

- vii. Attend one (1) substantial completion walkthrough with Owner for conformance with the design concept and general compliance with the Construction Contract Documents. Provide a list of deficiencies to be corrected by the contractor to Owner.
- viii. Attend one (1) final walkthrough with Owner for conformance with the design concept and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment.
- ix. Revise the construction drawings in accordance with the information furnished by construction Contractor(s) reflecting changes in the Project made during construction. One (1) electronic set of "Record Drawings" shall be provided.

8. Warranty Inspections and Project Closeout

- a. Attend one (1) warranty inspection for Project Area 1A with Owner and prepare a list of deficiencies to be corrected by the contractor.
- b. Attend one (1) warranty inspection for Project Area 1A with Owner and prepare a list of deficiencies to be corrected by the contractor.

ADDITIONAL SERVICES: Services to be performed by FNI, if requested and authorized by the Owner, which are not included in the above-described services, will be considered an additional service.

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this AGREEMENT and agrees to complete the services in accordance with the attached schedule.

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in OWNER or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation as outlined on the face of this AGREEMENT or as a follow-on supplement that shall not include elements identified within this scope of work that are not subjected to external influences to the schedule.

ATTACHMENT B

**SERVICES TO BE PROVIDED TO THE OWNER
2014 BOND PROGRAM – PROPOSITION 4 – DRAINAGE
DESIGN MODIFICATIONS AND CONSTRUCTION PHASE SERVICES
(PROJECT AREA 1)**

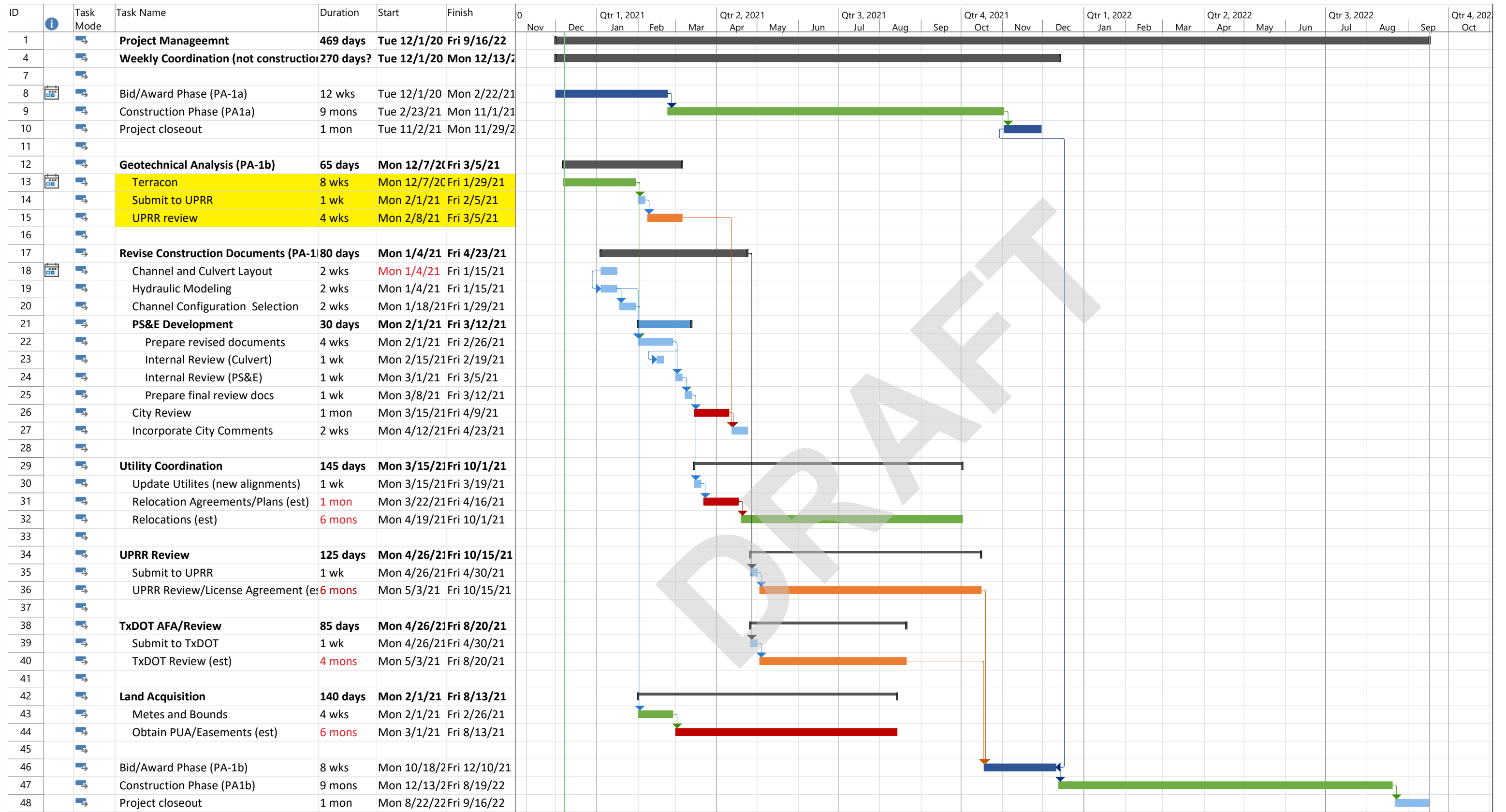
The CITY will provide the following services:

1. Furnish a Program Manager to coordinate all aspects of the Project with the City staff.
2. Advertise and distribute construction contract documents.
3. Provide timely reviews, direction, and approvals of required documentation.
4. Provide FNI construction drawings (as-builts) for the lift station relocation/decommissioning.
5. Provide FNI copies of construction drawings for other known construction projects within the West Goforth Project Area that may impact the design to include franchise or city utilities, other capital projects, or private development.
6. Obtain possession and use and/or necessary easements.
7. Provide timely reviews and enter into agreements as needed including UPRR license agreement, utility relocation plans/permits. If necessary, issue demand letters to utilities to require timely relocation.
8. Provide Construction Management/Administration and Construction Inspection Services.

ATTACHMENT C

**PROJECT WORK SCHEDULE
2014 BOND PROGRAM – PROPOSITION 4 – DRAINAGE
DESIGN MODIFICATIONS AND CONSTRUCTION PHASE SERVICES
(PROJECT AREA 1)**

Draft

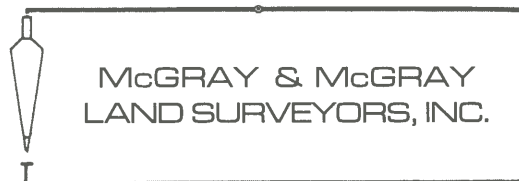


Project: Project1 Date: Tue 12/8/20	Task	Project Summary	Manual Task	Start-only	Deadline	Progress
	Split	Inactive Task	Duration-only	Finish-only	Manual Progress	Progress
	Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Summary	External Milestone
	Summary	Inactive Summary	Manual Summary	External Milestone	Manual Summary	External Milestone

ATTACHMENT D

**FEE SCHEDULE
2014 BOND PROGRAM – PROPOSITION 4 – DRAINAGE
DESIGN MODIFICATIONS AND CONSTRUCTION PHASE SERVICES
(PROJECT AREA 1)**

SUMMARY						
Task	Total Hours	Total Labor Effort	Total Expense Effort	Total Sub Effort	Total Effort	
Project Management / Meetings	68	\$ 12,904	\$ -	\$ -	\$ 12,904	
Revise PA-1B Design Documents	229	\$ 36,347	\$ -	\$ -	\$ 36,347	
Survey	8	\$ 1,406	\$ -	\$ 6,823	\$ 8,229	
UPRR Coordination	93	\$ 16,853	\$ 20,000	\$ -	\$ 36,853	
TxDOT Coordination (Project Area 1B)	65	\$ 10,784	\$ -	\$ -	\$ 10,784	
Bid and Construction Phase (PA-1A)	286	\$ 56,616	\$ 811	\$ -	\$ 57,426	
Bid and Construction Phase (PA-1B)	278	\$ 56,933	\$ 811	\$ -	\$ 57,744	
Warranty Inspections	12	\$ 2,920	\$ 120	\$ -	\$ 2,989	
	1,039	\$ 194,763	\$ 21,741	\$ 6,823	\$ 223,276	



December 1, 2020

Blaine Laechelin, PE, CFM
 Freese & Nichols, Inc.
 800 N. Shoreline Blvd.
 Suite 1600N
 Corpus Christi, TX 78401
 (361) 561-6550

VIA EMAIL
 JBL@freese.com

RE: Sixth Proposal for Additional Surveying Services for the City of Buda 2014 Bond Program

Dear Mr. Laechelin:

We appreciate the opportunity to present you with this sixth proposal for the above referenced project. The following represents our understanding of the area to survey and scope of services. Our fee proposal follows.

Boundary Surveying Services:

- Provide 3 revised plats and descriptions.

Fee - Taxable:

Diversion Channel:

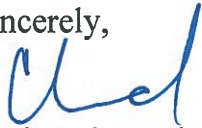
2 Man Crew:	8 hrs @	\$165.00 /hr.=	\$	1,320.00
Field Coordinator:	1 hrs @	\$98.00 /hr.=	\$	98.00
Sr. Tech:	15 hrs @	\$96.00 /hr.=	\$	1,440.00
Tech:	30 hrs @	\$90.00 /hr.=	\$	2,700.00
RPLS:	4 hrs @	\$145.00 /hr.=	\$	580.00
Project Manager:	1 hrs @	\$165.00 /hr.=	\$	165.00
		SUBTOTAL =	\$	6,303.00
		SALES TAX =	\$	520.00
		TOTAL =	\$	6,823.00

We will proceed as soon as we receive notice to proceed. We estimate it will take approximately 3 to 4 weeks (weekends and holidays excluded) from notice to proceed to complete this project, weather and circumstances beyond our control permitting. Please let us know if we need to accelerate this schedule.

Mr. Laechelin
December 1, 2020
Page 2 of 2

Thank you for including us on this project. We look forward to the opportunity to work with you. If you think we have omitted any service you require or misinterpreted your request, please let me or Joe Webber know.

Sincerely,



Chris I. Conrad, RPLS
Vice President
TBPELS Survey Firm #10095500

Authorized to Proceed by:

Signature

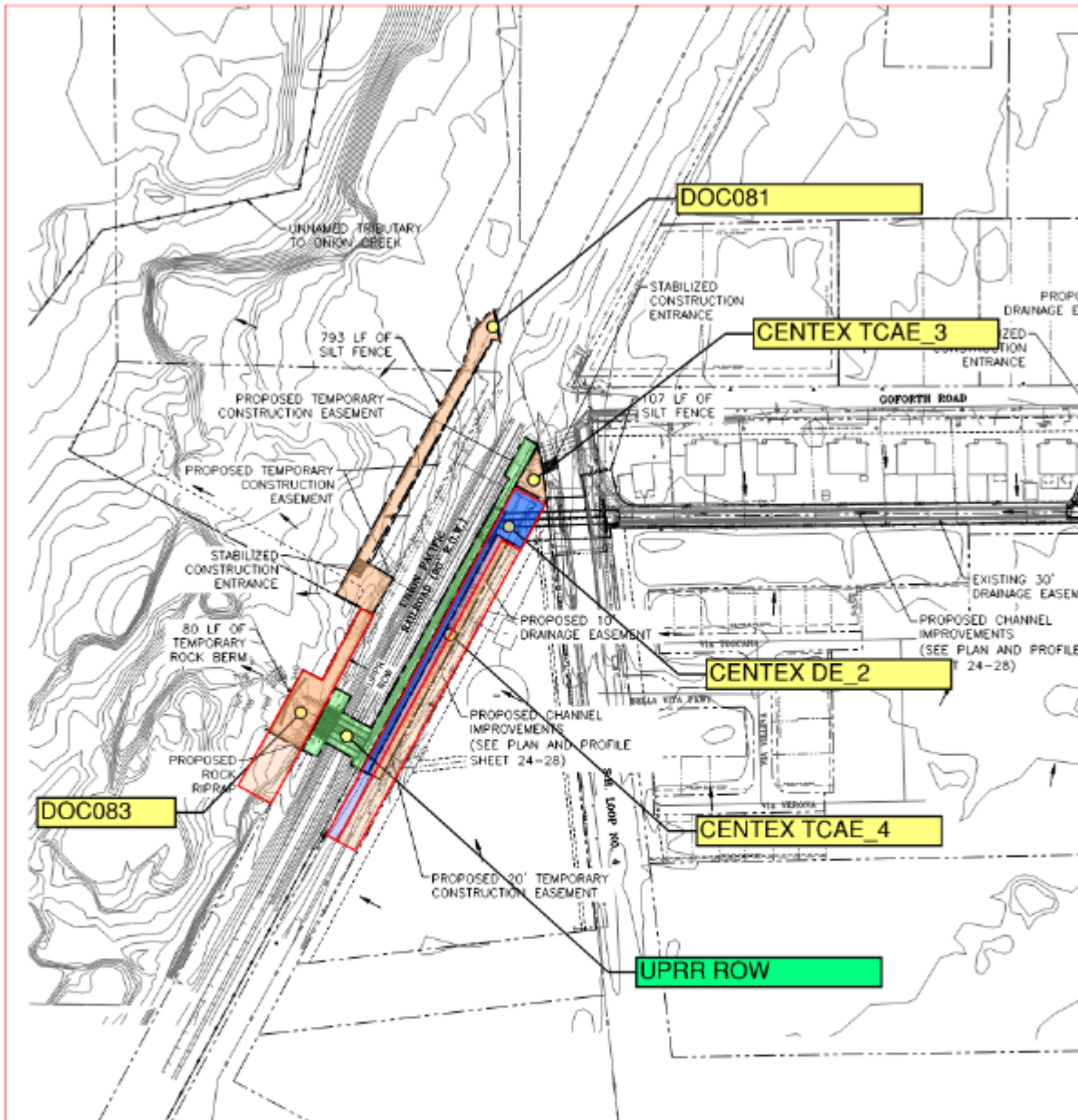
Date

Print Name

Title

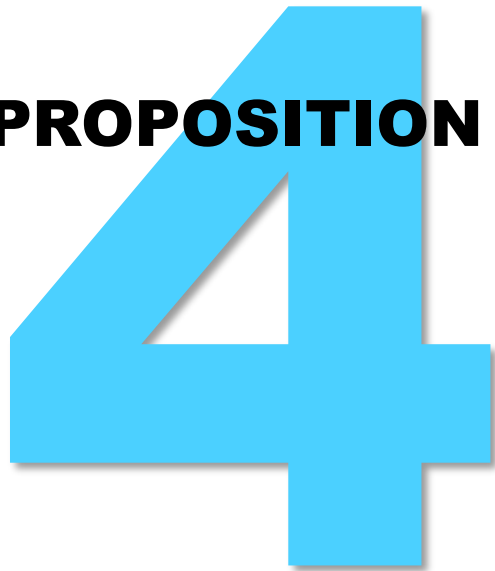
CIC:pt

Draft Survey

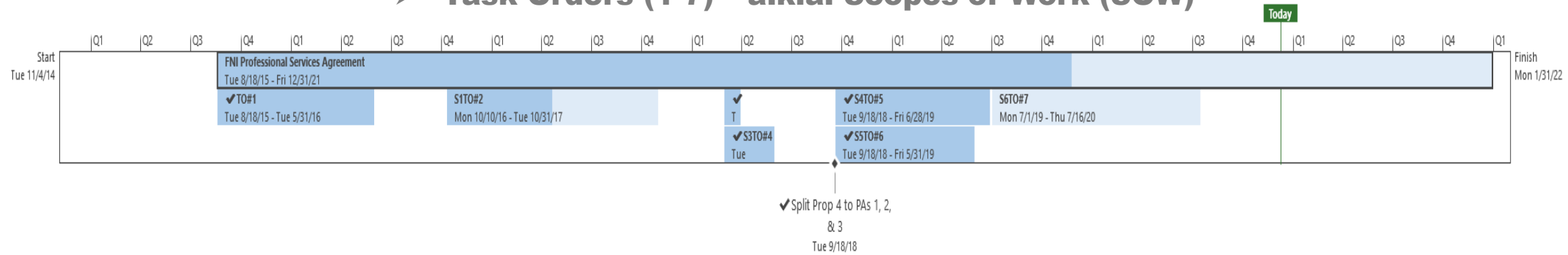
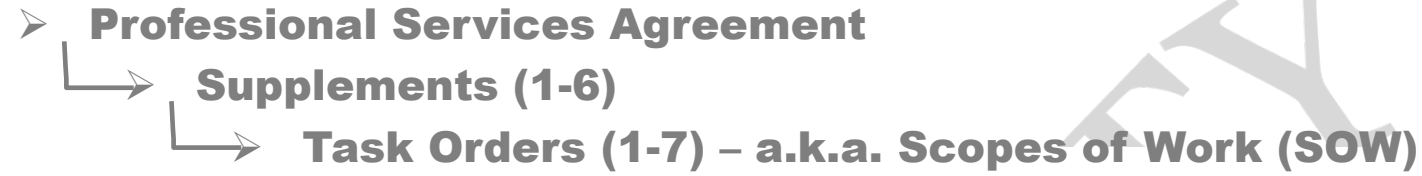


- DOC083 to be revised based on proposed culvert revisions (dimensions to be determined)
- CENTEX DE_2 to be revised to relocate channel outside UPRR ROW (dimensions to be determined)
- CENTEX TCAE_4 to be revised based on revisions to CENTEX DE_2 and space requirements (TBD)

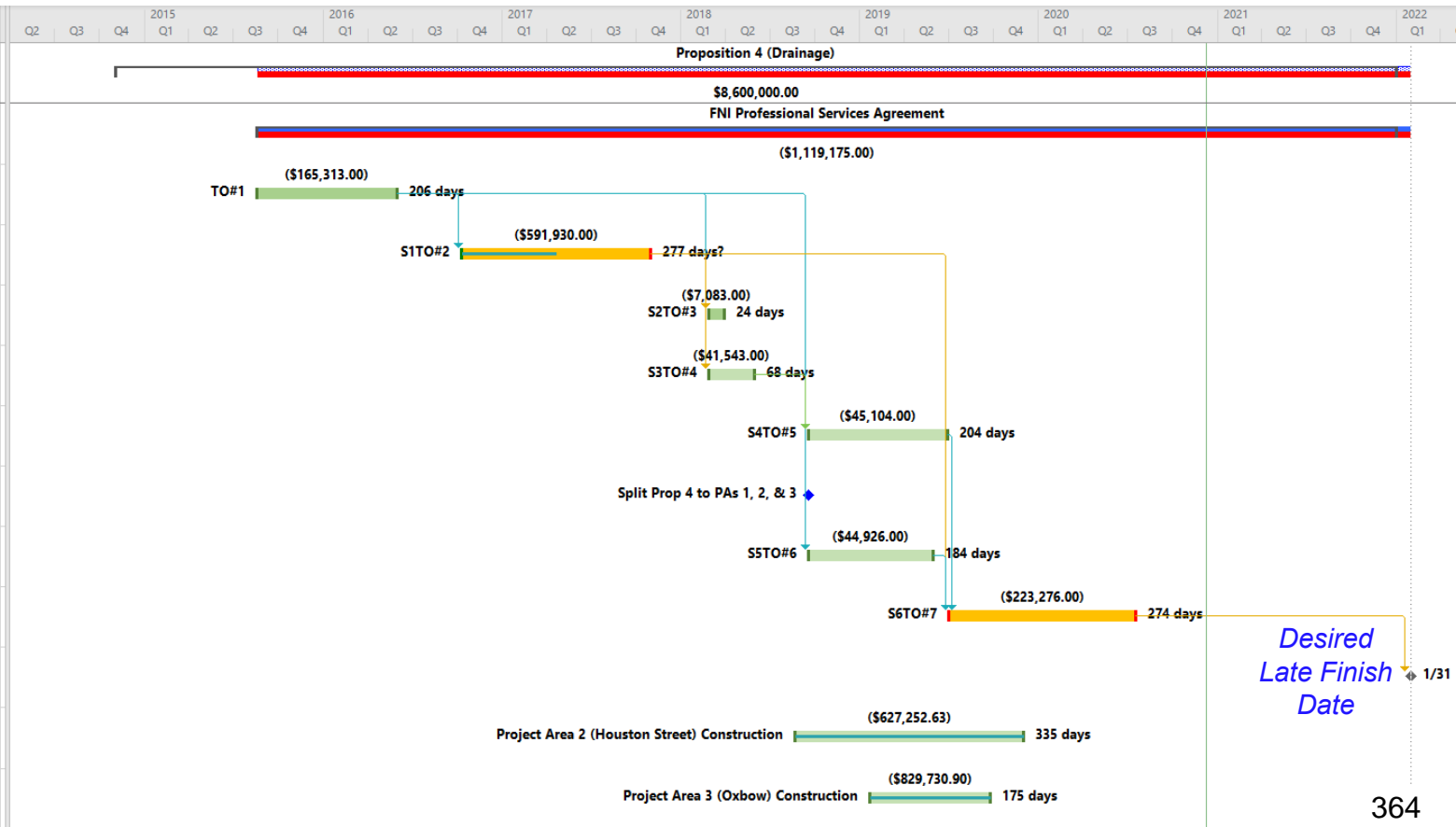
PROPOSITION



Hierarchy of Procurement Process (Texas Government Code §2254)



Task Name	Start	Finish	Fixed Cost	Remaining	Baseline	Variance	% Complete
Proposition 4 (Drainage)	Tue 11/4/14	Fri 12/31/21	\$8,600,000.00	\$1,840,724.00	\$0.00	\$6,023,841.47	76%
FNI Professional Services Agreement	Tue 8/18/15	Fri 12/31/21	\$0.00	(\$223,276.00)	\$0.00	(\$1,119,175.00)	67%
TO#1	Tue 8/18/15	Tue 5/31/16	(\$165,313.00)	\$0.00	\$0.00	(\$165,313.00)	100%
S1TO#2	Mon 10/10/16	Tue 10/31/17	(\$591,930.00)	\$0.00	\$0.00	(\$591,930.00)	50%
S2TO#3	Tue 2/27/18	Fri 3/30/18	(\$7,083.00)	\$0.00	\$0.00	(\$7,083.00)	100%
S3TO#4	Tue 2/27/18	Thu 5/31/18	(\$41,543.00)	\$0.00	\$0.00	(\$41,543.00)	100%
S4TO#5	Tue 9/18/18	Fri 6/28/19	(\$45,104.00)	\$0.00	\$0.00	(\$45,104.00)	100%
Split Prop 4 to PAs 1, 2, & 3	Tue 9/18/18	Tue 9/18/18	\$0.00	\$0.00	\$0.00	\$0.00	100%
S5TO#6	Tue 9/18/18	Fri 5/31/19	(\$44,926.00)	\$0.00	\$0.00	(\$44,926.00)	100%
S6TO#7	Mon 7/1/19	Thu 7/16/20	(\$223,276.00)	(\$223,276.00)	\$0.00	(\$223,276.00)	0%
Project Area 1 Closeout	Mon 1/31/22	Mon 1/31/22	\$0.00	\$0.00	\$0.00	\$0.00	0%
Project Area 2 (Houston Street) Construction	Tue 8/21/18	Sat 11/30/19	(\$627,252.63)	\$0.00	(\$635,812.00)	\$8,559.37	100%
Project Area 3 (Oxbow) Construction	Tue 1/22/19	Mon 9/23/19	(\$829,730.90)	\$0.00	(\$867,010.90)	\$37,280.00	100%



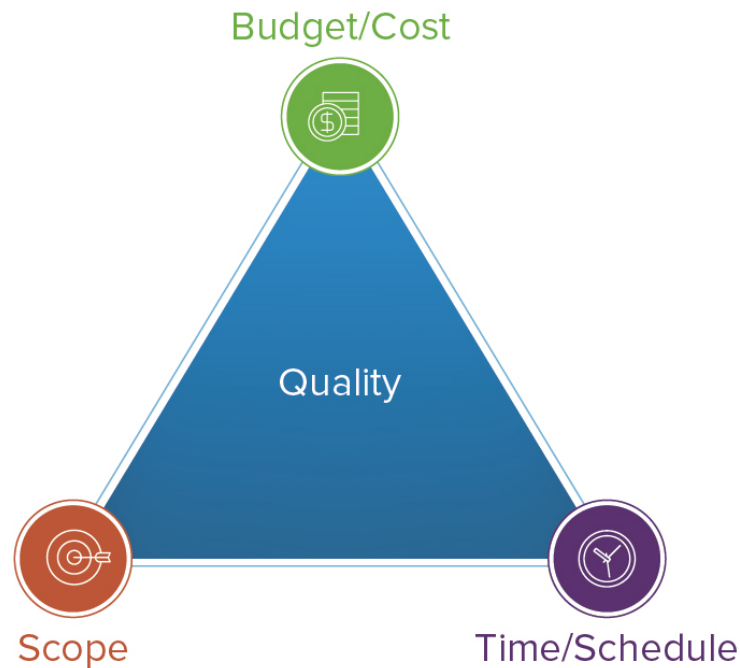
PROPOSITION 4 area 1

Supplement 6 – Task Order #7

FNI will perform engineering services related to the Fire Station and Bluff Street (Project Areas 1A) and West Goforth (Project Area 1B) Drainage Improvement Projects being developed under Task Order 2.

- ✓ Prop 4 Budget: \$8.6M
- ✓ FNI Professional Services To Date: \$895,899.⁰⁰
- ✓ Task Order #7 Proposal: \$223,276.⁰⁰
- ✓ Total of Supplements 1-6 for Task Orders 1-7 = \$1,119,175.⁰⁰
- ✓ % of Budget for FNI Professional Services: 13.013%

- ✓ Project Management
- ✓ TxDOT Coordination
- ✓ Bid and Construction Phase Services
- ✓ Warranty Inspections and Project Closeout
- ✓ Survey (metes and bounds)
- ✓ Revise Construction Documents (PA1B)
- ✓ UPRR Coordination (PA1B)



- ✓ Approve to Form: NLT 12.18.20
- ✓ Early Start: 12.16.20
- ✓ Objective Late Finish: 12.31.21

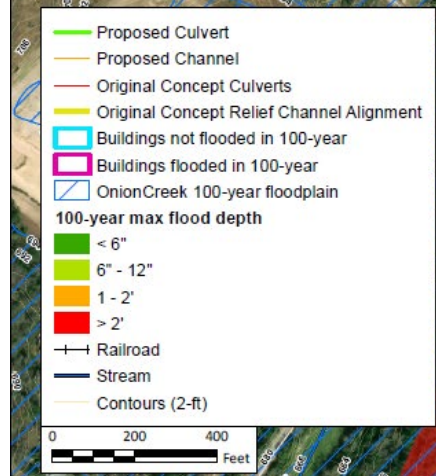
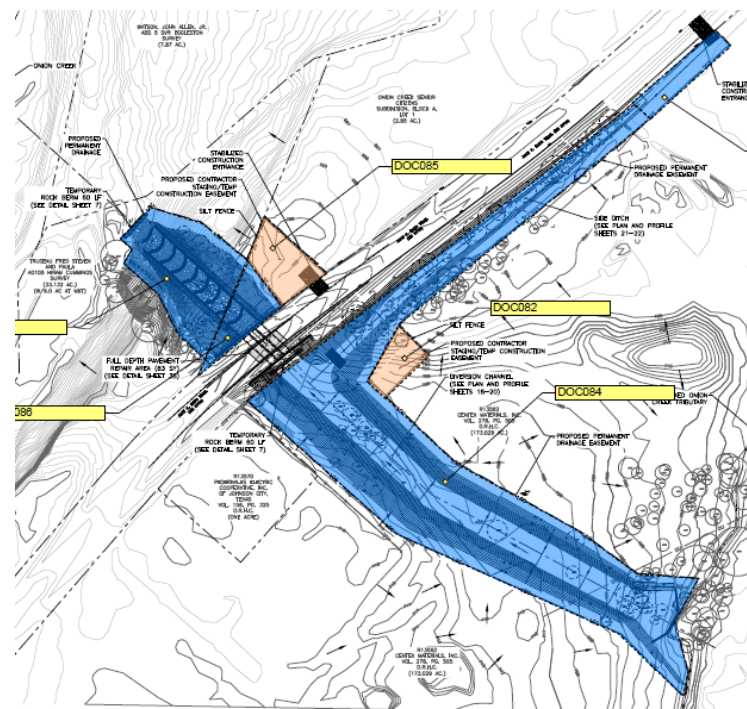


PROPOSITION

4 area 1a

Purpose

Mitigate existing flooding and promote resiliency in the West Goforth Road Area, Houston Street Area, Downtown Fire Station Area, and the Bluff Street Area



Flooding History:

- October 31, 2013
- October 30, 2015
- May 27, 2016
- The fire station flooded nine (9) times significantly degrading capabilities

Scope:

- ✓ Install three 11'x6'x70' culverts at FM 2770
- ✓ ~58,600 cubic yards of excavation
- ✓ Shift channel alignment ~250 feet south to minimize impact to landowners.
- ✓ 1,200' x 45' outfall channel
- ✓ 750' x 20' side ditch channel
- ✓ Rock riprap or concrete energy dissipaters or drop structures as needed between FM 2770 and Onion Creek

<30 Days:

- ✓ IFB#21-003 Advertised 12.02.20
- ✓ Pre-Bid Meeting 12.15.20

Pending Activities:

- Bid Submittals 01.17.20
- Council's Approval of Contract 02.16.20

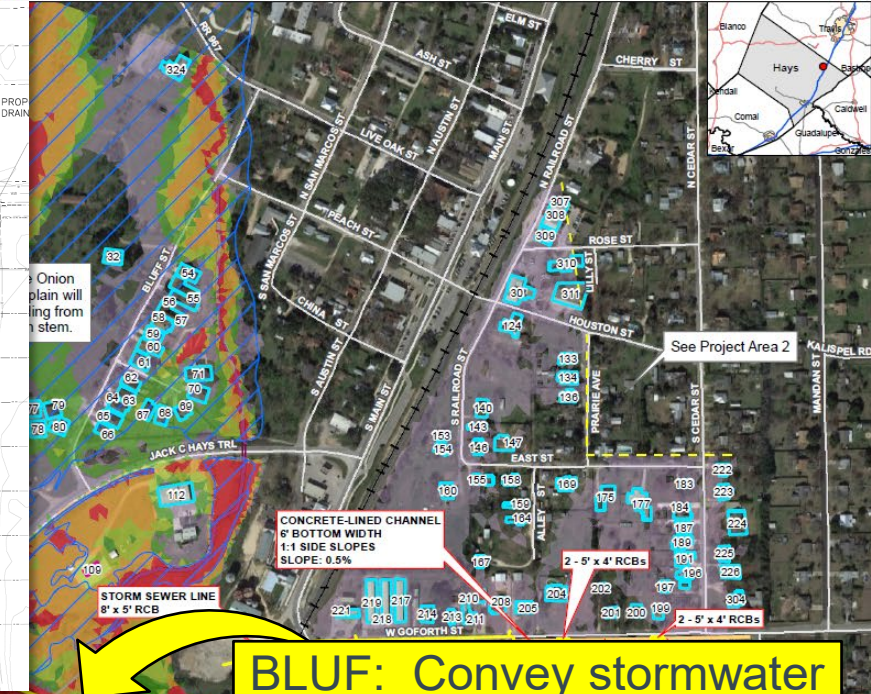
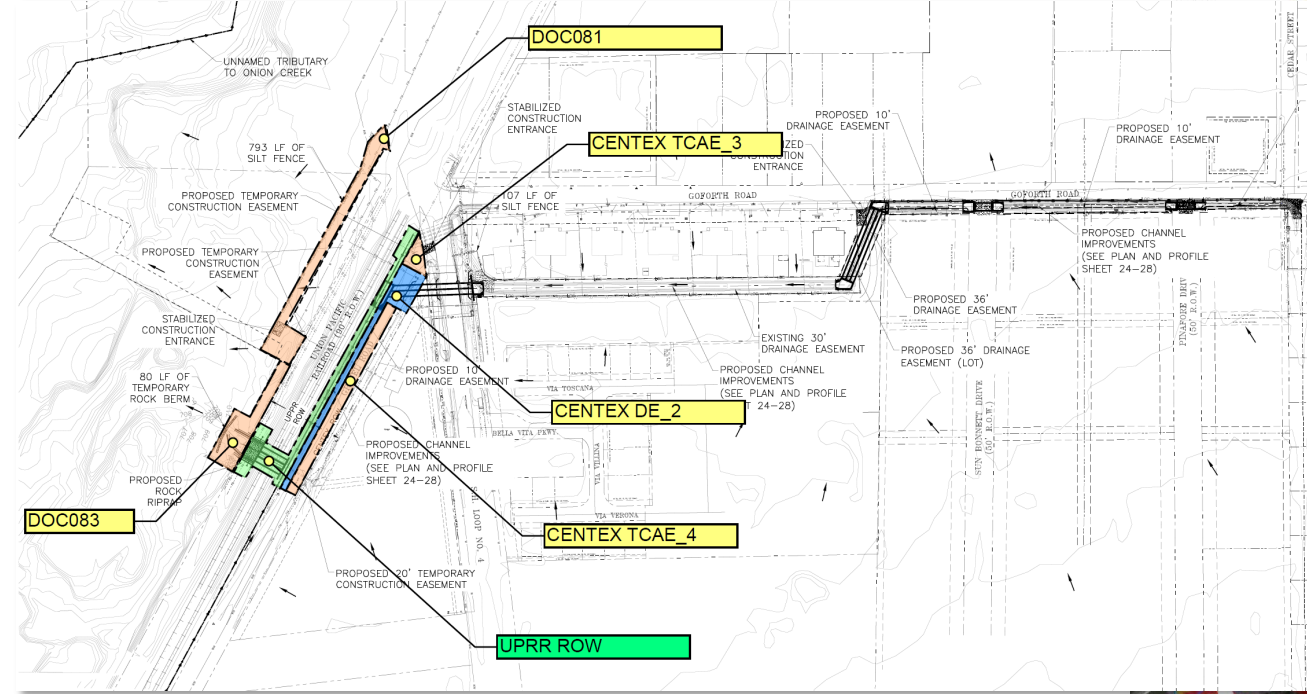
Oct-20						Change in Estimated Cost	
Item	Description	Quantity	Unit	Unit Cost	Cost		
0100 6001	PREPARING ROW	5.0	AC	\$ 4,000.00	\$20,000	\$	5,000
0110 6002	EXCAVATION (CHANNEL)	58,642	CY	\$ 15.00	\$879,630	\$	-
0160 6004	FURNISHING AND PLACING TOPSOIL (6")	15,100	SY	\$ 3.00	\$45,300		
0164 6019	STRAW/HAY MULCH SEED(PERM)(URBAN)(CLAY)	15,100	SY	\$ 1.00	\$15,100	\$	(4,900)
0168 6001	VEGETATIVE WATERING	850	MG	\$ 12.00	\$10,200		
0169 6001	SOIL RETENTION BLANKETS (CL 1)(TY A)	9,000	SY	\$ 1.00	\$9,000	\$	(23,500)
0169 6006	SOIL RETENTION BLANKETS (CL 2)(TY F)	1,500	SY	\$ 5.00	\$7,500		
0400 6002	STRUCT EXCAV (BOX)	2,541	CY	\$ 15.00	\$38,115		
0462 6036	CONC BOX CULV (11 FT X 6 FT)	200	LF	\$ 850.00	\$170,000	\$	9,895
0400 6008	CUT & RESTORE ASPH PAVING	241	SY	\$ 200.00	\$48,200		
0402 6001	TRENCH EXCAVATION PROTECTION	75	LF	\$ 10.00	\$750		
0403 6001	TEMPORARY SPL SHORING	4,140	SF	\$ 12.50	\$51,750	\$	45,000
0420 6012	CL C CONC (MISC)	15	CY	\$ 600.00	\$9,000	\$	(1,295)
0420 6054	CL C CONC (HEADWALL)	425	CY	\$ 1,100.00	\$467,500	\$	248,200
0432 6016	RIPRAP (STONE TY R)(DRY)(12 IN)	41	CY	\$ 150.00	\$6,150	\$	(3,650)
0432 6017	RIPRAP (STONE TY R)(DRY)(18 IN)	1,448	CY	\$ 150.00	\$217,200	\$	(14,550)
0459 6001	GABIONS (GALV)	39	CY	\$ 200.00	\$7,800	\$	(9,200)
0500 6001	MOBILIZATION	1	LS	\$ 116,900	\$116,900	\$	16,900
0502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	9	MO	\$ 2,500.00	\$22,500	\$	7,500
0506 6002	ROCK FILTER DAMS (INSTALL) (TY 2)	132	LF	\$ 32.00	\$4,224	\$	1,544
0506 6011	ROCK FILTER DAMS (REMOVE)	132	LF	\$ 10.00	\$1,320		
0506 6020	CONSTRUCTION EXITS (INSTALL) (TY 1)	156	SY	\$ 25.00	\$3,900		
0506 6024	CONSTRUCTION EXITS (REMOVE)	156	SY	\$ 10.00	\$1,560	\$	1,460
0506 6038	TEMP SEDMT CONT FENCE (INSTALL)	530	LF	\$ 3.00	\$1,590	\$	(530)
0506 6039	TEMP SEDMT CONT FENCE (REMOVE)	530	LF	\$ 1.00	\$530		
0508 6001	CONSTRUCTING DETOURS	880	SY	\$ 60.00	\$52,800	\$	2,800
0540 6001	MTL W-BEAM GD FEN (TIM POST)	970	LF	\$ 25.00	\$24,250	\$	(950)
0544 6001	GUARDRAIL END TREATMENT (INSTALL)	4	EA	\$ 2,600.00	\$10,400	\$	5,600
SP5915-B	DRY ROCK RIPRAP (LARGE ROCK TOE PROTECTION)	180	CY	\$ 400.00	\$72,000	\$	37,000
SS610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	815	LF	\$ 5.00	\$4,075		
SS802S-BBOND	BOND PROJECT SIGN	1	EA	\$ 500.00	\$500		
SS03020	STEP POOL VANE	9	EA	\$ 15,000.00	\$135,000	\$	45,000
Total of All Unit Price Base Bid Items					\$ 2,454,744	\$	367,324
Contingency				10%	\$ 245,500	\$	(67,600)
Total of All Unit Price Base Bid Items					\$ 2,700,244	\$	299,276



FM PROJECT NO:	BLA19590	FREESE NICHOLS
DATE CREATED:	Date: 7/29/2019	10431 MORADO CIRCLE
DATUM & COORDINATE SYSTEM:	NAD83 State Plane (feet) Texas South Central	SUITE 300
FILE NAME:	Name: Fig1_Alternative 2B 100	AUSTIN, TEXAS 78759
PREPARED BY:	JLU	PHONE: 512.617.3100

CITY OF BUDA		 FIGURE 366
100-YEAR PROPOSED CONDITIONS		

PROPOSITION 4 area 1b



Purpose: To mitigate existing flooding and promote resiliency in the West Goforth Road Area east of the Union Pacific Railroad.

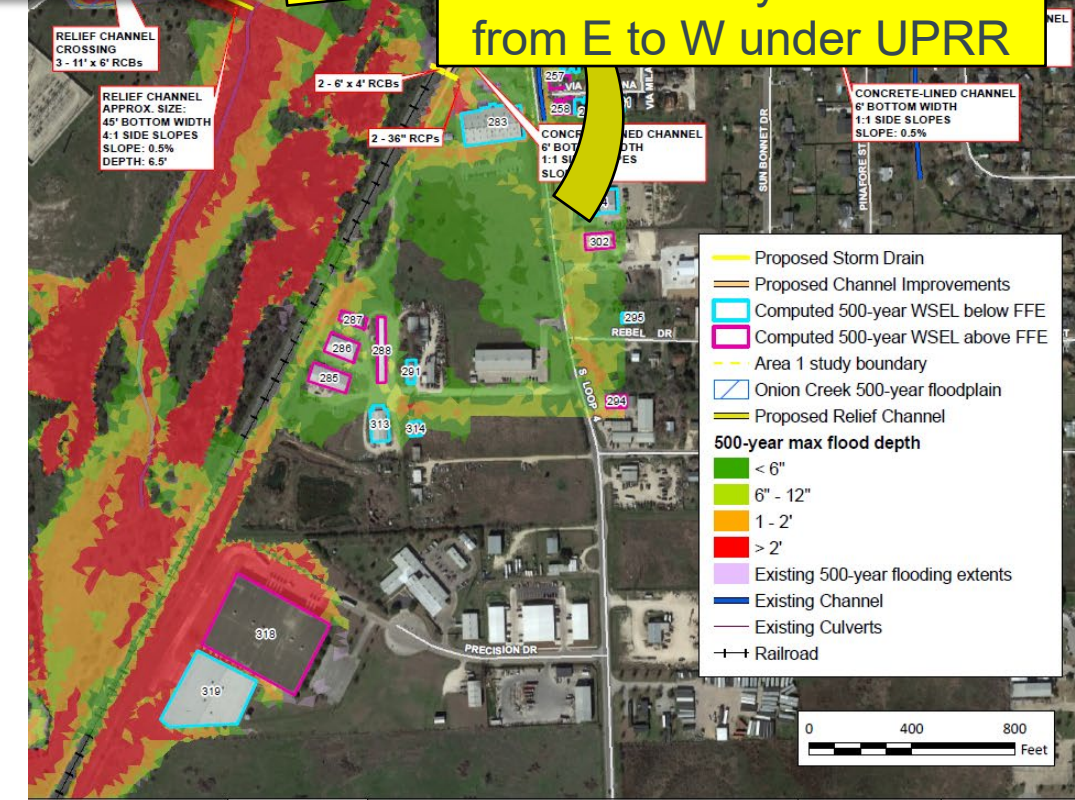
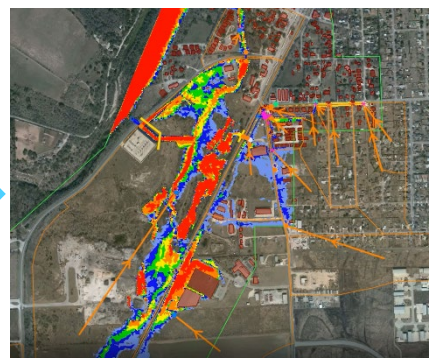
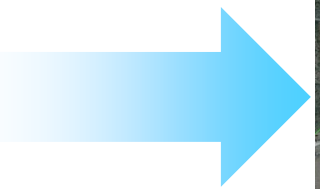
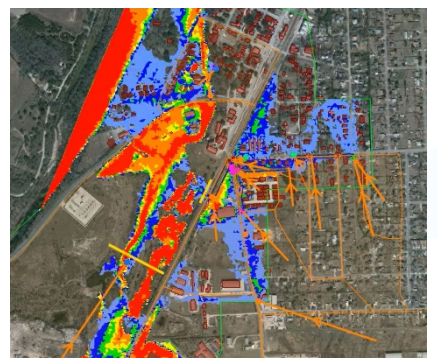
Flooding History:

- ✓ October 31, 2013
- ✓ October 30, 2015
- ✓ May 27, 2016
- ✓ The fire station has been flooded nine (9) times putting the station out of service due to the lack of ingress and egress to the building and equipment

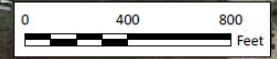
Scope of Work: complete construction of drainage improvements including channel grading, channel lining, culvert construction, utility adjustments, street repair, traffic control, and temporary and permanent erosion and sediment control along West Goforth Road near the intersection of FM967.

Pending Activities:

- Task order #7 with FNI
- Geotechnical Survey
- UPRR coordination
- TXDOT review
- Redesign



— Proposed Storm Drain
— Proposed Channel Improvements
 Computed 500-year WSEL below FFE
 Computed 500-year WSEL above FFE
 Area 1 study boundary
 Onion Creek 500-year floodplain
 Proposed Relief Channel
500-year max flood depth
■ < 6"
■ 6" - 12"
■ 1 - 2'
■ > 2'
■ Existing 500-year flooding extents
— Existing Channel
— Existing Culverts
—+— Railroad



PROJECT NO.	BUA1642	FREESE NICHOLS
DATE CREATED	Date: 8/1/2016	
DATUM & COORDINATE SYSTEM	FREESE AND NICHOLS, INC. 10431 MORADO CIRCLE SUITE 300 AUSTIN, TEXAS 78759 PHONE: 512.617.3100	
FILE NAME	Name: 1_6 Alternative 1 850jr	
PREPARED BY	BCK	

CITY OF BUDA
PROJECT AREA 1
ALTERNATIVE 1 (500-YEAR DESIGN)



FIGURE 367

**SUPPLEMENT NO. 6 TO THE
PROFESSIONAL SERVICES AGREEMENT FOR
2014 BOND PROGRAM – PROPOSITION 4 – DRAINAGE**

**STATE OF TEXAS §
 §
COUNTY OF HAYS §**

This is a SUPPLEMENT to the PROFESSIONAL SERVICES AGREEMENT by and between the CITY OF BUDA, Texas (hereinafter called “CITY”) and FREESE AND NICHOLS, INC. (hereinafter called “CONSULTANT”) for professional services (hereinafter called “AGREEMENT”) on the 2014 Bond Program – Proposition 4 – Drainage Project (hereinafter called “PROJECT”).

WHEREAS, the CITY and the CONSULTANT executed an AGREEMENT on the PROJECT on the 18th day of August, 2015;

WHEREAS, the maximum amount payable for services performed under the Professional Services Agreement was \$895,899.00 for professional services related to Task Orders 1, 2, 3, 4, 5, and 6 to this AGREEMENT;

WHEREAS, the CITY is now requesting CONSULTANT to perform engineering services related to the Fire Station and Bluff Street (Project Areas 1A) and West Goforth (Project Area 1B) Drainage Improvement Projects being developed under Task Order 2. in accordance with Task Order 7 to this AGREEMENT;

WHEREAS, it has become necessary to amend the AGREEMENT.

NOW, THEREFORE, premises considered, the CITY and CONSULTANT hereto do mutually AGREE that said AGREEMENT is amended as follows:

- I. ATTACHMENT “A”, SERVICES TO BE PROVIDED BY THE ENGINEER, is amended in accordance with Task Order 7 to the AGREEMENT.
- II. The maximum amount payable with modification for services under this AGREEMENT, ARTICLE IV, COMPENSATION TO CONSULTANT, paragraph 4.1, is hereby increased \$223,276.00 from \$895,899.00 to \$1,119,175.00
- III. All other provisions are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the City of Buda, Texas has caused these presents to be executed by its City Manager and attested by its City Secretary and executed by Jerome W. Scanlon III on behalf of Freese and Nichols, Inc.

THE CITY OF BUDA, TEXAS

**CONSULTANT:
FREESE AND NICHOLS, INC.**

Kenneth Williams, City Manager

Signature

Date

Jerome W. Scanlon III
Printed Name

Associate
Title

December 15, 2020
Date

ATTEST:

City Secretary

SEAL

TASK ORDER NO. 7

This Task Order pertains to an Agreement by and between the City of Buda, Texas, (“OWNER”), and Freese and Nichols, Inc. (“ENGINEER”), dated August 18, 2015, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NO 7

PROJECT NAME: 2014 Bond Program – Proposition 4 – Drainage

- PART 1.0** PROJECT DESCRIPTION: FNI will perform engineering services related to the Fire Station and Bluff Street (Project Areas 1A) and West Goforth (Project Area 1B) Drainage Improvement Projects being developed under Task Order 2 as defined in Attachment "A".
- PART 2.0** The ENGINEER will provide the necessary engineering and related support services described in Attachment "A" to complete Project Area -1.
- PART 3.0** OWNER’s responsibilities under this Task Order are described in Attachment “B”.
- PART 4.0** PERIODS OF SERVICE: This Task Order shall become effective on the date of final acceptance of the parties hereto and shall terminate on December 31, 2021, unless extended by a supplemental Task Order.
- PART 5.0** PAYMENTS TO ENGINEER: The maximum amount payable for services under this Task Order without modification is \$223,276⁰⁰.
- PART 6.0** OTHER: This Task Order does not waive the parties’ responsibilities and obligations provided under the Professional Services Agreement.

Attachment A – Services to be provided by the Engineer

Attachment B – Services to be provided by the Owner

Attachment C – Work Schedule

Attachment D – Fee Schedule and Draft Survey

This Task Order is executed this ____ day of _____, 2020.

CITY OF BUDA, TEXAS
"OWNER"

FREESE AND NICHOLS, INC.
"ENGINEER"

BY: _____

BY: _____

NAME: Kenneth Williams

NAME: Jerome W. Scanlon III

TITLE: City Manager

TITLE: Associate

ADDRESS: 121 Main Street
Buda, TX 78610

ADDRESS: 10431 Morado Circle
Building 5, Suite 300
Austin, TX 78759

APPROVED AS TO FORM:

CITY ATTORNEY



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-602- #1.4

Contact: Micah Grau

Subject: Deliberation and possible action to adopt a Resolution establishing and appointing members to serve on the 2021 Buda Bond Advisory Committee for the City of Buda (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]

1. Executive Summary

This item will seek Council's approval on the establishment of a Buda Bond Advisory Committee for a proposed 2021 bond referendum election. The City Council tabled the item on December 1, to allow Councilmembers to nominate at least three individuals to serve on the committee.

2. Background/History

General Obligation bonds are voter approved bonds used for the design and construction of capital projects such as facilities, transportation, parks & trails, drainage, etc. These bonds are backed by the full faith and credit of the City and supported by ad valorem rates. Staff provided an overview of bond elections at the March 24th City Council meeting. Another follow-up discussion was held in April 2020. At the budget retreat in May, staff presented a list of potential projects that may be considered as part of a bond election.

The next step to advance this initiative is for the City Council to formally create and appoint Buda residents to serve on a Buda Bond Advisory Committee.

3. Staff's review and analysis

The Government Code Chapter 1251 and the Texas Elections Code directs how bond elections are conducted. Staff has assembled the proposed calendar based on the 2014 bond election process and other best practices.

Purpose: The purpose of the Bond Advisory 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.

Members and Structure:

- Eleven (11) committee members
- City of Buda residents

Appointment Process: The City Council will have the opportunity to nominate one representative each for a total of seven (7). The City Council will then have the opportunity to nominate up to four (4) more members to serve on the Committee for a total of eleven (11) members. To have a cross-representation of the community, the City Council may wish to consider appointees that include representatives from:

- o (1) Parks Commission
- o (1) Main Street Advisory Board
- o (1) Planning & Zoning Commission
- o (1) Hays CISD (ex officio or regular appointment)
- o Representation from neighborhoods across the City including east and west sides of IH-35
- o Business community
- o Recreation/sport organizations
- o Senior citizen community
- o Professionals with a background in transportation, construction, engineering, architecture, finance, or other related fields

The City Manager will appoint staff members to serve in advisory roles to the Committee. Committee meetings will be presided over by a chair, or vice-chair in the absence of the chair. The chair will actively work to have participation by all members and will present to the City Council on behalf of the Committee.

Commitment: Committee members commit to being engaged in the process and to be available for meetings between December 2020 – July 2021. Meetings may include a combination of in-person and virtual meetings. Committee members may be asked to attend some public input meetings and to present recommendations to the City Council.

4. Financial Impact

The financial impact of a bond election is subject to the timing of bonds, the assessed taxable value of the City, the City's bond rating, and the amount needed for projects.

5. Summary/Conclusion

The City Council is asked to consider adoption of the resolution and to make appointments to serve on a bond advisory committee at a future meeting.

6. Pros and Cons

Pros: advances the process for a bond election; seeks input from Buda residents.

Cons: none.

7. Alternatives

Not applicable.

8. Recommendation

Staff recommends approval of the resolution and to make appointments to the Committee.

RESOLUTION NO. 2020-R-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA,
TEXAS CREATING THE 2021 BUDA COMMUNITY BOND ADVISORY
COMMITTEE AND APPOINTING MEMBERS**

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 continue 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 advisory 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 advisory committee will be to receive information about proposed projects and the estimated costs thereof, to discuss any other projects initiated by the committee, and to make a recommendation to Council as to the final bond program list, should Council make the decision to call a bond election.

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

Section 1. The City Council hereby creates the Buda Community Bond Advisory Committee to provide input regarding projects to be included in a future bond program election. The committee will be comprised of the following individuals:

Names to be filled once individuals are appointed by the City Council.

Section 2. The Committee shall be advisory in nature and shall be dissolved upon delivery of the Buda Community Bond Advisory Committee final report.

Section 3. The Committee 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. This resolution shall be effective from and after the date of passage.

PASSED, APPROVED, AND ADOPTED on by an affirmative vote of the City Council of the City of Buda, this ____ day of _____, 2020.

CITY OF BUDA, TEXAS:

George Haehn, Mayor

ATTEST:

Alicia Ramirez, City Clerk

CITY OF BUDA
BOND ELECTION NOVEMBER 2021 CALENDAR
Updated December 1, 2020

	November 2, 2021 Election
1. City Council Workshop on Bond Election	March 2020
2. City Council discuss possible projects (6 months)	May – November 2020
3. City Council Adopt Calendar and Advertise for Bond Advisory Committee Appointments	August 18, 2020
4. Advertise RFP for Bond Facilitation Services	November 18, 2020
5. Close RFP for Bond Facilitation Services	December 17, 2020
6. City Council Establishes Bond Advisory Committee and Appoints members; Assigns Chair and Vice-Chair	December 1, 2020
7. City Council Award RFP for Bond Facilitation Services	January 19, 2021
8. Bond Advisory Committee Meeting 1: <ul style="list-style-type: none"> • 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, 2021
9. Bond Advisory Committee Meeting 2: Transportation Master Plan	Week of February 1, 2021
10. Bond Advisory Committee Meeting 3: <ul style="list-style-type: none"> • Transportation Follow-up • Drainage • Facilities 	Week of February 15, 2021
11. Bond Advisory Committee Meeting 4: Parks Master Plan	Week of March 1, 2021
12. Financial Advisor Evaluates Tax Rate Impacts	December 21, 2020 – January 8, 2021
13. Bond Advisory Committee Meeting 5: <ul style="list-style-type: none"> • Financial and Tax Rate Discussion 	Week of March 22, 2021
14. Bond Advisory Committee Meeting 6: <ul style="list-style-type: none"> • Wrap-up • Adopt Recommendations 	Week of April 5, 2021
15. Bond Advisory Committee Meeting 7: (If needed)	Week of April 12, 2021
16. Bond Advisory Committee Meeting 8: (If needed)	Week of April 19, 2021
17. Bond Committee Report to City Council	May 6, 2021
18. City Council Workshop on Bond Election	June 2021
19. City Council Workshop on Bond Election (if needed)	June 2021
20. City Council Orders Bond Election	July 20, 2021
21. Last Day to Order Election (78 days before)	August 16, 2021
22. Community Information on Bond Election	August – November

23. General Election	November 2, 2021
----------------------	------------------

**The Bond Election Calendar is presented to guide the process and discussions for a proposed November 2021 bond referendum election. The process and dates are subject to change.*

CITY OF BUDA

BOND ADVISORY COMMITTEE

Purpose: The purpose of the Bond Advisory 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.

Members and Structure:

- Eleven (11) committee members;
 - City of Buda residents;
 - Recommended representation to include:
 - (1) Parks Commission
 - (1) Main Street Advisory Board
 - (1) Planning & Zoning Commission
 - (1) Hays CISD (ex-officio or regular appointment)
 - Representation from neighborhoods across the City including east and west sides of IH-35
 - Business community
 - Recreation and sport organizations
 - Senior citizen community
 - Professionals with a background in transportation, construction, engineering, architecture, finance, or other related fields.
- Committee meetings will be presided over by a City Council appointed chair or vice-chair in the absence of the chair. The chair will actively work to have participation by all members and will present to the City Council on behalf of the Committee.
- City Manager appointments: The City Manager will appoint assistant city managers and directors to work with the Committee as needed to provide expertise on Buda's finances, infrastructure, and planning documents.



Appointment Process: Each City Council person will have the opportunity to nominate one representative each. The City Council will then have the opportunity to nominate up to four (4) more members to serve on the Committee for a total of eleven (11) members. The City Council may also name alternate members to participate in the meetings and to serve on the Committee should a vacancy arise.

The City Council should seek to appoint a balanced Committee that represents a broad spectrum of the community. The City Council should seek to limit the potential overrepresentation of one group or organization over others.

Commitment: Committee members commit to being engaged in the process and to be available for meetings between December 2020 – June 2021. Meetings may include a combination of in-person and virtual meetings. Committee members may be asked to attend some public input meetings and to present recommendations to the City Council.

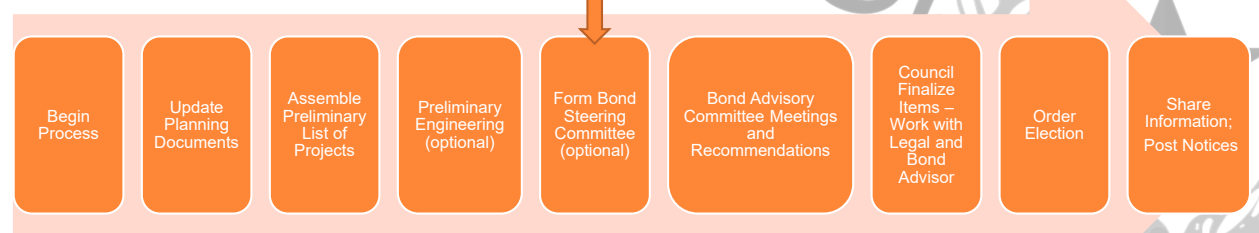
Bond Advisory Committee

DECEMBER 15, 2020


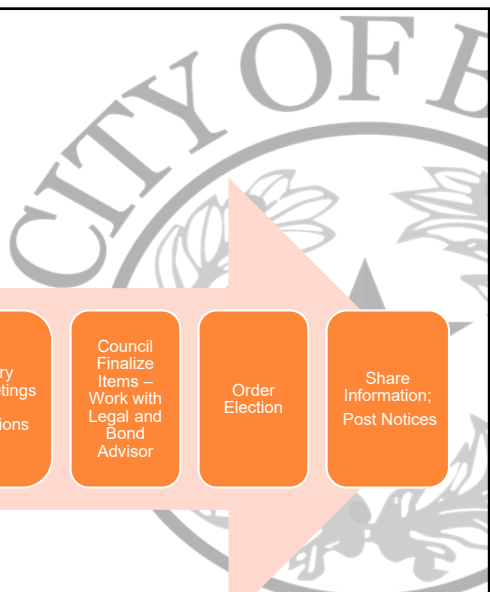


1

DEVELOPING A BOND ELECTION



```
graph LR; A[Begin Process] --> B[Update Planning Documents]; B --> C[Assemble Preliminary List of Projects]; C --> D[Preliminary Engineering (optional)]; D --> E[Form Bond Steering Committee (optional)]; E --> F[Bond Advisory Committee Meetings and Recommendations]; F --> G[Council Finalize Items – Work with Legal and Bond Advisor]; G --> H[Order Election]; H --> I[Share Information; Post Notices];
```



2

BOND ADVISORY COMMITTEE

Purpose: The purpose of the Bond Advisory 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.

Members and Structure:

- Eleven (11) committee members;
 - City of Buda residents;
 - Recommended representation may include:
 - (1) Parks Commission
 - (1) Main Street Advisory Board
 - (1) Planning & Zoning Commission
 - (1) Hays CISD (ex-officio or regular appointment)
 - Representation from neighborhoods across the City including east and west sides of IH-35
 - Business community
 - Recreation/sport organizations
 - Senior citizen community
 - Professionals with background in related trades

Appointment Process: The City Council will have the opportunity to nominate one representative each. The City Council, as a whole, will then select up to four (4) more members to serve on the Committee for a total of eleven (11) members.

City Manager Appointments: The City Manager will appoint staff to work with the Committee as needed to provide expertise.



3

NEXT STEPS

- Notify committee members of their appointment
- Coordinate schedules to begin meeting in mid-January
- Gather and share planning documents to share with the Committee



4



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-677- #1.5

Contact: Alicia Ramirez

Subject: Deliberation and possible action to accept the resignation of resigning board/commission members and to consider mid-term appointments using the 2020 pool of applicants (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

1. Executive Summary

The City Council approved board/commission appointments in July 2020.

2. Background/History

Occasionally, a board or commission member may be unable to finish his or her term. In such cases, the vacant position may be filled by a "mid-term appointment". An applicant appointed to fill a vacant position appointed at any other time other than during the Annual Appointment Process, is appointed only to fulfill the remainder of the current term of appointment provided for the vacant position.

The following individual resigned from the board/commission:

Historic Preservation Commission: Sara Tellez

3. Staff's review and analysis

The City Clerk shall notify the City Council and an item shall be placed on the next regular city council agenda to:

- (a) Consider and act upon the resignation of a resigning board/commission member; and consider and act upon a mid-term appointment using the current pool of applicants.
- (b) Should the current pool of applicants be found unsuitable to make an appointment from, for any reason, the City Council may direct the City Clerk to reopen the application process or take any other action appropriate on the item.

4. Financial Impact

None.

5. Summary/Conclusion

(a) Consider and act upon the resignation of a resigning board/commission member; and consider and act upon a mid-term appointment using the current pool of applicants.

(b) Should the current pool of applicants be found unsuitable to make an appointment from, for any reason, the City Council may direct the City Clerk to reopen the application process or take any other action appropriate on the item.

6. Pros and Cons

Pros:

Council accepts the resignations and appoints a new member to the mid-term appointment.

Cons:

Board/commission continues to operate with existing members.

7. Alternatives

The City Council may direct the City Clerk to reopen the application process or take any other action appropriate on the item.

8. Recommendation

1) Consider and act upon the acceptance of the resignation of a resigning board/commission member.

2) Consider and act upon a mid-term appointment using the current pool of applicants at the next City Council meeting.



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-682- #K.1

Contact: Micah Grau

Subject: Deliberation and possible action directing the City Manager to terminate the contract with The Barr Company, AIA for the construction of City Park (Deputy City Manager Micah Grau and City Attorney George Hyde)

1. Executive Summary

This item was requested by Mayor Urbanovsky at the December 1, 2020 City Council meeting. Approval of this item would direct the City Manager to terminate the construction agreement with The Barr Company, AIA for construction of City Park for breach of contract.

2. Background/History

At the December 1, 2020 City Council meeting, Mayor Lee Urbanovsky requested that the City add an agenda item to the December 15, 2020 City Council meeting to consider termination of the construction agreement with The Barr Company for the construction of City Park for breach of contract.

The City Council awarded the construction bid to TBC on December 4, 2018, following a competitive bid process. The contract was executed on January 29, 2019, and notice to proceed was issued for construction to begin April 29, 2019. Original substantial completion was scheduled to occur within 335 days on or before March 29, 2020. The substantial completion date was delayed until July 16, 2020, due to City approved change orders. The revised substantial completion date is disputed by TBC as they requested additional days that took construction through October 1, 2020. The City did not authorize all of the days requested.

The contractor stated that the project was substantially complete on October 2, 2020. However, the substantial completion inspections performed by the design team on October 20, 2020, found that critical life, health, and safety issues remained such as electrical work that was not code compliant.

On December 4, 2020, The Barr Company passed the electrical inspection and all life, health, and safety issues were cleared. Design Workshop, the project design lead, declared that the project substantially complete as of December 4, 2020. Substantial completion is defined in the project manual as "the time at which the work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be

utilized for the purposes for which it is intended."

A punch list has been developed identifying all remaining work that needs to be completed. Per the contract, TBC has 30 days from substantial completion to complete punch list items.

3. Staff's review and analysis

While substantial completion has been noted by the design team, the paper work to complete the transfer of ownership of the park has not been signed by TBC as of December 9, 2020. Once signed, the City will take possession of the park and may open it to the public. According to TBC, they intend to sign the substantial completion form but first are closely reviewing the remaining punch list items.

The options available to the City Council include:

1. Take no action and allow The Barr Company to complete the punch list items and the remainder of the project. Per the contract, all punch items are to be completed within 30-days of substantial (January 3, 2021). Alternative to this item, the City Council could table any action to a future City Council meeting.

2. Terminate the contract with The Barr Company for breach of contract and seek to have the surety bond provider Hanover take over the remaining elements of the project. The surety bond will have the option to arrange for the contractor to complete the work, take over and perform the work through itself or its contractors, or obtain bids from qualified contractors to complete the work. Under this scenario, the bond surety will complete the project using whatever funds remain on the balance of the project. The timeline for completion of items is dependent on the complexity of the work remaining. This option could result in litigation between the City, Contractor, and bond surety as the Contractor alleges the City is also in default of the contract for withholding payment for incorrect work and for not approving requested additional construction days.

3. Terminate the contract with The Barr Company and look to complete the remaining items directly. This option is likely the most costly and time consuming. It would require adding funds to the design consultant's contract to perform an evaluation of outstanding work and assembling bid packages to complete outstanding items. The City would then need to bid the remaining work through a competitive bid process which typically takes 45 - 60 days. Litigation from The Barr Company is likely in this scenario as they would seek to recover some of the project dollars held in retainage. The City would need to identify additional funds to cover the additional design fees, remaining construction, and potential legal fees. Additional staff time would also be required to manage this process resulting in potential delays to other projects. This option is likely the most expensive and may take the longest to accomplish.

4. Financial Impact

Since substantial completion has been declared, TBC will be able to bill out for 100% of work less retainage and any deductions, per the contract. Staff estimates that approximately \$533,152 remains to be billed including retainage and approximately \$125,000 in set offs for incomplete work. The \$125,000 in set-offs is under dispute as TBC claims that they have performed this work; however, the City has set off this amount and has not paid it due to incomplete or incorrect work.

If the City Council elects Option 1, there is no expected added cost to the contract. If Option 2 or 3 is selected, the City may incur additional legal fees over possible litigation regarding the contract. It is unclear if the bond surety will fulfil their obligations under Option 2 to complete the remaining elements of the project. In order for the bond surety to take the next step, the City must declare the Contractor default and terminate the agreement.

5. Summary/Conclusion

City Park is Buda's premiere park. Located adjacent to downtown Buda, it offers great potential for

eco-tourism as a festival and events venue. The options identified previously all have paths to completion of the park project.

6. Pros and Cons

Please refer to the Staff's Review and Analysis section for a summary of options with the pros and cons of each.

7. Alternatives

The City Council may choose to take action to terminate the contract with The Barr Company, AIA for breach of contract, or the City Council may choose to take no action which would allow the contract to continue. The City Council may also table this item and bring it back at a future meeting, allowing more time for the Contractor to complete the outstanding punch list items.

8. Recommendation

Staff recommends that the City Council allow The Barr Company to continue now that substantial completion has occurred. Full completion of punch list items should occur by January 3, 2021. The Council may consider tabling this item until the next City Council meeting scheduled for January 5, 2021.



**BIDDER'S OFFER CONFIRMATION
AND
NOTICE OF CONTRACT AWARD**

City of Buda
Purchasing
405 Loop St BLDG 100
Buda, Texas 78610

Solicitation No. IFB 18-012: City Park

Date Issued: 12/4/2018

**BIDDER'S OFFER CONFIRMATION
(Must be fully completed by bidder)**

Offeror's State of Residence: _____ Texas _____

In compliance with the above, the undersigned offers and agrees to furnish any or all items or services awarded at the prices stipulated for each At the designated point(s) and within the time specified herein. Award shall include all solicitation documents and attachments.

FOR INFORMATION, CONTACT THE PERSON NAMED ABOVE.

MANUALLY SIGN ALL COPIES SUBMITTED. SIGNATURE IS MANDATORY.

Submit Signed Offers in Duplicate Original

Bidder E-Mail Address:

Name: The Barr Company
And 612A West 22nd St
Address: Austin, Texas 78705

Name and Title of Person Authorized to Sign Offer (Type or Print):

Maricela Rodriguez Bar, President

of Offeror

Signature:

Date: 1/24/2019

Phone No.: (512) 474-4222

Fax No.: (512) 474-4203

Name, Address and Telephone No. of Person authorized to conduct negotiations on behalf of Offeror. (Applies to Request for Proposal only)

Maricela Rodriguez Barr
612 A West 22nd St
Austin, TX 78705
(512) 474-4222

NOTICE OF AWARD (To be Completed by CITY)

Contract: #18-012

Awarded as to item(s):
Base Bid for IFB 18-012 and Add Alternates 1,2,3,4 & 6

Contract Amount: \$6,234,400.05

Vendor Code

Delivery Date or Term of Contract: 365 days

Remarks: N/A

This contract issued pursuant to award made by City Date: December 4, 2018
Council.

Agenda Item No.: 2018-698

Important: Award may be on this form or by other authorized official written notice.

Kenneth Williams, City Manager

Attest: Alicia Ramirez, City Clerk

1-25-19

Date





City Council Agenda Item Report

Date: Tuesday, December 4, 2018

Agenda Item No. 2018-698-

Contact: Greg Olmer

Subject: Deliberation and possible action to award bid the Invitation for Bid (IFB) 18-012 and to authorize the City Manager to execute a contract with The Barr Company, AIA, for the Bond Proposition 5-Parks and Trails-City Park Construction Project (Purchasing Manager Victor Castillo; Parks and Recreation Director Greg Olmer)

1. Executive Summary

The City received two bids on Oct. 5th for City Park renovation and construction project. In addition, a City Council Workshop was held on November 20, 2018 to discuss potential funding opportunities to assist with moving the project into the construction phase. The bid being proposed for award is the lowest bid in cost. Attached is a bid tabulation of received bids and the low bid packet.

2. Background/History

A workshop was held with the City Council on Tuesday, November 20 in order to determine possible infrastructure and funding opportunities for City Park for the Proposition 5 construction and renovation project. Request for proposals have been advertised twice for this project, one in August, where the sole bid was deemed "unqualified" and was rejected.

The second request for proposals was submitted in September and bids were opened in October. Only two bids were received. The lowest base bid totaled \$5,346,000. At the November 20th workshop, staff presented to City Council three options for the City Park project based on the lowest base bid, with various alternates, construction contingency, and City Public Works scope

After discussion with staff and the City Attorney, City Council selected option #3, with some changes. Option #3 includes the based bid of \$5,346,000, Alternates 1-4 and 6 totaling \$888,400, Public Works scope totaling \$100,000, and a construction contingency totaling \$249,376. These amounts for Option #3 total \$6,583,776. The total amount of funds currently available in Prop 4 is \$4,828,132. This leaves a shortfall of approximately \$1,755,644. Council recommended that the Garlic Creek Trails, totaling \$300,000, be added back under this option, increasing the shortfall to \$2,055,644. Funding opportunities presented by staff included the use of \$400,000 already budgeted in the Parks Capital Fund for City Park, and removing \$400,000 budgeted in FY 2018 Summer Pointe Splash Pad, resulting in a total shortfall of approximately \$1,256,000. Upon further discussion on how to fund this shortfall, staff and Council discussed the option of issuing debt now

to cover the shortfall, using fund balance, or approving a reimbursement resolution to pay for the shortfall now and reimburse ourselves with tax-exempt debt obligation proceeds at a later point in time, if the Council should choose to do so. Based on the discussion, Council recommended approving a reimbursement resolution.

3. Staff's review and analysis

City Park continues to be a highly requested site for existing Special Events and festivals (Weiner Dog Races, Fajita Fiesta, Red, White and Buda, etc. The desire to get the construction of the park going to help facilitate these events and future expanded programming is of high demand. Staff believes that construction prices may continue to rise due to rising costs of goods and services and does not believe another bidding solicitation would be of any benefit at this time. Staff would recommend accepting the low bid and moving into negotiations on a contract

4. Financial Impact

This reimbursement resolution would allow the City to utilize existing City funds to cover the funding shortfall of approximately \$1,256,000 for the City Park renovation project, and would preserve the City's ability to reimburse itself with tax-exempt debt obligation proceeds within the allowable time period, if the Council should choose to do so. Funds will be moved, via a budget amendment, from the Water and Wastewater Funds to the Parks Capital Fund. The budget amendment will be submitted to Council for approval at a later date. The Water and Wastewater Funds have sufficient funding, over policy for the Fiscal Year 2019 budget, to temporarily cover the shortfall. The Water Fund has a budgeted excess amount over policy totaling \$1,853,000, and the Wastewater Fund has an excess over policy totaling \$3,175,641. The budget amendment that will be submitted to City Council to transfer funds will total \$464,600 from the Water Fund and \$791,400 from the Wastewater Fund. The budget amendment will move these funds to the Parks Capital Fund to allow capital expenditure related payments to cover the shortfall for the City Park renovation project.

5. Summary/Conclusion

The City has undertaken two separate bid phases and would like to pursue the negotiation phase with the current low bidder. Funding Opportunities have been discussed and will continue to be monitored for all cost savings options available. Establishing a contract soon would ensure that existing festivals/special events would have a timetable set for returning to the park as quickly as possible and allowing new festivals and special events to bring in revenue to the City.

6. Pros and Cons

Pros: (1) Approval of the bid and reimbursement resolution at the aggregate principal amount of \$1,256,000 will allow for full funding of the Prop 5 City Park renovation project, along with various alternates.

Reimbursement will be made at a later date either from existing cash/fund balance or from the issuance of debt obligations.

Cons: (1) If the reimbursement resolution is not approved, staff will need to be provided direction on the funding recommendation of the shortfall for the City Park renovation project

Cons: (2) Per the City's Financial Advisor, Jennifer Ritter with Specialized Public Finance, Inc., if the General Fund balance is used to pay for the shortfall of this project, instead of borrowing funds, it could potentially raise issues with our bond rating from Standard & Poor's. From the City's October 30, 2017 bond rating report from Standard and Poor's, our credit strength was cited as having "very strong budgetary flexibility." At the time they said our General Fund balance was 52% of operating expenditures and they expected it to remain above the 30% target. The credit rating agency views a strong fund balance at 30% of operating expenditures, or higher, as a "positive credit factor." The use of the General Fund balance could have an impact on our bond rating, and could potentially cause it to not be upgraded in the future.

Cons: (3) Use of fund balance from the Water and Wastewater Fund, without those funds being

reimbursed in the future, could potentially have an impact on future water and wastewater rates, for ratepayers. Each year the City's water and wastewater rate model factors in the existing funds in reserves and the use of those reserve funds for upcoming utility project needs.

7. Alternatives

The bids could be rejected and another solicitation process could begin to seek out additional bids. Major elements of the original design could be removed, but would not be recommended due to the original design provided to the voters of the Prop. 5 Bond.

8. Recommendation

Approval of the low bid presented by The Barr Company, AIA, and to authorize the City Manager to execute the contract.

All options less the ^{Painting of} Pavilion

WH/PD

THE BARR COMPANY, AIA

Program Management

Construction Management

Architecture

October 5, 2018

City of Buda
Purchase Manager
405 East Loop Street, Bldg 100
Buda, TX 78610

RE: City Park

The Barr Company, AIA, is pleased to present this Sealed Bid for the City of Buda City Park Project. The Barr Company, AIA, has extensive experience working with many entities in and around the surrounding Central Texas area. We hope to have the opportunity to serve the needs of your Department, Staff and Community.

Please find enclosed the proposal and please do not hesitate to ask if you need anything additional.

Sincerely,



Maricela Rodriguez Barr
President, The Barr Company

612 A West 22nd Street
Austin, Texas 78705
512.474.4222
F. 512.474.4203
thebarrcompany.com



**THE BARR
COMPANY, AIA**

FIRM HISTORY

The Barr Company, AIA
 612A West 22nd Street
 Austin, TX 78705
 512-474-4222 FAX 512-474-4203
 Email: kathy@thebarrcompany.com
www.thebarrcompany.com



AISD ELLIE NOACK SPORTS FACILITY

PRINCIPAL

The Barr Company Staff

Maricela Rodriguez Barr, AIA

*1 Registered Architects
 1 Registered Interior Designer
 3 Construction Project Managers
 1 LEED Accredited Professional
 1 Field Engineer
 3 Construction Superintendents
 1 Administrative Assistant
 6-10 Carpenters / Skilled Workers / Laborers*

FIRM CLASSIFICATION

*Texas Corporation 1996
 Rodriguez Barr Inc., dba The Barr Company, AIA
 WBE/MBE State of Texas Registered HUB
 Austin Office opened in 1981*

PREVIOUS FRIM NAMES

*Mari Rodriguez Barr dba The Barr Company, AIA- 10 years
 The Barr Brothers dba The Barr Company – 5 years*



THE BARR COMPANY, AIA

FIRM PHILOSOPHY

Our company always works with the philosophy that is rooted in the belief that good business depends on satisfied clients.

FIRM QUALIFICATIONS & TECHNICAL EXPERTISE

Services Provided

- *General Construction*
- *Construction Management Services*
- *Design Build*
- *Program Management*
- *Cost Management*
- *Architectural Design*
- *Architectural Consulting Services*
- *LEED Project Coordination*

For over three decades, we have assisted public entities and private owners with customized services to meet a wide range of business and project goals. We focus on forging strong, long-term relationships that allow us to gain insight into our clients' needs and goals so that we may make a real contribution to their success.

The scope of services that The Barr Company, AIA offers to the local community bridge many different fields. Being Contractors as well as Architects, we have the ability to offer a higher level of qualification and insight for Construction Projects.

Because of the unique structure of The Barr Company, our clients can have the benefit of this diverse range of capability. This allows The Barr Company to provide extensive experience providing comprehensive planning and problem solving techniques.

The Barr Company has no conditions (bankruptcy, pending merger, pending litigation, planned office closures or others) that will impede our ability to perform the services for the School District.

Awards and Recognitions

- *Envision Central Texas, Community Stewardship Award for Hutto Lake Park, City of Hutto 2011*
- *Far Southeast EMS Station #28*
 - *Published in Texas Architect – Nov./ Dec.*
 - *First GOLD LEED project in Texas*
 - *Published in Texas Contractor – Dec. 2004*
- *Austin Bergstrom International Airport, GTSA Ground Transportation Staging Area*
 - *First GOLD LEED project at ABIA-Mar 2013*
- *Austin American-Statesman, Partner in Literacy for Central Texas Schools 2002*
- *Austin Board of Realtors, Community Revitalization Award*
 - *Special Recognition 3506 Red River 1985*
- *Austin Bergstrom International Airport, Appreciation Airport Referendum 1993*
- *Bank One, Govalle Banking Center 1995*
- *Featured in American Business Journal, "Raising the Business Bar" June 7, 2002*
- *Featured in Austin American-Statesman, "The Gardens' Condo Blends Traditional, Modern Design" September 1, 1985*



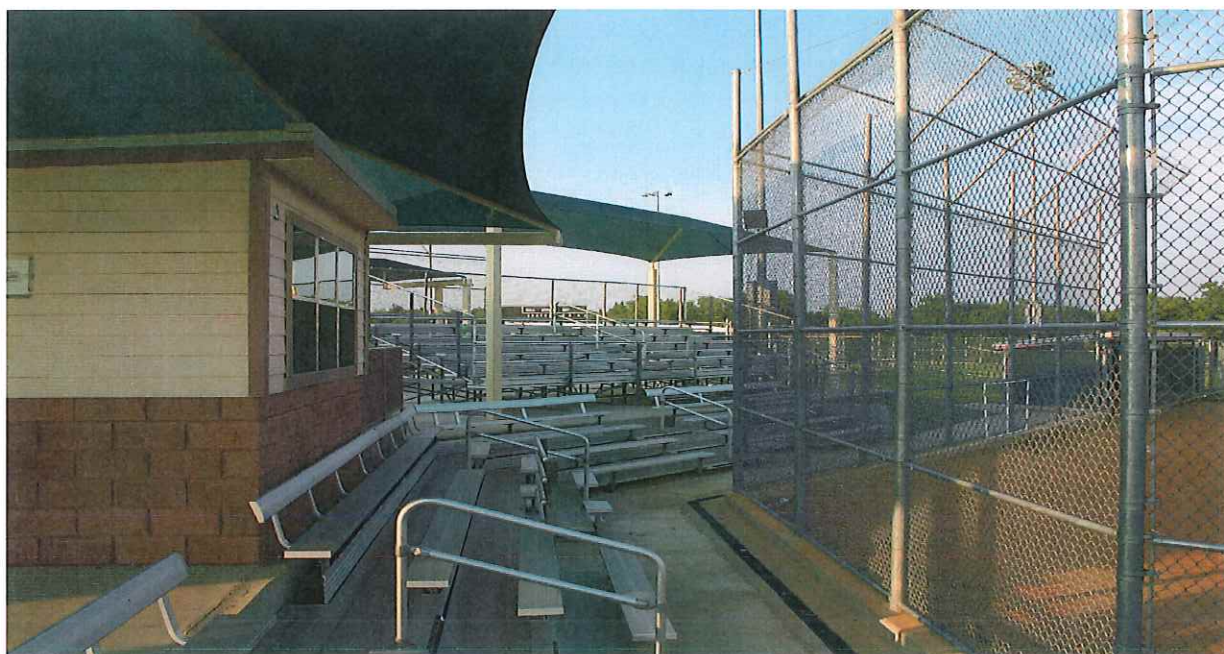
THE BARR COMPANY, AIA

OUR OWNER

Maricela Rodriguez Barr, registered Architect and Interior Designer, started The Barr Company, AIA, in 1981. Under her leadership, the firm now manages more than nine million dollars in work annually. Her experience, energy and astute business sense make her a significant contributor to every project the firm handles. Her particular area of expertise is financial management on the global level. In fact, she acted as the financial manager for the AISD \$450 million Bond Program.

Awards & Recognitions

- Texas Diversity Council, Women in Leadership Symposium, "Profiles of Outstanding Women" 2007
- Greater Austin Hispanic Chamber of Commerce, Business Woman of the Year 2002
- William W. Caudill, FAIA, Texas Society of Architects, Award for Young Professional Achievement in Recognition of Outstanding Service in Leadership Development 1994
- Greater Austin Hispanic Chamber of Commerce, Business Woman of the Year 1993
- Greater Austin Hispanic Chamber of Commerce, Chair 1994-1995
- 1st Woman appointed to Texas Board of Architectural Examiners by Governor Ann Richards 1993-1998
- Texas Board of Architectural Examiners, Secretary-Treasurer 1996
- United Way/ Capital Area, Board of Directors 1995-1997
- League of United Latin American Citizens, "Austin's Outstanding Hispanic Woman Award" 1995
- Capital Metro, "Outstanding DBE Advocate" 1993
- Greater Austin Chamber of Commerce Board of Directors 1993-1995



AUSTIN INDEPENDENT SCHOOL DISTRICT

SECTION 00 41 13

ARTICLE 1 – BID RECIPIENT

- 1.01 This Bid is submitted to:
 City of Buda – Finance Department
 405 East Loop Street, Building 100
 Buda, Texas 78610
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
- 2.02 BIDDER will sign and deliver the required number of counterparts of the AGREEMENT with the Bonds and other documents required by the Bidding Requirements within {15} days after the date of OWNER's Notice of Award.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

- 3.01 In submitting this Bid, Bidder represents that:
- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
1	9/5/18
2	9/14/18
3	9/26/18

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

SECTION 00 41 13

- E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has given Landscape Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Landscape Architect is acceptable to Bidder.
- H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

SECTION 00 41 13

ARTICLE 5 – BASIS OF BID

5.01 Basis of bid shall be Fixed Price Lump Sum to include everything required to complete the work, including all materials, costs, fees, labor, overhead and profit.

Bidder shall complete the Work in accordance with the Contract Documents for the following prices:

A. ALTERNATE 1

Add []

Subtract []

Amphitheater – Roof over stage with lighting

B. ALTERNATE 2

Add []

Subtract []

Amphitheater – Back of house improvements, including restrooms, storage, roof, and all building lighting

C. ALTERNATE 3

\$ 12,429.80

Add []

Subtract []

Electrical trench at amphitheater

SECTION 00 41 13

D. ALTERNATE 4

\$ 106,636.36

Add []

Subtract []

Circular sidewalk around main event lawn

E. ALTERNATE 5

\$ 80,642.39

Add []

Subtract []

Pavilion - Prepping and painting of steel for pavilion

F. ALTERNATE 6

\$ 104,333.89

Add []

Subtract []

Lighting – Lighting around circular event lawn and along main sidewalk leading up to event lawn

SECTION 00 41 13

ARTICLE 6 – UNIT PRICES

6.01 All bidders shall provide the following unit prices. Unit prices shall be provided for the purpose of determining a value of potential future additions or deletions from the contract. Payment shall be based on contract lump sum bid including accepted alternates only.

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Extended Price
102S-A	CLEARING AND GRUBBING	1	AC	\$7629.60	\$7629.60
104S-G	REMOVE MISCELLANEOUS P.C. CONCRETE	1	LS	\$69,781.08	\$69,781.08
111S-B	EXCAVATION, PLAN QUANTITY	1	CY	\$22.07	\$22.07
403S-CY	CONCRETE FOR STRUCTURES	1	CY	\$534.07	\$534.07
430S-E	P.C. CONCRETE LAYDOWN CURB (EXCAVATION)	1	LF	\$25.94	\$25.94
432S-4	NEW P.C. CONCRETE SIDEWALKS	1	SF	\$9.16	\$9.16
509S-1	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS	1	LF	\$3.81	\$3.81
559S	PRECAST CONCRETE BOX CULVERTS	1	LF	\$53.41	\$53.41
602S-A	TURF SODDING	1	SY	\$9.16	\$9.16
609S-C	NATIVE SEEDING AND PLANTING	1	SY	\$15.26	\$15.26
610S-A	TREE PROTECTIVE FENCING TYPE A CHAIN LINK FENCE	1	LF	\$4.58	\$4.58
700S-TM	TOTAL MOBILIZATION PAYMENT	1	LS	\$22,888.80	\$22,888.80
705	REMOVE AND RELOCATE EXISTING METAL BEAM GUARD RAILING	1	LF	\$83.93	\$83.93
803S-MO	BARRICADES, SIGNS, AND TRAFFIC HANDLING	6	MO	\$27,466.56	\$27,466.56
SP504S-CO	ADJUSTING CLEANOUTS	1	EA	\$762.96	\$762.96

Bonds required under Paragraph 6.01 of the General Conditions will be based on the Contract Price.

ARTICLE 7 – TIME OF COMPLETION

7.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

7.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

SECTION 00 41 13

ARTICLE 8 – ATTACHMENTS TO THIS BID

- 8.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security;
 - B. List of Proposed Subcontractors;
 - C. List of Proposed Suppliers;
 - D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - E. Required Bidder Qualification Statement with supporting data;
 - F. Executed Section 00 45 01 "Vendor Compliance to State Law"; and
 - G. Executed Section 00 45 02 "Conflict of Interest Questionnaire"

ARTICLE 9 – DEFINED TERMS

9.01 The terms used in this Bid with initial capital letters have the meanings stated in the Glossary of Defined Terms.

ARTICLE 10 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Rodriguez Barr Inc dba The Barr Company, AIA

By:

[Signature]

[Printed name]

Maricela Rodriguez Barr

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]

[Printed name]

Kathy Nomady

Title:

Executive Project Manager

Submittal Date:

10/5/18

Address for giving notices:

612A West 22nd Street, Austin, TX 78705

Telephone Number:

512-474-4222

SECTION 00 41 13

Fax Number: 512-474-4203

Contact Name and e-mail address: kathy@thebarrcompany.com

Bidder's License No.: N/A
(where applicable)

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

The Barr Company, AIA
612A West 22nd Street
Austin, TX 78705

SURETY (Name, and Address of Principal Place of Business):

The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653

OWNER (Name and Address):

City of Buda
405 East Loop Street
Buda, Texas 78610

BID

Bid Due Date: October 5, 2018
Description (Project Name— Include Location):
Construction of City Park

BOND

Bond Number: N/A
Date: October 5, 2018
Penal sum Five Percent of the Greatest Amount Bid by Principal \$ --5% of Amount Bid
(Words) (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

The Barr Company, AIA (Seal)
Bidder's Name and Corporate Seal

SURETY

The Hanover Insurance Company (Seal)
Surety's Name and Corporate Seal

By: 
Signature

By: 
Signature (Attach Power of Attorney)

Maricela Rodriguez Barr
Print Name

Emily Mikeska
Print Name

President
Title

Attorney-In-Fact
Title

Attest: 
Signature

Attest: 
Signature Connie Williamson

Title

Title Witness

Note: Addresses are to be used for giving any required notice.

Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

HIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint

John R. Ward, Douglas Moore, Emily Mikeska, Eva O. Limmer and/or Allyson Dean

Of Ward & Moore Insurance Services LP of Dallas, TX, Gatesville, TX and Temple, TX each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Thirty Five Million and No/100 (\$35,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 4th day of April, 2018.

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John C. Roche

John C. Roche, EVP and President



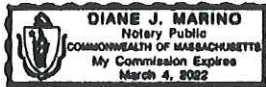
The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki

James H. Kawiecki, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 4th day of April, 2018 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Diane J. Marino
Diane J. Marino, Notary Public
My Commission Expires March 4, 2022

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 5th day of October 2018

CERTIFIED COPY

Theodore G. Martinez
Theodore G. Martinez, Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:
You may call The Hanover Insurance Company/
Citizens Insurance Company of America's toll-free
telephone number for information or to make a
complaint at:

1-800-608-8141

You may also write to The Hanover Insurance Company/
Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01615

You may contact the Texas Department of Insurance
to obtain information on companies, coverages,
rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium
or about a claim you should contact the agent or the
company first. If the dispute is not resolved, you may
contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This
notice is for information only and does not become
a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:
Usted puede llamar al numero de telefono gratis de
The Hanover Insurance Company/Citizens Insurance
Company of America's para informacion o para
someter una queja al:

1-800-608-8141

Usted tambien puede escribir a The Hanover Insurance
Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01615

Puede comunicarse con el Departamento de Seguros
de Texas para obtener informacion acerca de
compañias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un
reclamo, debe comunicarse con el agente o la com-
pañia primero. Si no se resuelve la disputa, puede
entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo
para proposito de informacion y no se convierte en
parte o condicion del documento adjunto.



THE BARR
COMPANY, AIA

www.The Barr Company.Com 612a West 22nd Street Austin, Texas 78705 (512) 474-4222, (512) 474-4203

CITY OF BUDA

CITY PARK

**List of Proposed Subcontractors Performing over
25% of Total Amount Bid**

SECTION 00 45 13

QUALIFICATIONS STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

1. SUBMITTED BY:

Official Name of Firm: Rodriguez Barr Inc dba The Barr Company, AIA

Address: 612A West 22nd Street, Austin, TX 78705

2. SUBMITTED TO:

City of Buda: Purchasing Manager

3. SUBMITTED FOR:

City Park

Owner: City of Buda

Project Name: City Park (IFB 18-012)

TYPE OF WORK: General Construction

4. CONTRACTOR'S CONTACT INFORMATION

Contact Person: Maricela Rodriguez Barr

Title: President

Phone: 512-474-4222

Email: kathy@thebarrcompany.com

SECTION 00 45 13

5. AFFILIATED COMPANIES:

Name: N/A

Address: _____

6. TYPE OF ORGANIZATION:

SOLE PROPRIETORSHIP

Name of Owner: N/A

Doing Business As: _____

Date of Organization: _____

PARTNERSHIP

Date of Organization: N/A

Type of Partnership: _____

Name of General Partner(s): _____

CORPORATION

State of Organization: Texas

Date of Organization: 1996

Executive Officers:

- President: Maricela Rodriguez Barr

- Vice President(s): Maricela Rodriguez Barr

- Treasurer: Maricela Rodriguez Barr

SECTION 00 45 13

- Secretary: Maricela Rodriguez Barr

LIMITED LIABILITY COMPANY

State of Organization: N/A

Date of Organization: _____

Members: _____

JOINT VENTURE

Sate of Organization: N/A

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

Joint Venture Managing Partner

- Name: _____

SECTION 00 45 13

- Address: _____

7. LICENSING

Jurisdiction: N/A

Type of License: _____

License Number: _____

Jurisdiction: _____

Type of License: _____

License Number: _____

8. CERTIFICATIONS

CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: TX Comptroller of Public Accounts

Woman Owned Enterprise: TX Comptroller of Public Accounts

Small Business Enterprise: _____

Other (_____): _____

9. BONDING INFORMATION

Bonding Company: The Hanover Insurance Company

Address: 400 Lincoln Street

Worcester, MA 07653

Bonding Agent: Ward & Moore Insurance Services

Address: 1023 Canyon Creek Dr.

Temple, TX 78502

Contact Name: Emily Mikeska

SECTION 00 45 13

Phone: 254-899-8681

Aggregate Bonding Capacity: \$15,000,000.00

Available Bonding Capacity as of date of this submittal: \$13,000,000.00

10. FINANCIAL INFORMATION

Financial Institution: Wells Fargo

Address: 10900-B Research
Austin, TX

Account Manager: Ron Westbrook

Phone: 512-344-8637

INCLUDE AS AN ATTACHMENT AN AUDITED BALANCE SHEET FOR EACH OF THE
LAST 3 YEARS See Financial Info TAB

11. CONSTRUCTION EXPERIENCE:

Current Experience:

List on **Schedule A** all uncompleted projects currently under contract (If Joint Venture list each participant's projects separately).

Previous Experience:

List on **Schedule B** all projects completed within the last 5 Years (If Joint Venture list each participant's projects separately).

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

YES NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principal of another entity?

YES NO

If YES, attach as an Attachment details including Project Owner's contact information.

SECTION 00 45 13

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firm listed in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

YES NO

If YES, attach as an Attachment details including Project Owner's contact information.

12. SAFETY PROGRAM:

Name of Contractor's Safety Officer: James Austin Barr

Include the following as attachments:

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) OSHA No. 500- Log & Summary of Occupational Injuries & Illnesses for the past 5 years. See Safety TAB

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all OSHA Citations & Notifications of Penalty (monetary or other) received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE.
There are none.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all safety citations or violations under any state all received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE.
There are none.

Provide the following for the firm listed in Section V (and for each proposed Subcontractor furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) the following (attach additional sheets as necessary):

Workers' compensation Experience Modification Rate (EMR) for the last 5 years:

YEAR	<u>2018-19</u>	EMR	<u>.90</u>
YEAR	<u>2017-18</u>	EMR	<u>.83</u>
YEAR	<u>2016-17</u>	EMR	<u>.83</u>
YEAR	<u>2015-16</u>	EMR	<u>.81</u>
YEAR	<u>2014-15</u>	EMR	<u>.87</u>

SECTION 00 45 13

Total Recordable Frequency Rate (TRFR) for the last 5 years:

YEAR	<u>2017</u>	TRFR	<u>6.45</u> *
YEAR	<u>2016</u>	TRFR	<u>0</u>
YEAR	<u>2015</u>	TRFR	<u>0</u>
YEAR	<u>2014</u>	TRFR	<u>0</u>
YEAR	<u>2013</u>	TRFR	<u>0</u>

*This was the result of one lost time incident which occurred due to improper lifting.

Total number of man-hours worked for the last 5 Years:

YEAR	<u>2017</u>	TOTAL NUMBER OF MAN-HOURS	<u>31,000</u>
YEAR	<u>2016</u>	TOTAL NUMBER OF MAN-HOURS	<u>24,800</u>
YEAR	<u>2015</u>	TOTAL NUMBER OF MAN-HOURS	<u>35,000</u>
YEAR	<u>2014</u>	TOTAL NUMBER OF MAN-HOURS	<u>30,000</u>
YEAR	<u>2013</u>	TOTAL NUMBER OF MAN-HOURS	<u>28,000</u>

Provide Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) Days Away From Work, Days of Restricted Work Activity or Job Transfer (DART) incidence rate for the particular industry or type of Work to be performed by Contractor and each of Contractor's proposed Subcontractors and Suppliers) for the last 5 years:

YEAR	<u>2017</u>	DART	<u>6.45</u> *
YEAR	<u>2016</u>	DART	<u>0</u>
YEAR	<u>2015</u>	DART	<u>0</u>
YEAR	<u>2014</u>	DART	<u>0</u>
YEAR	<u>2013</u>	DART	<u>0</u>

*This was the result of the same incident as above.

13. EQUIPMENT:

MAJOR EQUIPMENT:

List on **Schedule C** all pieces of major equipment available for use on Owner's Project.

SECTION 00 45 13

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Rodriguez Barr Inc., dba The Barr Company, AIA

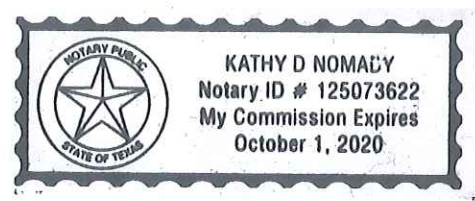
BY: *[Signature]*

TITLE: President

DATED: 10/5/18

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 5 DAY OF October, 2018



NOTARY PUBLIC - STATE OF Texas
 MY COMMISSION EXPIRES: Kathy D. Nomady

REQUIRED ATTACHMENTS

1. Schedule A (Current Experience).
2. Schedule B (Previous Experience).
3. Schedule C (Major Equipment).
4. Audited balance sheet for each of the last 3 years for firm named in Section 1.
5. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
6. Resumes of officers and key individuals (including Safety Officer) of firm named in Section 1.
7. Required safety program submittals listed in Section 13.
8. Additional items as pertinent.

SCHEDULE A

CURRENT EXPERIENCE

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
Onion Creek Fire/EMS Station	Name: Craig Russell, City of Austin Address: 505 Barton Springs Rd Austin, TX Telephone: 512-680-8373	Name: Mark Watford/Lisa Andel Company: BRW Architects, Inc. Telephone: 979-694-1791	May 26, 2017	New Construction	50%	\$4.3 Million
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

SCHEDULE B

PREVIOUS EXPERIENCE (Include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
Austin to Manor Rail with Trail	Name: City of Austin: Larry Mendez Address: 505 Barton Springs Rd Austin, TX Telephone: 512-974-7124	Name: City of Austin Company: City of Austin Telephone: 512-974-7124	2014	New Construction	Complete	\$1.9M
GTSA: Ground Transportation Staging Area, Austin Bergstrom Airport	Name: City of Austin: Robin Camp Address: 505 Barton Springs Rd Austin, TX Telephone: 512-974-7830	Name: Brian Nasky Company: Sunland Group Telephone: 512-590-7962	2013	Renovation/New Construction	Complete	\$4.5M
AISD: Houston Elementary- Pkg 1 Hvac and Pkg 2 ADA Renovations	Name: AISD: Andrew Miller Address: 812 San Antonio St Austin, TX 78701 Telephone: 512-415-1944	Name: Brandon Welch/Debra Sharpe Company: Huckabee/Jose Guerra Telephone: 512-445-2090/512-428-8958	2017	Renovation/New HVAC	Complete	\$2.2M
AISD: Oak Hill Elementary	Name: AISD: Andrew Miller Address: 812 San Antonio St. Austin, TX 78701 Telephone: 512-415-1944	Name: Jason Reed Company: O'Connell Robertson Telephone: 512-478-7286	2015	Renovation/New HVAC	Complete	\$1.1M
City of Pflugerville: Stone Hill & Pfluger Park	Name: City of Pflugerville: Aileen Dryden Address: 400 Immanuel Rd Pflugerville, TX 78660 Telephone: 512-990-6353	Name: David Cazares Company: MWM Design Group Telephone: 512-453-0767	2017	New Construction	Complete	\$2.1M
ABIA: HVAC Terminal Improvements	Name: City of Austin: Burton Jones Address: 505 Barton Springs Rd Austin, TX Telephone: 512-974-7830	Name: Kenneth Houghton Company: Jacobs Engineering Telephone: 512-314-3100	2013	Renovation	Complete	\$1.1M
ABIA: Kocurek Elementary	Name: AISD: Zack Pearce Address: 812 San Antonio St. Austin, TX 7871 Telephone: 512-414-8946	Name: David McDonald Company: Star of Texas Engineering Telephone: 512-917-0925	2015	HVAC Renovation	Complete	\$1.1M

EJCDC® C-451, Qualifications Statement.

Copyright © 2013 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Page 2 of 4

SCHEDULE B

PREVIOUS EXPERIENCE (Include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
AIISD: Murchison Middle School	Name: AISD: Zack Pearce 812 San Antonio St. Address: Austin, TX 78701 Telephone: 512-414-8946	Name: Crystal Coppinger Company: Haddon & Cowan Telephone: 512-374-9120	2016	Renovation/Addition	Complete	\$1.3M
AIISD: Pillow Elementary	Name: AISD: Zack Pearce 812 San Antonio St. Address: Austin, TX 78701 Telephone: 512-414-8940	Name: Barnaby Evans Company: Fatter & Evans Architects Telephone: 512-476-3181	2016	New Addition	Complete	\$872,000.00
AIISD: Langford Elementary	Name: AISD: Zack Pearce 812 San Antonio St. Address: Austin, TX 78701 Telephone: 512-414-8946	Name: Mary Franzosa Company: Cotera & Reed Architects Telephone: 512-374-9120	2016	New Addition/ Renovation	Complete	\$970,000.00
AIISD: Summitt Elementary HVAC Renovations	Name: AISD: Zack Pearce 812 San Antonio St. Address: Austin, TX 78701 Telephone: 512-414-8946	Name: Randy Fuston Company: MEP Engineering Telephone: 512-306-9650	2015	New HVAC	Complete	\$1.3M
City of Cedar Park: PARD Maintenance Facility	Name: City of Cedar Park: Randy Leuders 450 Cypress Creek Rd. Address: Cedar Park, TX 78613 Telephone: 512-401-5354	Name: Ryan Hansanuwat Company: Mode Design Co Telephone: 512-733-1150	2017	New Construction	Complete	\$1.9M
Copperfield Neighborhood Park	Name: City of Austin: Gary Gregson 919 W 281/2 St. Address: Austin, TX 78704 Telephone: 512-974-9475	Name: Anthony Goode Company: MWM Design Group Telephone: 512-453-0767	2014	New Construction	Complete	\$647,905.00
	Name: Address: Telephone:	Name: Company: Telephone:				

EJCDC® C-451, Qualifications Statement.

Copyright © 2013 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Page 3 of 4



THE BARR
COMPANY, AIA

Construction – Program Management – Architecture

www.The Barr Company.com - 612 West22nd Street - Austin, Texas – 78705 - P (512) 474-4222 - F (512) 474-4203

VETERANS MEMORIAL PARK



Entrance

Address	2525 W. New Hope Drive, Cedar Park, TX
Construction Type	NEW CONSTRUCTION
Owner	City of Cedar Park – \$2.2M
Architects	BWM Group, (512) 244-9620



THE BARR
COMPANY, AIA

Construction – Program Management – Architecture

www.The Barr Company.com - 612 West22nd Street - Austin, Texas – 78705 - P (512) 474-4222 - F (512) 474-4203

ELLIE NOAK SPORTS COMPLEX



Concession Stand

Address

5300 Crainway Drive, Austin, TX

Construction Type

NEW CONSTRUCTION

Owner

Austin Independent School District - \$2.5 M

Architects

Carter & Burgess, (512) 314-3100



THE BARR
COMPANY, AIA

Construction – Program Management – Architecture

www.The Barr Company.com - 612 West22nd Street - Austin, Texas – 78705 - P (512) 474-4222 - F (512) 474-4203

GTSA (Ground Transportation Staging Area- Austin Bergstrom International Airport)



Main Building

Address	9300 Rental Car Lane, Austin, TX
Construction Type	RENOVATION
Owner	City of Austin - \$4.4M
Architects	Sunland Group, (512) 590-7962



THE BARR COMPANY, AIA

COMPANY EXPERIENCE

CONSTRUCTION/CONSTRUCTION MANAGEMENT

Texas Military:

- San Marcos Readiness Center, Renovation, 2018, \$2.2M, In Progress
- Taylor Readiness Center, Renovation, 2015, \$2.2M, Construction

City of Cedar Park:

- City of Cedar Park PARD Maintenance Facility, 2017, \$1.9 M, Construction
- Veteran's Memorial Park – Phase II, 2011, \$2.1M, Construction

Austin Independent School District:

- Houston Elementary School, 2017, Construction, \$2.2 M
- Murchison Middle School Renovations and Addition, 2016, Construction, \$1.3M
- Pillow Elementary School Renovations and Addition, 2016, Construction, \$871,312
- Langford Elementary School Renovation and Addition, 2016, Construction, \$970,000
- Oak Hill Elementary School Renovations, 2015, Construction, \$1.1M
- Kocurek Elementary School HVAC Renovations, 2015, Construction, \$1.1M
- HVAC Renovations @ Summitt Elementary School, 2015, Construction, \$1.3M
- Renovations to Crockett HS Phase II, 2007, \$1.4M, Construction, 2 Star Energy Rating
- Renovations for Matthews and O'Henry, 2008, \$1.6M, Construction
- Renovations at Kocurek & Menchaca Elementary Schools Phase III, 2008, \$1.2M, Construction
- Renovations to Crockett HS Phase I, 2007, \$4.7M, Construction
- Renovations to Becker, Metz & Williams Elementary Schools, 2007, \$1.6M, Construction
- St Elmo Elementary HVAC & Renovations, 2006, \$1.1M, Construction
- Norman, Johnston, Ortega Schools, 2004, \$450,000, Construction
- Ellie Noack Field Sports Facility, 2004, \$2.5M, Construction

City of Pflugerville:

- Stone Hill & Pflugger Park Project, 2018, \$2.1, Construction
- Central Fire Station, 1998, \$900,000 Construction

City of Austin Public Works:

- GTSA: Ground Transportation Staging Area, Austin Bergstrom International Airport, 2014, \$4.5M, Construction
- ADA Group 2 Sidewalks & Ramps, 2006, \$2.3 M, Construction
- ADA Group 3 Sidewalks & Ramps, 2006, \$1.8 M, Construction
- McBeth Recreation Center Improvements, 2010, \$800K, Construction
- Spicewood Springs Branch Library Site Improvements, 2004, \$385K, Construction
- Webberville Service Center, 2003, \$1,24M, Construction
- Human & Health Services Renovation, 2003, \$1.8 M, Construction

City of Austin Parks & Recreation:

- Copperfield Neighborhood Park, 2014, \$647,905, Construction,
- Austin to Manor Rail with Trail, 2014, \$1.9M, Construction
- Caswell Tennis Center, 2003, \$1.44M, Construction

City of Austin Department of Aviation:

- ABIA Campus Signage Improvements, 2013, \$1.7M
- ABIA HVAC Terminal Improvements, 2013, \$1.1M
- ABIA Terminal Directories, 2013, \$245K

"Providing Comprehensive Professional/Construction Services"

General Construction, Construction Management, Program Management and Architecture



THE BARR COMPANY, AIA

- ABIA Terminal Improvements 2012, 2013, \$ 6M
- ABIA Austin Bergstrom International Airport Terminal Improvements – Phase 4, 2011, 8.2K
- ABIA Austin Bergstrom International Airport Terminal Improvements – Phase 2, 2004,\$1.7M

City of Austin: Emergency Medical Services Department:

- Onion Creek Fire/EMS Station: 2018, \$4.5M, New Construction
- EMS Station #28: 2003, \$1.3M, Construction
- EMS Station #13: 2000, \$800,000 Construction
- 911 Emergency Services Facility: 1999, \$1M, Construction
- 4 EMS Stations: EMS Station #4, EMS Station #8, EMS Station #10, EMS Station #18, 1997, \$600,000 Construction
- EMS Station #12, 1998, \$200,000 Construction
- Bob Roberts Fire Training Facility, 1998, \$85,000 Construction

Library Department: Windsor Park Branch Library: 1999, \$1.4 Million Construction

Water & Waster Water Department: South Industrial Service Center, 1997, \$650,000 Construction

Waller Creek Center: 1996, \$285,000, Construction

Travis County Transportation & Natural Resources:

- NE Metro Park, 2012, \$2.3M, Construction
- Hunters Bend Sidewalk Improvements, 2009, \$200,000, Construction

Travis County Facilities Management Department:

- Travis County Precinct 3 Office Building & West Rural Community Center & Clinic, 2005, \$3.2M, New Construction
- Travis County Precinct 2 Building, 2009, \$2.7M, Construction Addition

City of Hutto: Hutto Lake Park, 2012, \$1M, Construction

Williamson County: Bagdad Heritage Trail, 2008, \$859,500, Construction

University of Texas at Austin, Austin, Texas,

- West Patio Construction, 1996, \$100,000 Construction
- New Student Lounge at Jester Center, \$200,000 Construction
- Pizza Hut, Jester Center, \$80,000 Construction
- Texas Union Building Flooring Replacement, 1998, \$400,000 Construction
- Santa Rita Room Renovation, Summer 2001, \$362,065 Construction
- Bass Concert Hall, Summer 2001, \$434,050

St. Edward's University, Austin, Texas, Moody Hall Remodel, 1997, \$300,000 Construction

Del Valle School District, Del Valle Junior High School, 2004, \$1,847,480

State of Texas, General Services Commission, Elevator Modifications, 1997, \$400,000 - Construction

- | | |
|--------------------------------|-----------------------------|
| • Stephen F. Austin Building | • John H. Reagan Building |
| • Lyndon B. Johnson Building | • James H. Starr Building |
| • William P. Clements Building | • The Insurance Building |
| • James E. Rudder Building | • Central Services Building |

Abiding Love Lutheran Church, 1999-2000, Austin, Texas, \$1.9 Million Construction

Bank One, Austin, TX, Construction Management, Project Packaging, HUB Programming / Hub Monitoring, \$600,000

Balcones Animal Hospital, Austin, TX – Construction Management

Birds of Texas Ostrich Farm, Cedar Creek, TX – Construction Management

Tate- Austin, Public Relations, Austin, TX – Project Management, Construction Management

Highway 71 Veterinary Hospital, Cedar Creek, TX – Construction Management

St. Edward's University – Moody Hall Remodel – Construction Management

“Providing Comprehensive Professional/Construction Services”

General Construction, Construction Management, Program Management and Architecture



**THE BARR
COMPANY, AIA**

DESIGN/BUILD

University of Texas at A & M, College Station, Texas, Hirschfeld Moore Restoration, \$1.1 Million
AUS-TEX Printing & Mailing, Inc., Austin, TX – Feasibility Studies, Architecture, Construction
The Garden Condominiums, Austin, TX – Architecture, Construction

FACILITY MANAGEMENT CONSULTING SERVICES

Austin Independent School District-Facility Assessment & Cost Review & Recommendations for 2004 Bond Program - over 120 facilities.
Austin Independent School District 1996 Bond Program \$450M-Deputy Program Manager, Senior Cost/Financial Manager, AISD HUB/CAP Program Manager
New Airport Project Team, Rolling Owner Controlled Insurance Program
AMD Fab – 25 Project, Austin, TX – HUB Programming / HUB Monitoring
City of Austin, Small Contractor Support Network – Public Works – HUB Programming / HUB Monitoring

“Providing Comprehensive Professional/Construction Services”
General Construction, Construction Management, Program Management and Architecture



THE BARR COMPANY, AIA

ARCHITECTURAL DESIGN

St. Mary's Catholic Church, November 2007 – Present, Design Services and Project Management
Travis County Precinct #4, Office Building, 2002/2003, Design Services

Austin Independent School District:

- Allison, Palm & Mendez Roof Replacement, 2005, Design Services
- House Park Restroom Renovation, 2006, Design Services
- Barton Hills Elementary, Design Services
- Maplewood Elementary School, Design Services

City of Austin:

- Walnut Creek Sports Facility, 2003, Design Services
- NAPT Austin International Airport – Parking Garage – Deputy Project Manager
- Central City Entertainment Center – Value Engineering, Cost Estimating & Controls
- Dougherty Arts Center – Construction Administration, Cost Estimating & Controls
- Lundberg Bakery – Construction Administration, Cost Estimating & Controls
- Public Works – ADA Modifications – 9 branch libraries – Architectural Services
- ADA Modifications to Montopolis Recreation Center – Architectural Services

Texas Department of Public Safety, Austin, TX – 14 Vehicle Inspection Stations Architectural Services

State of Texas, Governor's Mansion Roof Study – Constructability Analysis, Value Engineering, Cost Estimating

Caldwell County, Courthouse, Caldwell County – Feasibility Study, Constructability Analysis, Value Engineering

United Way, New Offices, Austin, Texas, Completed 1997

Jane's Restaurant, Austin, TX – Feasibility Study, Project Management

NCNB Branch Bank – Constructability Analysis, Value Engineering, Cost Estimating

Tramex Travel, Austin, TX – Architectural Design, Project Management, Interior Space Design

St. Patrick's Cathedral, Austin, TX – Feasibility Study, Five Year Construction Plan, Value Engineering

Southwestern Bell Telephone Company, Austin, TX - Project Architect, Interior space planning

Sunshine Nursery School – Feasibility Study

Villas Condominiums, Austin, TX – Feasibility Study, Five-Year Construction Plan, Project/Facilities Management

"Providing Comprehensive Professional/Construction Services"

General Construction, Construction Management, Program Management and Architecture

SCHEDULE C - LIST OF MAJOR EQUIPMENT AVAILABLE

ITEM	PURCHASE DATE	CONDITION	ACQUIRED VALUE
John Deere 4120 eHydro Tractor/Shredder/Loader	2005	Good	\$25,000
Okada Top Breaker TOP 30	2005	Good	\$10,000
Bobcat SkidsteerS300	2004	Good	\$37,000
Bobcat Excavator331D	2004	Good	\$37,000
Ingersoll-Rand DD14 Compactor	2006	Good	\$15,000
PGF Cat 1 PTO DRV Wood Chipper	2009	Good	\$30,000
44 x 12 Sales Office Trailer	2009	Good	\$18,000
Bobcat S300 Skidsteer Loader	2008	Good	\$35,000
Bobcat Skidsteer S750 Loader	2011	Good	\$42,000
Caterpillar 939C Track Loader	2009	Good	\$100,000
Cat 304 DCR Minin Hydraulic Excavator	2011	Good	\$38,000
Belltec H200 Auger Drive	2012	Good	\$2,000
Doosan GC 25E Forklift	2006	Good	\$10,000
JLG 19' Scissor Lift 1930 ES	2008	Good	\$8,000
5083E John Deere Tractor w/RT1173 Tiller	2013	Good	\$37,000
6 yd Dump Truck	2005	Good	\$50,000
12 yd Dump Truck	2001	Good	\$15,000



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority-, woman- and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at <https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp>. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the HUB Program in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. *Note: Any changes made to your company's information may require the HUB Program to re-evaluate your company's eligibility.*

Please visit our website at <http://comptroller.texas.gov/procurement/prog/hub/> and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) providing addition information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number:	1742819524600
File/Vendor Number:	024717
Approval Date:	24-OCT-2016
Scheduled Expiration Date:	24-OCT-2020

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

RODRIGUEZ BARR INC.

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 11-NOV-2016, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul A. Gibson

*Paul Gibson, Statewide HUB Program Manager
Statewide Support Services Division*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp>) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/16

RODRIGUEZ BARR, INC.,
DBA THE BARR COMPANY
FINANCIAL STATEMENTS AS OF
DECEMBER 31, 2017 AND 2016

TOGETHER WITH INDEPENDENT ACCOUNTANTS' REVIEW
REPORT THEREON AND SUPPLEMENTARY INFORMATION



INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
Rodriguez Barr, Inc., dba The Barr Company
Austin, Texas

We have reviewed the accompanying financial statements of Rodriguez Barr, Inc., dba The Barr Company (an S-Corporation) which comprise the balance sheet as of December 31, 2017 and 2016, and the related statements of income, shareholders' equity, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

The supplementary information included in the accompanying schedules on page 17 through 18 is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates to, the underlying accounting and other records used to prepare the financial statements. The 2017 supplementary information has been subject to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the 2017 supplementary information. We have not audited the 2017 supplementary information and do not express an opinion on such information.

Ludwick, Montzuma, & Staff,
P.C.

Temple, Texas
June 16, 2018

RODRIGUEZ BARR, INC.
BALANCE SHEETS
DECEMBER 31, 2017 AND 2016

ASSETS

	2017	2016
Current Assets	\$ 362,271	\$ 48,881
Cash and cash equivalents	1,115,504	1,005,752
Investments		
Accounts receivable		
Trade, net of allowance for doubtful accounts of \$0 and \$0, respectively	1,425,395	1,066,469
Retainage	312,584	208,420
Related party receivable	28,920	27,022
Other	10,923	5,920
Cost and estimated earnings in excess of billings on uncompleted contracts	10,090	59,090
Total Current Assets	3,265,687	2,421,554
 Property and Equipment		
Buildings and improvements	90,562	90,562
Construction equipment	598,295	598,295
Vehicles	348,967	299,478
Office equipment	97,648	97,648
Furniture and fixtures	39,875	39,875
Other depreciable assets	4,764	4,764
Less: accumulated depreciation	(944,024)	(851,599)
Total Property and Equipment	236,087	279,023
 Total Assets	\$ 3,501,774	\$ 2,700,577

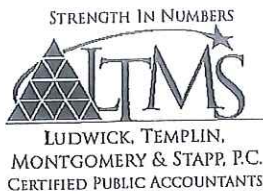
See accompanying notes and independent accountants' review report.

**RODRIGUEZ BARR, INC.,
DBA THE BARR COMPANY
FINANCIAL STATEMENTS AS OF
DECEMBER 31, 2016 AND 2015**

**TOGETHER WITH INDEPENDENT ACCOUNTANTS' REVIEW
REPORT THEREON AND SUPPLEMENTARY INFORMATION**

TABLE OF CONTENTS

	Page
INDEPENDENT ACCOUNTANTS' REVIEW REPORT.....	1
FINANCIAL STATEMENTS	
Balance Sheets.....	3
Statements of Income.....	4
Statements of Shareholders' Equity.....	5
Statements of Cash Flow	6
Notes to Financial Statements.....	7
SUPPLEMENTAL INFORMATION	
Combined Schedule of Contracts	16
General and Administrative Expenses.....	17



1949 SCOTT BOULEVARD
 TEMPLE, TEXAS 76504
 254.771.0061 – VOICE
 254.771.1445 – FAX
 WWW.LTMS-CPA.COM

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
 Rodriguez Barr, Inc., dba The Barr Company
 Austin, Texas

We have reviewed the accompanying financial statements of Rodriguez Barr, Inc., dba The Barr Company (a Corporation) which comprise the balance sheet as of December 31, 2016, and the related statements of income, shareholders' equity, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountants' Conclusion

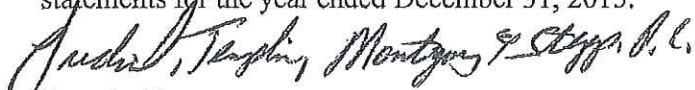
Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

The supplementary information included in the accompanying schedules on page 17 through 18 is presented for the purposes of additional analysis and is not a required part of the basic financial statements. The information is the representation of management. We have reviewed the information and, based on our review, we are not aware of any material modifications that should be made to the information in order for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the information and, accordingly, do not express an opinion on such information.

Prior Period Financial Statements

The 2015 financial statements of Rodriguez Barr, Inc., dba The Barr Company, were reviewed by other accountants whose report dated June 10, 2016, stated that, based on their procedures, they are not aware of any material modifications that should be made to those financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. In addition, the supplementary information for the year ended December 31, 2015, contained on page 18 was presented for purposes of additional analysis and was not a required part of the basic financial statements. Such information was subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and they did not become aware of any material modifications that should be made to such information. They have not performed any review procedures since June 10, 2016, the date of the report for the financial statements for the year ended December 31, 2015.



Temple, Texas
June 16, 2017

RODRIGUEZ BARR, INC.
BALANCE SHEETS
DECEMBER 31, 2016 AND 2015

ASSETS

Current Assets	<u>2016</u>	<u>2015</u>
Cash and cash equivalents	\$ 48,881	\$ 140,354
Investments	1,005,752	921,282
Accounts receivable		
Trade, net of allowance for doubtful accounts of \$0 and \$0, respectively	1,066,469	638,485
Retainage	208,420	335,600
Related party receivable	27,022	20,282
Other	5,920	3,518
Cost and estimated earnings in excess of billings on uncompleted contracts	<u>59,090</u>	<u>60,696</u>
Total Current Assets	2,421,554	2,120,217
 Property and Equipment		
Buildings and improvements	90,562	90,562
Construction equipment	598,295	594,468
Vehicles	299,478	388,222
Office equipment	97,648	97,647
Furniture and fixtures	39,875	39,875
Other depreciable assets	4,764	4,762
Less: accumulated depreciation	<u>(851,599)</u>	<u>(810,952)</u>
Total Property and Equipment	279,023	404,584
 Total Assets	 <u>\$ 2,700,577</u>	 <u>\$ 2,524,801</u>

See accompanying notes and independent accountants' review report.

**Rodriguez Barr, Inc.,
dba The Barr Company**

**Financial Statements and
Supplementary Information**

December 31, 2015 and 2014

Rodriguez Barr, Inc., dba The Barr Company

Table of Contents

	Page
Financial Statements	
Independent Accountant's Review Report	1
Balance Sheets	3
Statements of Income and Comprehensive Income	4
Statements of Changes in Stockholder's Equity	5
Statements of Cash Flows	6
Notes to the Financial Statements	7
Supplementary Information	
Independent Accountant's Review Report on the Supplementary Information	19
Schedule of Job Revenue and Costs	20
Schedule of Construction in Progress	21
Schedule of Completed Jobs	22
Schedules of Cost of Construction	23



Padgett Stratemann

Independent Accountant's Review Report

To the Board of Directors
Rodriguez Barr, Inc., dba The Barr Company
Austin, Texas

We have reviewed the accompanying financial statements of Rodriguez Barr, Inc., dba The Barr Company, which comprise the balance sheets as of December 31, 2015 and 2014, and the related statements of income and comprehensive income, changes in stockholder's equity, and cash flows for the years then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with *Statements on Standards for Accounting and Review Services*, promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

AUSTIN

811 BARTON SPRINGS ROAD, SUITE 550
AUSTIN, TEXAS 78704
512 476 0717

HOUSTON

1980 POST OAK BOULEVARD, SUITE 1100
HOUSTON, TEXAS 77056
713 335 8630

SAN ANTONIO

100 N.E. LOOP 410, SUITE 1100
SAN ANTONIO, TEXAS 78216
210 828 6281

TOLL FREE: 800 879 4966
WEB: PADGETT-CPA.COM

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Padgett, Statemann + Co., L.L.P.

Austin, Texas
June 10, 2016

Rodriguez Barr, Inc., dba The Barr Company

Balance Sheets

December 31, 2015 and 2014

	<u>2015</u>	<u>2014</u>
Current Assets		
Cash and cash equivalents	\$ 140,354	\$ 438,308
Investments	921,282	774,187
Receivables:		
Trade	638,485	56,841
Retainage	335,600	32,628
Stockholder	20,282	205,011
Other	3,518	6,200
Costs and estimated earnings in excess of billings on incomplete contracts	<u>60,696</u>	<u>-</u>
Total current assets	<u>2,120,217</u>	<u>1,513,175</u>
Property and Equipment – net	<u>404,584</u>	<u>408,526</u>
Total assets	<u>\$ 2,524,801</u>	<u>\$ 1,921,701</u>
Current Liabilities		
Line of credit	\$ -	\$ 4,763
Current maturities of long-term debt	68,668	76,557
Payables:		
Trade	393,932	234,281
Retainage	425,182	83,620
Accrued expenses	80,029	33,301
Billings in excess of costs and estimated earnings on incomplete contracts	30,320	33,078
Deferred income tax liability	3,505	18,996
Income taxes payable	<u>27,167</u>	<u>10,296</u>
Total current liabilities	<u>1,028,803</u>	<u>494,892</u>
Long-Term Liabilities		
Deferred income tax liability	62,988	77,329
Long-term debt – less current maturities	<u>72,948</u>	<u>13,117</u>
Total long-term liabilities	<u>135,936</u>	<u>90,446</u>
Total liabilities	<u>1,164,739</u>	<u>585,338</u>
Stockholder's Equity		
Common stock – no par value; 1,000,000 shares authorized; 1,000 shares issued and outstanding	1,000	1,000
Additional paid-in capital	190,187	190,187
Retained earnings	1,156,801	1,079,746
Accumulated other comprehensive income	<u>12,074</u>	<u>65,430</u>
Total stockholder's equity	<u>1,360,062</u>	<u>1,336,363</u>
Total liabilities and stockholders' equity	<u>\$ 2,524,801</u>	<u>\$ 1,921,701</u>

See independent accountant's review report.

Notes to the financial statements form an integral part of these statements.



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

OF

RODRIGUEZ BARR, INC.
CHARTER NUMBER 01415749

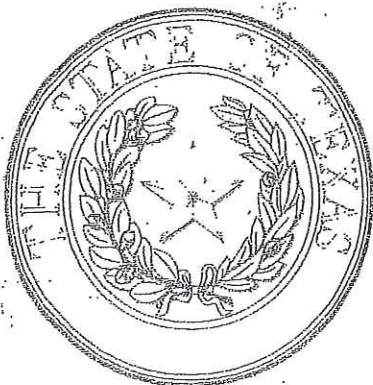
THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO CONFORM TO LAW.

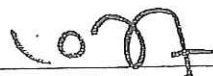
ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW, THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

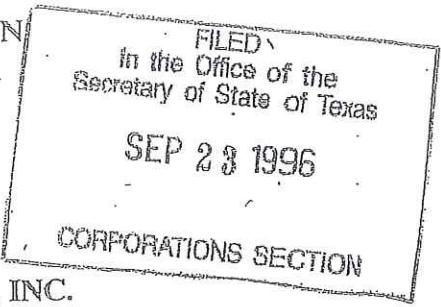
DATED SEP. 23, 1996

EFFECTIVE SEP. 23, 1996




Antonio O. Garza, Jr., Secretary of State

ARTICLES OF INCORPORATION
OF
RODRIGUEZ BARR, INC



ARTICLE ONE

The name of the corporation is RODRIGUEZ BARR, INC.

ARTICLE TWO

The period of duration is perpetual.

ARTICLE THREE

The purpose for which the corporation is organized is the transaction of any or all lawful business for which corporations may be incorporated under the Texas Business Corporation Act.

ARTICLE FOUR

The aggregate number of shares which the corporation shall have authority to issue is one million (1,000,000.00). The shares shall have no par value.

ARTICLE FIVE

The corporation will not commence business until it has received for the issuance of shares considered of the value of one thousand dollars (\$1,000.00), consisting of money, labor done or property actually received.

ARTICLE SIX

The street address of its initial registered office, and the name of its initial registered agent at this address, is as follows:

Marcicela Rodriguez Barr
1615 Guadalupe Suite 201
Austin, Texas 78701

ARTICLE SEVEN

The number of directors constituting the initial board of directors is two. The name and address of the persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are selected and qualified are:

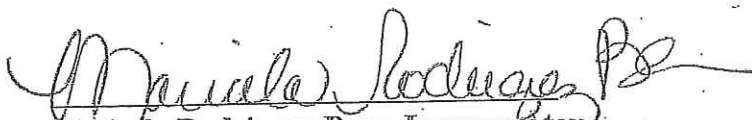
Maricela Rodriguez Barr
1615 Guadalupe Suite 201
Austin, Texas 78701

Florence A. Rice
1001 Blanco
Austin, Texas 78703

ARTICLE EIGHT

The name and address of the incorporator is:

Maricela Rodriguez Barr
1615 Guadalupe Suite 201
Austin, Texas 78701

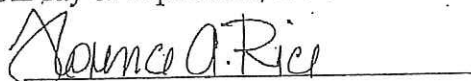

Maricela Rodriguez Barr, Incorporator

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, a notary public, on this day personally appeared **Maricela Rodriguez Barr**, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand this 18th day of September, 1996


Notary Public, State of Texas

FLORENCE A. RICE
Printed Name of Notary Public

My commission expires:
18 SEPTEMBER 1996

MINUTES OF ORGANIZATION MEETING
OF BOARD OF DIRECTORS OF

RODRIGUEZ BARR INC.

The organizational meeting of the Board of Directors of Rodriguez Barr Inc., was held at 1615 Guadalupe Street, Suite 201, Austin, Texas 78701, on September 18, 1996, at 10:00 a.m. Present were: Maricela Rodriguez Barr and Florence Rice, being persons designated as the Directors in the Articles of Incorporation.

There were no absentees at the meeting and Maricela Rodriguez Barr acted as temporary Chairman of the meeting and Florence Rice acted as temporary Secretary.

The Chairman announced that the meeting had been duly called by the Incorporators of the Corporation.

The Chairman reported that the Articles of Incorporation of the Corporation had been duly filed with the State of Texas on September 18, 1996. The Certificate of Incorporation and a copy of said Articles of Incorporation were ordered to be inserted in the Minutes as a part of the records of the meeting.

A proposed form of By-Laws for the regulation and the management of the affairs of the Corporation was then presented at the meeting. The By-Laws were read and considered and, upon motion duly made and seconded, it was:

RESOLVED, that the form of By-Laws of the Corporation, as presented to this meeting, a copy of which is directed to be inserted in the Minute Book of the Corporation be, and the same are hereby approved and adopted as the By-Laws of the Corporation.

The following persons were nominated officers of the Corporation to serve until their respective successors are chosen and qualify:

PRESIDENT: Maricela Rodriguez Barr
VICE PRESIDENT: Maricela Rodriguez Barr
SECRETARY: Maricela Rodriguez Barr
TREASURER: Marcela Rodriguez Barr

The Chairman announced that the aforementioned persons had been elected to the office set opposite their respective names.

The President thereupon took the chair and the Secretary immediately assumed the discharge of the duties of that office.

The President then stated that there were a number of organizational matters to be considered at the meeting and a number of resolutions to be adopted by the Board of Directors.

The form of stock certificates was then exhibited at the meeting. Thereupon, a motion duly made and seconded, it was:

RESOLVED, that the form of stock certificates presented at this meeting be, and the same is hereby adopted and approved as the stock certificate of the Corporation, a specimen copy of the stock certificate to be inserted with these Minutes.

FURTHER RESOLVED, that the officers are hereby authorized to pay or reimburse the payment of all fees and expenses incident to and necessary for the organization of this Corporation.

The Board of directors then considered keeping current bank account to serve as a depository for the funds of the Corporation. Following discussion, on motion duly made and seconded, it was:

RESOLVED, that the Treasurer be authorized, empowered and directed to deposit all funds of the Corporation, all drafts, checks and notes of the Corporation, payable on said account to be made in the corporate name signed by Maricela Rodriguez Barr.

FURTHER RESOLVED, that officers are hereby authorized to execute such resolution (including formal Bank Resolutions), documents and other instruments as may be necessary or advisable in opening or continuing said bank account.

It is announced that the following persons have offered to transfer the property listed below in exchange for the following shares of the stock of the Corporation:

Maricela Rodriguez Barr transfers all properties owned by The Barr Company into Rodriguez Barr Inc., in exchange for one thousand (1,000) shares of stock in Rodriguez Barr Inc.

Upon motion duly made and seconded, it was:

RESOLVED, that acceptance of the offer of the above-named stock subscribers is in the best interest of the Corporation and necessary for

carrying out the corporate business, and in the judgment of the Board of Directors, the assets proposed to be transferred to the Corporation are reasonably worth the amount of consideration deemed therefor, and the same hereby is accepted, and that upon receipt of the consideration indicated above, the President and the Secretary are authorized to issue certificates of fully-paid, non-assessable capital stock of the Corporation in the amounts indicated to the above-named persons.

In order to provide for the payment of expenses of incorporation and organization of the Corporation, on motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the President and the Secretary and Treasurer of the Corporation be and they are hereby authorized and directed to pay the expenses of this Corporation, including attorney's fees for incorporation, and to reimburse the persons who have made disbursements thereof.

After consideration of the pertinent issues with regard to the tax year and accounting basis, on motion duly made, and seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the first fiscal year of the Corporation shall commence on January 1, and end on June 30.

FURTHER RESOLVED, that the President be and is hereby authorized and directed to enter into employment contracts with certain employees, such contract shall be for the term and the rate stated in the attached Employment Agreements.

FURTHER RESOLVED, that it shall be the policy of the Corporation to reimburse each employee or to pay directly on his behalf all expenses incidental to his attendance at conventions and seminars as may be approved by the President. Reimbursement shall include full reimbursement for commercial and private transportation expenses, plus other necessary and ordinary out-of-pocket expenses incidental to the said travel, including meals and lodging.

A general discussion was then held concerning the immediate commencement of business operations as a Corporation and it was determined that business operations of the Corporation would commence as of January 1, 1997. It was agreed that no fixed date would be set for holding meetings of the Board of Directors except the regular meetings to be held immediately after the annual meetings of shareholders as provided in the By-Laws of the Corporation but that meetings of the Directors would be periodically called by the President

and Secretary or others as provided by the By-Laws. Upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that the officers of the Corporation are hereby authorized to do any and all things necessary to conduct the business of the Corporation as set forth in the Articles of Incorporation and By-Laws of the Corporation.

Upon motion duly made, seconded, and unanimously carried the following resolution was adopted:

RESOLVED, that, if required, that Maricela Rodriguez Barr be, and hereby is, appointed Resident Agent in the State of Texas. The office of the Resident Agent will be located at 2301 Greenlee Drive, Austin, Texas 78703.

The Chairman then presented to the meeting the question of electing the provisions of Section 1244 of the Internal Revenue Code. She noted that this Section permits ordinary loss treatment when either the holder of Section 1244 stock sells or exchanges such stock at a loss or when such stock becomes worthless. After a discussion, the following preamble was stated and the following resolution was unanimously:

RESOLVED, THAT:

WHEREAS, this Corporation qualified as a small business corporation as defined in Section 1244, but

WHEREAS, the Board of Directors are concerned over future tax law changes modifying Section 1244 as presently enacted (subsequent to the Revenue Act of 1978) and thus desire to safeguard this Corporation's 1244 election by complying with prior law as well as present law, and

WHEREAS, pursuant to the requirements of Section 1244 and the Regulations issued thereunder, the following plan has been submitted to the Corporation by the Board of Directors of the Corporation:

- (a) The plan as hereafter set forth shall, upon its adoption by the Board of Directors of the Corporation immediately become effective.
- (b) No more than 1,000 shares of common stock are authorized to be issued under this plan, such stock to have a par value of \$1.00 per share.

(c) Stock authorized under this plan shall be issued only in exchange for money, or property susceptible to monetary valuation other than capital stock, securities or services rendered or to be rendered. The aggregate dollar amount to be received for such stock shall not exceed \$1,000,000, and the sum of each aggregate dollar amount and the equity capital of the Corporation (determined on the date of adoption of the plan) shall not exceed \$1,000,000.

(d) Any stock options granted during the life of this plan which apply to the stock issuable hereunder shall apply solely to such stock and to no other and must be exercised within the period in which the plan is effective.

(e) Such other action as may be necessary shall be taken by the Corporation to qualify the stock to be offered and issued under this plan as "Section 1244 Stock", as such term is defined in the Internal Revenue Code and the regulations issued thereunder.

NOW, THEREFORE, the foregoing plan to issue Section 1244 Stock is adopted by the Corporation and the appropriate officers of the Corporation are authorized and directed to take all actions deemed by them necessary to carry out the intent and purpose of the recited plan.

There being no further business requiring Board action or consideration:

On motion duly made, seconded and carried, the meeting was adjourned.

Dated: September 18, 1996



Secretary of the Meeting

Exhibit "A"

Minutes of the Meeting
Of Directors of
Rodriguez Barr, Inc.

- 1. Convening of Meeting. A meeting of the Board of Directors of Rodriguez Barr, Inc. (the "corporation") dba The Barr Company, AIA, was convened at 612A West 22nd St., Austin, TX 78705 on September 6, 2005, pursuant to a waiver of notice of the directors, as evidenced by their signatures.
- 2. Attendance. The following persons were present:

Maricela Rodriguez Barr, being the sole director and shareholder of Rodriguez Barr, Inc.
- 3. Resolutions Adopted. The Meeting adopted the resolutions shown below. Each resolution was moved, seconded and unanimously passed by the Director. Their was no dissent.

RESOLVED THAT the Board of Directors shall appoint at least two "Authorized Agents" to provide the services of an executive officer of the corporation in the event of the death or disability of Maricela Rodriguez Barr. The Authorized Agents shall, in the event of death or disability of Maricela Rodriguez Barr, perform the duties and have the authority and exercise the powers of the president. The Authorized Agents shall perform such other duties and have such other authority with powers as the Board of Directors may from time to time prescribe or as the president may from time to time delegate.

FURTHER RESOLVED THAT the Authorized Agents, in the event of the death or disability of Maricela Rodriguez Barr, shall have the following powers, which powers shall remain in effect until such time as the Board of Directors shall terminate such powers:

- 1. To administer existing contracts; direct the completion of construction; pay bills for services to the corporation; execute change orders, releases, and subcontracts for the completion of existing projects; negotiate and bind the corporation to agreements regarding construction projects; comply with bonding requirements; give consents or objections; make demands for payments; bring suit for payment or injunctive relief; compromise and settle claims; execute and deliver affidavits relating to construction; execute, prepare and deliver reports to government agencies, including but not limited to taxing authorities; prepare returns and reports which are required of the corporation; procure and pay for materials and

services utilized in the corporation's construction projects and the operation of the corporation; and to manage the operation of the corporation.

2. To enter into any lawful contract (including, but not limited to, building or construction contracts or subcontracts, that such Authorized agents may deem to be to the best interest or advantage of the corporation, upon such terms and conditions and for such consideration as to such Authorized Agents may seem proper or advisable;

3. To grant, sell, convey, transfer, assign, lease, mortgage or pledge property of any kind owned by the corporation upon such terms and conditions and for such consideration as to such Authorized Agents may seem proper or advisable;

4. To subdivide, develop, improve and dedicate to public use any real property belonging to the corporation, and to make or vacate public plats with respect thereto, and to impose such restrictions or restrictive covenants thereon as such Authorized Agents may deem to be necessary or desirable;

5. To make, execute, acknowledge and deliver for and in the name of the corporation and fully binding upon it all notes, deeds, leases, releases, transfers, mortgages, deeds of trust, mechanic's lien contracts, building or construction contracts or subcontracts, contracts of sale or purchase, instruments of restriction, limited partnership agreements, general partnership agreements, joint venture agreements, and other instruments of writing that may be deemed to be necessary or desirable to carry out the business of the corporation;

6. To borrow money for the corporation and to secure the repayment of any money borrowed by mortgage, mechanic's lien, deed of trust, pledge or other hypothecation of any or all of the assets of the corporation for which it borrowed such funds, and to make, execute, acknowledge and deliver any and all notes, drafts, bonds or other negotiable or non-negotiable instruments or evidence of indebtedness, and any and all mortgages, mechanic's lien contracts, deeds of trust, pledge agreements or other instruments of writing that the officer may deem to be either necessary or desirable;

7. To execute signature cards on the corporation's bank accounts for the purpose of allowing such Authorized Agents to sign and execute checks on the corporation's bank accounts and to execute and sign checks on the corporation's bank accounts and to do all acts required to obtain payment of the funds in the corporation's accounts as such Authorized Agents shall direct.

FURTHER RESOLVED, that if the Director's have designated more than two Authorized Agents, the actions of the Authorized Agents shall be determined by the majority vote and if the Director's have designated only two Authorized Agents, in

order for an action to be the valid act of the corporation, such act will require unanimous consent of the Authorized Agents.

FURTHER RESOLVED, that all checks on the corporate accounts, which are issued at a time when the Authorized Agents are empowered to act on behalf of the corporation, must be executed by not less than two Authorized Agents.

FURTHER RESOLVED, that the President and Secretary of the corporation shall certify the validity of these minutes and shall record the same in the Official Records of Travis County, Texas for the purpose of giving public notice of the contents hereof.

FRUTHER RESOLVED, that in the event of the Directors shall deem it in the best interest of the corporation to terminate the terms and provisions of these resolutions or if the Directors deem it in the best interest of the corporation to change or replace certain individuals in their capacity as "Authorized Agent" such revocation or change shall be effective immediately upon recording the same in the Official Records of Travis County, Texas.

FURTHER RESOLVED, that each individual serving as an "Authorized Agent" shall as a condition to engagement as an "Authorized Agent" first execute a writing acknowledging and agreeing that such person accepts the office and agrees to serve in a fiduciary capacity to the corporation.

FURTHER RESOLVED, that all prior "Authorized Agents" which have been designated to serve the corporation and hereby removed such office and that the following "Authorized Agents" shall replace them, effective as of the date of filing of this Resolution in the Official Records of Travis County, Texas.

FURTHER RESOLVED, that the following persons are appointed as "Authorized Agents" of the corporation to serve subject to the terms and conditions imposed by this writing:

Lauren Olivia Rodriguez Barr
2301 Greenlee Drive
Austin, Texas 78703

James Austin Rodriguez Barr
2301 Greenlee Drive
Austin, Texas 78703

FURTHER RESOLVED, that the Secretary of the Corporation is authorized to certify the existence of the foregoing resolutions in writing, or by providing a second original hereof to any party having an interest in the matters addressed.

RESOLVED FURTHER, that the certification of the secretary of the corporation as to the appointment of persons authorized as signatories of the corporation will be binding upon the corporation.

4. Waiver and Consent

RESOLVED, that these Directors, by their signature affixed to these minutes of the meeting of the Board of Directors, and by this resolution, do hereby waive notice of the time and place of this meeting, consent to this meeting, approve of the contents of the minutes of this meeting and direct that the original of the minutes shall be retained in the minute book of this Corporation and filed in the Official Records of Travis County, Texas.

5. Adjournment. Since there was no further business to come before the meeting, it was adjourned by unanimous agreement.

APPROVED:



Maricela Rodriguez Barr, Sole Director
Sole Shareholder, President and Secretary

MINUTES FROM MEETING
OF BOARD OF DIRECTORS OF

RODRIGUEZ BARR, INC.

The meeting of the Board of Directors of Rodriguez Barr, Inc. was held at 612 W. 22nd Street, Austin, Texas 78705, on June 30, 2011, at 2:00 p.m. Present were: Maricela Rodriguez Barr, Kathy Nomady, Lauren Barr, and James Austin Barr.

There were no absentees at the meeting and Maricela Rodriguez Barr acted as Chairman of the meeting and Secretary.

The Chairman announced that the meeting had been duly called by the Chairman of the Corporation. The purpose of the meeting was to make the following appointments and changes to signatory authority:

Vice President of Operations: Kathy Nomady

Vice President of Marketing: Lauren Barr

Vice President of Construction Services and Safety Enforcer: James Austin Barr

All Vice Presidents named have the authority to sign documents, i.e., subcontracts, pay applications and change directives. Maricela Rodriguez Barr will continue to have sole authority for check signatures.

There being no further business requiring Board action or consideration.

On motion duly made, seconded and carried, the meeting was adjourned.

Dated June 30, 2011



Maricela Rodriguez Barr
Secretary of the Meeting



Maricela Rodriguez Barr
President

MINUTES FROM MEETING
OF BOARD OF DIRECTORS OF
RODRIGUEZ BARR, INC.

The meeting of the Board of Directors of Rodriguez Barr, Inc. was held at 612 W. 22nd Street, Austin, Texas 78705, on December 30, 2011, at 2:00 p.m. Present were: Maricela Rodriguez Barr, Kathy Nomady, Lauren Barr, and James Austin Barr.

There were no absentees at the meeting and Maricela Rodriguez Barr acted as Chairman of the meeting and Secretary.

The Chairman announced that the meeting had been duly called by the Chairman of the Corporation. The purpose of the meeting was to make the following changes to the signatory authority for the month of March and April 2012 regarding checks related to the Operating account. The officer having the authority for this time period is:

Vice President of Operations: Kathy Nomady

Bonuses were distributed for the 2011 operating year.

There being no further business requiring Board action or consideration.

On motion duly made, seconded and carried, the meeting was adjourned.

Dated December 30, 2011



Maricela Rodriguez Barr
Secretary of the Meeting



Maricela Rodriguez Barr
President



**THE BARR
COMPANY, AIA**

***PROPOSED BARR COMPANY PERSONNEL
ALL PERSONNEL ARE AVAILABLE TO BEGIN WORK ON THIS PROJECT***

Maricela Rodriguez Barr, AIA

President, Founded in 1981, 37 years with The Barr Company, AIA, 37 total years Construction Experience

Maricela founded the company in 1981, and is a graduate from the University of Texas with a degree in Architecture. She is licensed as an Architect, Interior Designer and Real Estate Agent with the State of Texas. Since 1981 the company has grown into a multi-million dollar Commercial Construction Company. She remains the sole Owner of the company and is involved in all day-to-day operations including acting as a Project Manager and Executive Project Manager.

Kathy Nomady

Executive Project Manager, 19 years with The Barr Company, AIA, 34 total Construction Experience

Kathy came to The Barr Company after holding the position of Energy Management Coordinator for the Round Rock Independent School District where she was actively involved in the construction/renovation of school facilities for 13 years. As Executive Project Manager for The Barr Company for 19 years, Kathy has managed the City of Pflugerville, Stone Hill Park and Pfluger Park projects. See attached resume for Relevant Experience.

Austin Barr, LEED AP BD&C

LEED Coordination, Field Engineer/ Safety Manager, 12 years with The Barr Company, AIA

Austin has a Bachelor of Science in Technology, Construction Science and a Bachelor of Electrical Engineering from Texas State University – San Marcos, Texas. Austin is also a LEED Accredited Professional. After receiving his Construction degree, Austin worked for four years with Hensel Phelps. After that time, Austin decided to come to work for The Barr Company, AIA, where he is involved in many aspects of construction. He has acted as a Project Manager, Job Superintendent, Field Engineer, Project Estimator and Safety Manager.

Raymond Gonzales

General Superintendent & Safety Manager, 18 years with The Barr Company, AIA, 35 Years total Construction Experience

Raymond's strength as a Superintendent is that he gets the project done on Time and on Budget. He meets with the subcontractors on a daily basis, checks scopes of work with them and ensures that the work is complete. See attached resume for Relevant Experience.

Louis Luna

Construction Superintendent, 2nd year with The Barr Company, AIA

Lou has been with our company for over a year and is the Superintendent for the City of Pflugerville, Stone Hill Park and Pfluger Park project He is completing new construction to both park projects. His strength is asking questions, making sure the end user has a building constructed the way they envision it. With the Barr Company, Lou has also assisted with the completion of the City of Cedar Park, Maintenance Facility Building.

See Attached Resumes:

“Providing Comprehensive Professional/Construction Services”

General Construction, Construction Management, Program Management and Architecture

Maricela Rodriguez Barr, AIA President, Executive Project Manager

WORK EXPERIENCE:

RODRIGUEZ/BARR INC., AIA, AUSTIN, TEXAS, President, 1996-Present
THE BARR COMPANY, AIA, AUSTIN, TEXAS, President, 1986 – 1996

EDUCATION:

Bachelor of Architecture
The University of Texas at Austin

REGISTRATIONS:

TBAE, Registered Architect, State of Texas #9288
TBAE, Registered Interior Design #247
TREC, Registered Real Estate Salesperson #573171

PROJECT EXPERIENCE RELEVANT TO THIS PROJECT:

Stone Hill and Pflugger Parks, City of Pflugerville, Pflugerville, Texas, 2018, \$2,076,000, Executive Project Manager

Ten (10) Acre Site, two Separate Park Locations, Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, three New Pavilions, two Buildings with nine New Restrooms, Rain Garden, Filtration Pond, Pump House for future Water Feature, Rinse Station, Dog Park, Multiple Exercise Equipment, Site Improvements, 10' Granite Trails, Ornamental Fencing, Vinyl Fencing, Massive Landscaping and Parking Lot for over 60 vehicles.

Austin to Manor Rail with Trail, City of Austin, Austin, Texas, 2014, \$1,940,838, Executive Project Manager

Site Clearing, Site Excavation, Embankment, Lime Stabilization, and Base at all Buildings and paving Multi Site Project, Removal of 2.5 miles of Rail Road Track, Masonry Entrance Structures with Benches, 120' Bridge, 10' Concrete Trails across Rail Road Crossing, Asphalt Paving, Information Kiosks with Benches, Site Signage, Chain Link Fence, Split Rail Fence Landscaping and other Site Improvements.

Ground Transportation Staging Area, City of Austin, Department of Aviation, Austin, Texas, 2014, \$4,563,828.00, Executive Project Manager

Site Clearing, Site Excavation, Embankment, Lime Stabilization, and Base at all Buildings, Paving, Extensive Site Work with Building and Driveway Demolition, Installation of (AVI System throughout the Airport) Audio Visual and Information System, Renovation of Existing Building into a Rest Area for Taxi Drivers including Restrooms, three Large Covered Parking Pavilions, Extensive uncovered Parking Lot, Electric Car Charging Stations, Rain Water Collection System designed by The Barr Company, Landscaping, Entry Parking Attendant Building (Pre Manufactured), Meditation Area, Renovation of Basketball Court, Chain Link and Decorative Fencing,

NE Metro Park, Travis County, (TNR - Transportation and Natural Resources), Austin, TX, 2012, \$2,359,000, Executive Project Manager

Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, Improvements to existing 358 Acre Park with 42 Acres of Improvements, Site Clearing, Site Excavation, Embankment and base at all Buildings and Paving, New Pavilion, two New Restrooms, Water Features, Playground, Large Covered Pavilion, Concrete Trails, Bio Filtration Pond, Large Parking Lot, Driveway and Site Improvements.

Hutto Lake Park, City of Hutto, City of Hutto, Hutto, Texas, 2012, \$1,017,738, Executive Project Manager,

Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving , New Pavilion with Restrooms, two Picnic Pavilions, Basketball Court, Playground, Fishing Pier, Trail over water, Bird viewing Building,

Maricela Rodriguez Barr, AIA President, Executive Project Manager

Educational Kiosks, Rain Garden, Site Improvements, 8' Granite Trails, Masonry Columns and Signage, Wood Gate, Rain Water Collection System. Landscaping, and Paving for over 35 vehicles.

Veteran's Memorial Park Phase II, City of Cedar Park, 2011, \$2,111,000, Executive Project Manager
Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, Dog park, Practice Fields, Basketball/Tennis Courts, Pavilion with Restrooms, Trails, Playgrounds, Amphitheater, Kiddie Amphitheater, Large Parking Lot and Driveway, Site Utilities & Landscape Improvements, Bio Filtration Ponds.

Bagdad Heritage Trail, Williamson County, Texas, 2008, \$859,000 Executive Project Manager
Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, 10' Concrete Trail, Masonry Entrance Signage, Masonry Retaining Walls, Masonry Walkway, Monument Sign, Site Utilities Asphalt Parking at Entrance, Pre-Manufactured Restrooms, Kiosks, 110' Bridge, Site Signage, Raised Boardwalk, Post and Cable Fencing, Trash Cans, Benches, Landscaping and Irrigation

Caswell Tennis Center, City of Austin Parks Department, 2003, \$1.44 Million, Executive Project Manager
Site Clearing, Site Excavation, Embankment and base at all Buildings and Paving, Demolished Existing Tennis Court, 3 to 8' Concrete Retaining walls, Renovated existing Pro Shop including Rest Rooms, Constructed Nine New Tennis Courts, Specialized Tennis Court Coating, Renovated Tennis Pro Shop, Site work

OVERALL PROJECT EXPERIENCE:

Program Management:

Austin Independent School District 1996 Bond Program – Deputy Program Manager, Senior Cost/Financial Manager, AISD HUB/CAP Program Manager, \$450 Million

AISD: Johnston High School Renovation, Project Management

AISD: Parades Middle School, New Construction, Project Management

New Airport Project Team, Rolling Owner Controlled Insurance Program

AMD Fab – 25 Project, Austin, TX – HUB Programming / HUB Monitoring

City of Austin, Small Contractor Support Network – Public Works – HUB Programming / HUB Monitoring

Construction/Construction Management:

Austin Independent School District:

- Houston Elementary School, 2018, \$2 M
- Addition and Renovations Pillow Elementary School, 2016, \$871,312
- Addition and Renovations Murchison Middle School, 2016, \$1.3M
- Addition and Renovation Langford Elementary School, 2016, \$970,000
- HVAC Replacement Summitt Elementary School, 2015, \$1.3 M
- HVAC Replacement Kocurek Elementary School, 2015, \$1.1 M
- Renovations Oak Hill Elementary School, 2015, \$1.1 M
- Crockett High School Renovations & Additions Phase II, 2010, 2.2M,
- Mathews & O'Henry Schools Renovation, 2008, \$1.9M,
- Kocurek & Menchaca Elementary Schools Renovation, 2008, \$1.2M,
- Crockett High School, Renovation Phase II, 2006, \$5.5M,
- Becker, Metz & Williams Elementary Schools, Renovation, 2006, \$1.6M,
- St Elmo Elementary School HVAC & Renovations, 2006, \$1.1M, n
- Norman, Johnston, Ortega Schools Window Replacement, 2004, \$345,000, n

Maricela Rodriguez Barr, AIA President, Executive Project Manager

- Ellie Noak Sports Facility, 2003, \$2.1M,

Texas Military

- San Marcos Readiness Center, 2018, \$2.2M
- Taylor Readiness Center, 2015, \$2.2M

City of Austin

Emergency Medical Services Department:

- Onion Creek Fire/EMS Station, 2018, \$4.5M
- Fire Station #6 & #8 Women's Locker Rm Addition, 2005, \$600,000,
- EMS Station #13: 2000, \$900,000
- 911 Emergency Services Facility: 1999, \$1M
- 4 EMS Stations: EMS Station #4, EMS Station #8, EMS Station #10, EMS Station #18, 1997, \$600,000
- EMS Station #12, 1998, \$250,000
- Bob Roberts Fire Training Facility, 1998, \$850,000

City of Austin:

Aviation Department

- Austin Bergstrom International Airport, Campus Signage Improvements, 2013, \$1.7M
- Austin Bergstrom International Airport, HVAC Terminal Improvements, 2012, \$1.1M
- Austin Bergstrom International Airport, Terminal Directories, 2013, \$244,520
- Austin Bergstrom International Airport, Terminal Improvements, 2014, \$6M
- Austin Bergstrom International Airport, GTSA- Ground Transportation Staging Area 2014, \$4,563,828, C
- Austin Bergstrom International Airport, Terminal Improvements – Phase IV, 2012, \$780,425
- Austin Bergstrom International Airport, Terminal Improvements Phase II, 2005, \$1.7M

Public Works, Webberville Service Center, 2004, \$1.4M

- Austin to Manor Rail with Trail, 2014, \$1.2M
- ADA Group 3 Sidewalks & Ramps, 2005, \$1.8M
- ADA Group 2 Sidewalks & Ramps, 2005, \$2.3M

Health & Human Services, HHSD Remodel, 2003, \$1.75M, C

Parks Department, Caswell Tennis Center, 2003, \$1.44M

- Copperfield Neighborhood Park, 2014, \$618,000,

Library Department, Windsor Park Branch Library, 1999, \$1.4M

Water & Waste Water Department:

- South Industrial Service Center, 1997, \$650,000
- Webberville Service Center, 2004, \$1.4M, C

Waller Creek Center: 1996, \$285,000

Health & Human Services: Remodel of School for the Deaf, 2003, \$1.8 M

Williamson County:

- Bagdad Heritage Park Trail, 2008, \$89,000

Travis County:

- Travis County Precinct 2 Building, 2008, \$2.6M
- Travis County Precinct 3 Buildings, 2005, \$3.4M

Del Valle Independent School District:

- Del Valle Jr. High School, 2002, \$1.8 M

University of Texas at Austin, Austin, Texas

- Santa Rita Room Renovation, \$350,000
- West Patio Construction, 1996, \$100,000
- Bass Concert Hall, \$350,000 Renovation

Maricela Rodriguez Barr, AIA President, Executive Project Manager

- New Student Lounge at Jester Center, \$200,000
- Pizza Hut, Jester Center, \$80,000
- Texas Union Building Flooring Replacement, 1998, \$400,000

St. Edward's University, Austin, Texas

- Moody Hall Remodel, 1997, \$300,000

State of Texas, General Services Commission, Elevator Modifications, 1997, \$400,000 – Construction

- Lyndon B. Johnson Building
- William P. Clements Building
- James E. Rudder Building
- John H. Reagan Building
- James H. Starr Building
- The Insurance Building
- Central Services Building

State of Texas, Texas Procurement Commission: Robert E. Johnson Building, 2002, \$305,000 Construction

City of Pflugerville:

- Stone Hill & Pflugger Park, 2016, \$2M
- Central Fire Station, 1998, \$900,000

Abiding Love Lutheran Church, 1999-2000, Austin, Texas, \$1.8 Million

Bank One, Austin, TX – Construction Management, Project Packaging, HUB Programming / Hub Monitoring

Balcones Animal Hospital, Austin, TX – Construction Management

Birds of Texas Ostrich Farm, Cedar Creek, TX – Construction Management

Tate- Austin, Public Relations, Austin, TX – Project Management, Construction Management

Highway 71 Veterinary Hospital, Cedar Creek, TX – Construction Management

St. Edward's University – Moody Hall Remodel – Construction Management

Design/Build:

University of Texas at A & M, College Station, Texas, Hirshfeld Moore House Restoration, \$1.1 Million

AUS-TEX Printing & Mailing, Inc., Austin, TX – Feasibility Studies, Architecture, Construction

The Gardens Condominiums, Austin, TX – Architecture, Construction

Architectural Design:

Austin Independent School District

- House Park Stadium Restroom Renovations – Architectural Services, 2007
- Allison, Palm & Mendez Roofing – Architectural Services, 2006

City of Austin

- Elizabeth Ney Museum – Constructability, Cost-Estimating & Controls
- Walnut Creek Ball Fields – Architectural Services
- Austin International Airport – Parking Garage – Deputy Project Manager
- Central City Entertainment Center – Value Engineering, Cost Estimating & Controls
- Dougherty Arts Center – Construction Administration, Cost Estimating & Controls
- Lundberg Bakery – Construction Administration, Cost Estimating & Controls
- Public Works – ADA Modifications – 9 branch libraries – Architectural Services
- ADA Modifications to Montopolis Recreation Center – Architectural Services
- ABIA Communication Center, 2002, \$500,000, A/E Services

Travis County: Travis County Precinct #4, 2003, \$5,000,000, A/E Services

St. Mary's Catholic Church:, St. Mary's Catholic Church, \$3,800,000, A/E Services

Texas State University, Old Main Building, San Marcos, TX – Constructability, Cost-Estimating & Controls

Maricela Rodriguez Barr, AIA President, Executive Project Manager

Texas Department of Public Safety, Austin, TX – 14 Vehicle Inspection Stations Architectural Services
State of Texas, Governor's Mansion Roof Study – Constructability Analysis, Value Engineering, Cost Estimating
Caldwell County, Courthouse, Caldwell County – Feasibility Study, Constructability Analysis, Value Engineering
Jane's Restaurant, Austin, TX – Feasibility Study, Project Management
NCNB Branch Bank – Constructability Analysis, Value Engineering, Cost Estimating
Tramex Travel, Austin, TX – Architectural Design, Project Management, Interior Space Design
St. Patrick's Cathedral, Austin, TX – Feasibility Study, Five Year Construction Plan, Value Engineering
Southwestern Bell Telephone Company, Austin, TX - Project Architect, Interior space planning
Sunshine Nursery School – Feasibility Study
Villas Condominiums, Austin, TX – Feasibility Study, Five-Year Construction Plan, Project/Facilities Management

EDUCATION:

Bachelor of Science, English / French Secondary Education
 University of Wisconsin – Stevens Point
 Energy Management Controls Certified Operator – 4 Control Systems

PROJECT EXPERIENCE RELEVANT TO THIS PROJECT:

Stone Hill and Pflugger Parks, City of Pflugerville, Pflugerville, Texas, 2018, \$2,076,000, Project Manager
 Ten (10) Acre Site, two Separate Park Locations, Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, three New Pavilions, two Buildings with nine New Restrooms, Rain Garden, Filtration Pond, Pump House for future Water Feature, Rinse Station, Dog Park, Multiple Exercise Equipment, Site Improvements, 10' Granite Trails, Ornamental Fencing, Vinyl Fencing, Massive Landscaping and Parking Lot for over 60 vehicles.

Austin to Manor Rail with Trail, City of Austin, Austin, Texas, 2014, \$1,940,838, Project Manager
 Site Clearing, Site Excavation, Embankment, Lime Stabilization, and Base at all Buildings and paving Multi Site Project, Removal of 2.5 miles of Rail Road Track, Masonry Entrance Structures with Benches, 120' Bridge, 10' Concrete Trails across Rail Road Crossing, Asphalt Paving, Information Kiosks with Benches, Site Signage, Chain Link Fence, Split Rail Fence Landscaping and other Site Improvements.

Ground Transportation Staging Area, City of Austin, Department of Aviation, Austin, Texas, 2014, \$4,563,828.00, Project Manager
 Site Clearing, Site Excavation, Embankment, Lime Stabilization, and Base at all Buildings, Paving, Extensive Site Work with Building and Driveway Demolition, Installation of (AVI System throughout the Airport) Audio Visual and Information System, Renovation of Existing Building into a Rest Area for Taxi Drivers including Restrooms, three Large Covered Parking Pavilions, Extensive uncovered Parking Lot, Electric Car Charging Stations, Rain Water Collection System designed by The Barr Company, Landscaping, Entry Parking Attendant Building (Pre Manufactured), Meditation Area, Renovation of Basketball Court, Chain Link and Decorative Fencing,

NE Metro Park, Travis County, (TNR - Transportation and Natural Resources), Austin, TX, 2012, \$2,359,000, Project Manager
 Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, Improvements to existing 358 Acre Park with 42 Acres of Improvements, Site Clearing, Site Excavation, Embankment and base at all Buildings and Paving, New Pavilion, two New Restrooms, Water Features, Playground, Large Covered Pavilion, Concrete Trails, Bio Filtration Pond, Large Parking Lot, Driveway and Site Improvements.

Hutto Lake Park, City of Hutto, City of Hutto, Hutto, Texas, 2012, \$1,017,738, Project Manager,
 Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving , New Pavilion with Restrooms, two Picnic Pavilions, Basketball Court, Playground, Fishing Pier, Trail over water, Bird viewing Building, Educational Kiosks, Rain Garden, Site Improvements, 8' Granite Trails, Masonry Columns and Signage, Wood Gate, Rain Water Collection System. Landscaping, and Paving for over 35 vehicles.

Veteran's Memorial Park Phase II, City of Cedar Park, 2011, \$2,111,000, Project Manager
 Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, Dog park, Practice Fields, Basketball/Tennis Courts, Pavilion with Restrooms, Trails, Playgrounds, Amphitheater, Kiddie Amphitheater, Large Parking Lot and Driveway, Site Utilities & Landscape Improvements, Bio Filtration Ponds.

Bagdad Heritage Trail, Williamson County, Texas, 2008, \$859,000 Project Manager
 Site Clearing, Site Excavation, Embankment and Base at all Buildings and Paving, 10' Concrete Trail, Masonry Entrance Signage, Masonry Retaining Walls, Masonry Walkway, Monument Sign, Site Utilities Asphalt Parking at Entrance, Pre-Manufactured Restrooms, Kiosks, 110' Bridge, Site Signage, Raised Boardwalk, Post and Cable Fencing, Trash Cans, Benches, Landscaping and Irrigation

OVERALL PROJECT EXPERIENCE:**THE BARR COMPANY, AIA, AUSTIN, TEXAS**

February 2000 – Present

CONSTRUCTION:

- City of Austin: Onion Creek Fire/EMS Station, \$4.5M, 2018
- AISD: Houston Elementary School, \$2M, 2018
- City of Pflugerville: Stone Hill & Pflugger Park, \$2M, 2018
- Texas Military: San Marcos Readiness Center, \$1.9M, 2018
- Texas Military: Taylor Readiness Center, \$2.2 M, 2015
- City of Cedar Park: PARD Maintenance Facility, \$1.9M, 2017
- AISD: Addition and Renovation Murchison Middle School, \$1.3M, 2016
- AISD: Addition and Renovation Langford Elementary School, \$970,000, 2016
- AISD: Addition and Renovation Pillow Elementary School, \$871,312, 2016
- AISD: Renovation Oak Hill Elementary School, \$1.1 M, 2015
- City of Austin: ABIA Ground Transportation Staging Area, \$4,563,828, 2014
- City of Austin: ABIA Campus Signage Improvements, \$1.7 M, 2013
- City of Austin: ABIA Terminal Directories, \$244,520, 2013
- City of Austin: ABIA Terminal Improvements \$6,500,000, 2014
- City of Austin: ABIA HVAC Terminal Improvements, \$1.1 M, 2012
- City of Austin: ABIA–Phase Four, \$780,425, 2012
- City of Austin: Austin to Manor Rail with Trail, \$1.9, 2014
- City of Hutto: Hutto Lake Park, \$1,017,738, 2012
- City of Austin: Copperfield Neighborhood Park, \$618,000, 2014
- City of Austin: ADA Group 2 Sidewalks & Ramps, Construction, \$2.5 M, 2006
- City of Austin: ADA Group 3 Sidewalks & Ramps, Construction, \$1.9 M, 2006
- City of Austin: McBeth Renovations, \$500,800, 2011
- City of Austin: Far SE EMS #28, \$1.8 M, 2004
- City of Cedar Park: Veteran’s Memorial Park–Phase II, \$2.1 M, 2011
- Travis County: NE Metro Park, Construction, \$2.4 M, 2012
- Travis County: Hunters Bend Sidewalk Improvements, \$182,000, 2010
- AISD: Mathews & O’Henry Schools Renovation, \$1.7M, Construction, Austin, TX, 2009
- AISD: Kocurek & Menchaca Elementary School Renovations, Phase III, \$1.4 M, 2009
- Buda Partners: Buda Sports Complex Strip Center, \$875,000, 2008
- AISD: Renovations to Crockett High School, \$5.5 M, 2008
- AISD: Renovations to Becker, Metz & Williams Elementary Schools, \$1.7 M, 2007
- Williamson County: Bagdad Heritage Trail Improvements, \$869,500, 2008
- AISD: St Elmo Elementary School HVAC & Renovations, \$1.3 M, 2006
- City of Austin: Austin Bergstrom International Airport, Construction, \$1.6 M, 2005
- AISD: Norman, Johnston, Ortega Renovations, Construction, \$450,000, 2004
- City of Austin: Webberville Service Center HVAC Renovation, \$1.4 M, 2004
- AISD: Ellie Noack Field Sports Facility, \$2.5 M, 2003
- State of Texas: Robert E. Johnson Building, Texas Building and Procurement: \$305,000, 2002

Project Estimator

- Research new projects for bidding
- Prepare spreadsheets for bidding
- Do takeoffs for scopes of work

Kathy Nomady, The Barr Company, AIA

Executive Project Manager

- Notify subcontractors / Clarify scope
- Prepare documents for bidding
- Review received bids per scope

Closeout Specialist: Austin Independent School District

- Responsible for closing out 142 AISD 1996 Bond Program projects - \$450 Million.
- Performed punch list walk-through with contractors and AISD personnel.
- Verified completion of projects.
- Supervised archival process for all AISD construction related materials.
- Developed & implemented AISD Warranty Protocol.
- Closed out HUB/CAP Program.
- Coordinated all TDLR construction work

VENTANA ENERGY SERVICES, AUSTIN, TX

August 1998 – December 1999

Director of Institutional Services

- Responsible for coordinating all corporate services for institutional clients including schools, hospitals and local governments (state contract).
- Performed utility analysis of qualified clients for utility cost reduction potential – 75 school districts.
- Acted as liaison between State contract administrator and Ventana and with clients and Ventana.
- Prepared client reports (wrote/edited/proofread) associated with program documenting energy savings and project costs
- (Lighting, HVAC, controls).
- Presented/prepared monthly activity reports for State meetings.
- Maintained all billing and pertinent documents required by the State.

ROUND ROCK INDEPENDENT SCHOOL DISTRICT, ROUND ROCK, TX

July 1986 – August 1998

Energy Management Coordinator

- Coordinated/maintained/operated all phases of the computerized Central Energy Management System (28 schools)
- Conducted annual audits of district buildings and grounds. Identified problem areas
- Assessed building facilities, developed replacement schedule for MEP items
- Set energy efficient guidelines for district construction projects
- Prepared RFP documents for control contractors
- Specified HVAC control specification for all district facilities
- Supervised control contractor for Bond related construction work
- Field inspected control installations during construction phase
- Operated all mechanical systems through control program, verified sequence of operation before building acceptance
- Acted as Project Manager: for ICP HVAC/lighting retrofit. Applied for and received Federal Grant monies (Davis Bacon) for project and for 3 entire school lighting retrofits. Received City of Austin rebate monies for funding
- Coordinated all aspects for district-wide Facility Usage Program
- Monitored all district-wide utility costs and consumption (325 + accounts). Generated monthly/yearly reports for district officials. Researched billing/consumption problems, developed and implemented remedies resulting in saving an average 10% of utility budget cost each year.
- Developed/implemented successful Energy conservation Program (electricity, gas and water) 30,000+ student pop., 3,000+ teaching staff, 850 support staff, through participation in yearly incentive program/staff development programs.
- Supervised / developed / presented staff development seminars

Kathy Nomady, The Barr Company, AIA

Executive Project Manager

- Identified cost savings through lighting, controls and heating/air conditioning retrofits
- Prepared / maintained annual departmental budget of approx. \$4 million
- Submitted requests for funds for energy related projects

James Austin Barr, The Barr Company, AIA

Project Manager, LEED AP and Safety

EDUCATION:

Bachelor of Science in Technology, Construction Science
 Bachelor of Electrical Engineering
 Texas State University – San Marcos, Texas
 LEED Accredited Professional
 30 Hour OSHA Certified
 Air Barrier Training
 Supervisor Safety Training
 12 Years AutoCAD Experience

PROJECT EXPERIENCE RELEVANT TO THIS PROJECT:

NE Metro Park, Travis County, (TNR - Transportation and Natural Resources), Austin, TX, 2011, \$2,359,000

Field Engineer,

- 358 Acre Park with 42 Acres of Improvements, New Pavilion, New Restrooms, Water Features, Bio Filtration Pond and Site Improvements.

Veteran's Memorial Park Phase II, City of Cedar Park, 2010, \$2,111,000

Field Engineer, Superintendent

- Veteran's Memorial Hill, Dog park, Practice Fields, Basketball/ Tennis Courts, Pavilion with Restrooms, Trails, Playgrounds, Amphitheater, Kiddie Amphitheater, Parking, Site Utilities & Landscape Improvements, Bio Filtration Ponds.

DKR Texas Memorial Stadium North End Zone Expansion, University of Texas at Austin, \$145 Million

Field/ Office Engineer

- +/- 1 Million sf
- January 2007 to January 2009

Caswell Tennis Center, City of Austin Parks Department, \$1.44 Million

Field Engineer

- Constructed Nine New Tennis Courts, Renovated Tennis Pro Shop, Site work
- 2003

OVERALL PROJECT EXPERIENCE:

The Barr Company, AIA

December 2009 – Present, 9 YEARS

Safety Manager, 2010 – Ongoing

- Checks jobsites on a weekly basis to verify quality safety practices
- Verifies construction layout

AISD: Houston Elementary School Renovations, Austin, TX 2017, \$2,209,561.00

Superintendent

ABIA Terminal Improvements 2012, City of Austin, Austin, TX, 2011, \$6,479,800

Superintendent

- Airport Terminal Improvements 2012 including improvements and repairs to the terminal for the curtain wall system, passenger loading bridges, HVAC, restroom renovations, roofing and other systems.

ABIA Terminal Directories, City of Austin, Austin, TX, 2011, \$241,000

James Austin Barr, The Barr Company, AIA

Project Manager, LEED AP and Safety

Superintendent

- Airport Terminal Directories including, fabrication of metal enclosures, supply of and installation of touch screen monitors in the Airport Terminal. The monitors will be pre-programmed by others to act as interactive building location directories for airport visitors. The work includes, but is not limited to removal of existing metal panels on columns in the terminal concourse secure and non-secure areas, installing electrical and data conduits and pulling wiring to supply power to monitors installed in new metal panel enclosures.

ABIA Terminal HVAC Improvements, City of Austin, Austin, TX, 2011, \$1,169,518

Superintendent

- Airport Terminal HVAC improvements including, revisions to ceilings and HVAC equipment, piping, duct, etc. to improve access to HVAC equipment. Replacement of existing and installation of new HVAC equipment. Installation of railing and walk surfaces for maintenance access.

ABIA Terminal Improvements Phase IV, City of Austin, Austin, TX, 2011, \$800,000

Superintendent

- Airport Terminal Improvements including, HVAC & Electrical, Restroom Improvements and Update to Current ADA Standards, Security Updates to Checkpoints.

NE Metro Park, Travis County, (TNR - Transportation and Natural Resources), Austin, TX, 2011, \$2,359,000

Field Engineer

- 358 Acre Park with 42 Acres of Improvements, New Pavilion, New Restrooms, Water Features, Bio Filtration Pond and Site Improvements.

McBeth Recreation Center, City of Austin, 2011, \$501,000

Field Engineer/ Assistant Project Manager

- Restroom Additions, HVAC Replacement, Site Work, Converting Energy from Propane to Natural Gas.

Veteran's Memorial Park Phase II, City of Cedar Park, 2010, \$2,111,000

Field Engineer

- Veteran's Memorial Hill, Dog park, Practice Fields, Basketball/ Tennis Courts, Pavilion with Restrooms, Trails, Playgrounds, Amphitheater, Kiddie Amphitheater, Parking, Site Utilities & Landscape Improvements, Bio Filtration Ponds.

Hensel Phelps Construction Co.

May 2006 – December 2009

Fort Sam Houston METC Dormitories, Design/ Build, LEED Silver, \$220 Million

Office Engineer

- 3 Buildings (each 330,000 sf)
- January 2009 to December 2009

DKR Texas Memorial Stadium North End Zone Expansion, University of Texas at Austin, \$145 Million

Field/ Office Engineer

- +/- 1 Million sf
- January 2007 to January 2009

Samsung A² Semiconductor Manufacturing Plant, Austin, Texas, \$150 Million

Field Engineer

- 1.2 Million sf
- May 2006 to January 2007

James Austin Barr, The Barr Company, AIA

Project Manager, LEED AP and Safety

The Barr Company, AIA

September 2003 – May 2006

Caswell Tennis Center, City of Austin Parks Department, \$1.44 Million

Field Engineer

- Constructed Nine New Tennis Courts, Renovated Tennis Pro Shop, Site work
- 2003

Emergency Medical Services Department Station #28, \$1.8 Million

Draftsman

- Prepared AS-Built Drawings on AutoCAD
- 2003

EDUCATION:

Bachelor of Science Construction Science and Management
Texas State University
Associates in Applied Science in Civil Engineering Technology
Nassau Community College

OVERALL PROJECT EXPERIENCE:**LONG ISLAND CONSTRUCTION PLUS, INC**

2014 – 2017

- Assistant Superintendent
- Duties included Scheduling, Planning and Estimating

DNT CONSTRUCTION

February 2018 – August 2018

- Take off Technician

THE BARR COMPANY, AIA, AUSTIN, TEXAS

August 2018 – Present

Assistant Project Manager

CONSTRUCTION:

- City of Austin: Onion Creek Fire/EMS Station, \$4.5M, 2018
- Estimator

Areas of Expertise

- Framing Auto Cad
- Carpentry Plumbing Scheduling
- Estimating
- Painting/Dry Wall

EDUCATION:

Liberal Area Vocational Technical School, Liberal, KS
 Southwestern Heights High School, Plains, KS
 Traffic Control Technician Course
 30 Hour OSHA Safety Certification

1999 – Present

THE BARR COMPANY, Austin, TX
Construction Manager

1992 – 1999

TECOM DESIGN, INC., AUSTIN, TX
Project Superintendent

EXPERIENCE**City of Austin**

Onion Creek Fire/EMS Station, 2017, \$4.5 M
 Austin to Manor Rail with Trail-Phase I, Austin, TX, 2013, \$ 2M
 ABIA Campus Signage Improvements, Austin Bergstrom International Airport, 2012, \$1.7 M
 GTSA Ground Transportation Staging Area, Austin Bergstrom International Airport, 2011, \$4.6M
 ADA Group 3, Sidewalks & Ramps, 2005, \$1.8M, Construction
 EMS #28 – New Construction, Austin, TX
 Health & Human Services Department, 2004, \$1.74M, Construction/Renovation
 Windsor Park Library - New Construction, Austin, TX

School Facilities

Murchison Middle School Addition, Austin Independent School District, Austin, TX
 Crockett High School Renovations & Additions Phase II, Austin Independent School District, Austin, TX
 Crockett High School Renovation Renovations Phase I– Austin Independent School District, Austin, TX
 Ellie Noack Sports Facility – Austin Independent School District, New Sports Complex, Austin, TX
 Matthews & O’Henry Renovations - Austin Independent School District, Austin, TX
 Johnston High School – Mechanical Renovation, Austin, TX
 Casis Elementary School – Addition & Renovation, Austin, TX
 Westwood High School (RRISD) - Two Story Addition, Austin, TX
 Brown Primary School - New School, Smithville, TX

Other Facilities

San Marcos Readiness Center, 2016, \$2.2M, San Marcos, TX
 City of Pflugerville, Pflugger Park & Stone Hill, 2016, \$2.2 M, Pflugerville, TX
 Taylor Readiness Center, 2015, \$2.2 M, Taylor, TX
 NE Metro Park, 2011, \$2.3M, Austin, TX
 Hutto Lake Park, 2010, \$1M, Austin, TX
 Travis County Precinct #2, 2009, \$2.7 M, Austin, TX
 Travis County Precinct #3, 2005, \$3.7 M, Austin, TX
 Abiding Love Lutheran Church, 2000, \$1.9M, Construction, Austin, TX
 Uvalde Jail Facility - New Correction Facility, Uvalde, TX
 Burnet County Jail - New Correction Facility, Burnet, TX
 Town Park Nursing Home Renovation, Houston, TX
 Arbor Nursing Center - Addition and Renovation, Austin, TX
 Lake Travis Post Office - New Construction, Lakeway, TX

Raymond Gonzales, The Barr Company, AIA

Construction Manager

Assistant Superintendent

Smithson Valley Middle School - New School, New Braunfels, TX

Canyon Middle School (Canyon Valley Intermediate School) - New School, New Braunfels, TX

Harris Branch Elementary - New School, Manor, TX

Great Oaks Elementary - New School, Round Rock, TX

Mountain Valley Elementary School - New School, New Braunfels, TX

CD Fulkes Elementary School Renovation, Round Rock, TX

Luis Luna, The Barr Company, AIA

Job Superintendent

EDUCATION:

Edinburg High School – 1979
OSHA 30

OVERALL

PROJECT EXPERIENCE:

THE BARR COMPANY, AIA, AUSTIN, TEXAS

Job Superintendent

March 2017 – Present

BEK Inc., Aiea Hawaii

Superintendent

July 2016 – February 2017

LMR Iron Star Construction, Inc., Bertram, TX

Superintendent

May 2003 – November 2013

R.A.S. Construction, Dallas, TX

Superintendent

April 2002 – May 2003

Fisher Development, Inc., Dallas, TX, Honolulu, Oahu and Maui, HI

Superintendent

Feb 1999 – March 2002

Hawaii Carpenters Union #745, Honolulu, HI

Journeyman Carpenter/Foreman

September 1989 – February 1999

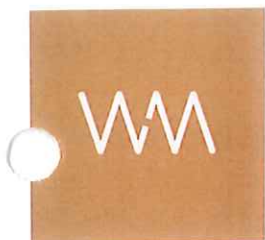
CONSTRUCTION:

- **City of Pflugerville: Stone Hill & Pflugler Park**, New Construction, \$2,076,000, 2017
- **City of Cedar Park: Maintenance Facility**, Construction Completion, \$2,082,811.82
- **Texas Military Department: San Marcos Readiness Center**, Construction Completion, \$1,920,215, 2017
- **Reverend Jim's Dam Pub: Demo and Remodel to bar & grill**, \$100,000, 2013
- **J.C. Penny – Minot, ND: Open Store Remodel**, \$900,000, 2013
- **Frosts Smoothie Shops: New Construction all stores**, \$1.5M, 2013
- **Brook Brothers: New Construction El Paso, TX**, \$1.2 M, 2013
- **Sephora: New Construction, San Marcos, TX**, \$750,000, 2013
- **JC Penny: Open Store Remodel, Fort Dodge, IA**, \$900,000, 2012
- **Brook Brothers: New Construction, Katy, TX**, \$1.1M, 2012
- **GAP: New Construction, Katy, TX**, \$750,000, 2012
- **Walmart - Nationwide: Remodels of Pharmacies, Eye Centers and Restrooms**, \$11.2 M, 2003-2012
- **Sterling Automotive: New Construction, Austin, TX**, \$1.3 M, 2003
- **J.C. Penny: Open Store Remodel, Austin, TX**, \$500,000, 2003
- **Banana Republic/Old Navy/GAP Combo: Core and Shell**, \$1.5 M, 2002

Luis Luna, The Barr Company, AIA

Job Superintendent

- **Old Navy:** New Construction, Montgomery, AL, \$600,000, 2001
- **Old Navy:** New Construction, Branson, MO, \$750,000, 2001
- **GAP Combo:** Phase II New Construction, Austin, TX, \$1.5M, 2001
- **Old Navy:** Non-Standard New Construction, Honolulu, HI, \$1.6 M, 2000
- **GAP Kids:** New Construction, Maui, HI, \$600,00, 200
- **Banana Republic Outlet:** New Construction, Waikale, HI, \$700,000, 2000
- **Banana Republic:** Open Store Remodel, Waikiki, HI, \$300,000, 1999



Ward & Moore | insurance services
Commercial Insurance & Bonds

October 2, 2018

Rodriguez Barr Inc. dba
The Barr Company AIA
612 W. 22nd Street #A
Austin, TX 78705-5104

Re: Workers Compensation Experience Modifiers

Below are the current and prior workers compensation experience modifiers for the corresponding years shown for Rodriguez Barr Inc. dba The Barr Company AIA.

2018-2019 – .90
2017-2018 – .83
2016-2017 – .83
2015-2016 – .81
2014-2015 – .87

The experience modifiers are promulgated by NCCI. Let us know anything additional needed.

Sincerely,

Connie Williamson

Connie L. Williamson, CRIS, ACSR
Ward & Moore Insurance Services

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses



Year 2014

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0 (G)	0 (H)	0 (I)	0 (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0 (K)	0 (L)

Injury and Illness Types

Total number of... (M)	(4) Poisoning	0
(1) Injury	(5) Hearing Loss	0
(2) Skin Disorder	(6) All Other illnesses	0
(3) Respiratory Condition		

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3544, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Rodriguez Barr Inc. dba The Barr Company, AIA
 Street 512 A.W. 22nd Street
 City Austin State Texas Zip 78705
 Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 13
 Total hours worked by all employees last year 30,000

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
 Company executive

President
 Title

512-474-4222 Phone
 12/31/2014 Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses



Year 2015

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)	(1) Injury	0	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0	
(3) Respiratory Condition	0	(6) All Other illnesses	0	

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3544, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Rodriguez Barr Inc. dba The Barr Company, AIA

Street 512 A W, 22nd Street

City Austin State Texas Zip 78705

Industry description (e.g., Manufacture of motor truck trailers) General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715) _____

OR North American Industrial Classification (NAICS), if known (e.g., 336212) _____

Employment information

Annual average number of employees _____ 14

Total hours worked by all employees last year _____ 35,000

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
Company executive President
Title

512-474-4222 Phone 12/31/2015 Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0 (G)	0 (H)	0 (I)	0 (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0 (K)	0 (L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
0	0	0	0	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3544, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.



Year 2016

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment information

Your establishment name Rodriguez Barr Inc. dba The Barr Company, AIA
 Street 612 A W. 22nd Street
 City Austin State Texas Zip 78705
 Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 14
 Total hours worked by all employees last year 24,800

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature] Company executive
 Title President
 Date 12/31/2016
 Phone 512-474-4222

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year **2017**

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Establishment name

The Barr Company

City Austin

State TX

TX

Classify the case

Describe the case

Identify the person

(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:										
						Days away from work	Job transfer or restriction	Remained at work	Other recordable cases	Away From Work (days)	On job transfer or restriction (days)	(M) Injury	Skin Disorder	Respiratory Condition	Poisoning	Hearing Loss	All other illnesses					
(G)	(H)	(I)	(J)	(K)	(L)	(1)	(2)	(3)	(4)	(5)	(6)											
	Miguel A Ruiz	Labor	6/14/17	Parking lot-dumpster	Hernia	0	48	0	0	48	0	1	0	0	0	0	0	0	0	0	0	
Page totals						0	48	0	0	48	0	1	0	0	0	0	0	0	0	0	0	

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	0	(G)	Total number of cases with days away from work	48	(H)	Total number of cases with job transfer or restriction	0	(I)	Total number of other recordable cases	0	(J)
------------------------	---	-----	--	----	-----	--	---	-----	--	---	-----

Number of Days

Total number of days away from work	48	(K)	Total number of days of job transfer or restriction	0	(L)
-------------------------------------	----	-----	---	---	-----

Injury and Illness Types

Total number of... (M)	1	(4) Poisoning	0
(1) Injury	0	(5) Hearing Loss	0
(2) Skin Disorder	0	(6) All Other Illnesses	0
(3) Respiratory Condition	0		

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.



Year 2017

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment information

Your establishment name Rodriguez Barr Inc. dba The Barr Company, AIA
 Street 612 A W. 22nd Street
 City Austin State Texas Zip 78705
 Industry description (e.g., Manufacture of motor truck trailers)
General Contractor
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 15
 Total hours worked by all employees last year 31,000

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature] Company executive
 Title President
 Phone 512-474-4222 Date 12/31/2017

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 2018

U.S. Department of Labor
Occupational Safety and Health Administration

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional. You must also record work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR 1904.8 through 1904.12. Feel free to use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Form approved OMB no. 1218-0176

Establishment name

The Barr Company

City Austin

State TX

Identify the person			Describe the case				Classify the case				Enter the number of days the injured or ill worker was:		Check the "injury" column or choose one type of illness:												
(A) Case No.	(B) Employee's Name	(C) Job Title (e.g., Welder)	(D) Date of injury or onset of illness (mo./day)	(E) Where the event occurred (e.g. Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g. Second degree burns on right forearm from acetylene torch)	CHECK ONLY ONE box for each case based on the most serious outcome for that case:		Remained at work		Job transfer or restriction		Other recordable cases		Away From Work (days)		On job transfer or restriction (days)		(M)							
						Death	Days away from work	Job transfer or restriction	Other recordable cases	Job transfer or restriction	Other recordable cases	Away From Work (days)	On job transfer or restriction (days)	Injury		Respiratory Condition		Poisoning		Hearing Loss		All other illnesses			
						(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(1)	(2)	(3)	(4)	(5)	(6)						
	None					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Page totals						0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Public reporting burden for this collection of information is estimated to average 14 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

Year 2018

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0178

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0 (G)	0 (H)	0 (I)	0 (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0 (K)	0 (L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(4) Poisoning
0	0	0
(2) Skin Disorder	(5) Hearing Loss	
0	0	
(3) Respiratory Condition	(6) All Other Illnesses	
0	0	

Establishment information

Your establishment name Rodriguez Barr Inc. dba The Barr Company, AIA
 Street 612 A.W. 22nd Street
 City Austin State Texas Zip 78705
 Industry description (e.g., Manufacture of motor truck trailers)
General Contractor
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 15
 Total hours worked by all employees last year 15,499

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
 Company executive
 Title President
 Phone 512-474-4222 Date 12/31/2017

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Certificate

OF SAFETY ACHIEVEMENT

Texas Mutual Insurance Company applauds

RODRIGUEZ BARR INC

for its commitment to protecting employees from on-the-job injuries. On behalf of our board of directors, management and staff, thank you for sharing our vision of a safer Texas.

Woody L. Hill

Woody L. Hill, Vice President Safety and Information Services





September 30, 2016

Dear Policyholder,

Texas Mutual Insurance Company is pleased to recognize your company for its commitment to employee safety. The enclosed certificate acknowledges you for dedicating the time and resources necessary to prevent on-the-job injuries.

Employee safety and health should be a core value of every organization. Your safety record demonstrates your commitment to providing a work environment where employees feel safe and remain productive.

As a policyholder-owned mutual insurance company, our board of directors and staff are focused on serving you. We work hard to help you prevent workplace accidents, and we are proud to have owners who share our vision. If you have questions about workplace safety, we encourage you to call us at 844-WORKSAFE (967-5723) between 8 a.m. and 5 p.m. CST or email us at safety@texasmutual.com. Together, we can make Texas a safer place to work.

Sincerely,

A handwritten signature in blue ink that reads "Woody Hill".

Woody Hill
Vice President Safety and Information Services
Texas Mutual Insurance Company
whill@texasmutual.com
(512) 224-2705



Certificate OF SAFETY ACHIEVEMENT

Texas Mutual Insurance Company applauds

RODRIGUEZ BARR INC

for its commitment to protecting employees from on-the-job injuries. On behalf of our board of directors, management and staff, thank you for sharing our vision of a safer Texas.

Woody Hill

Woody L. Hill, Vice President Safety Services





September 22, 2015

Dear Policyholder,

Texas Mutual Insurance Company is pleased to recognize your company for its commitment to employee safety. The enclosed certificate acknowledges you for dedicating the time and resources necessary to prevent on-the-job injuries.

Employee safety and health should be a core value of every organization. Your safety record demonstrates your commitment to providing a work environment where employees feel safe and remain productive.

As a policyholder-owned mutual insurance company, our board of directors and staff are focused on serving you. We work hard to help you prevent workplace accidents, and we are proud to have owners who share our vision. If you have questions about workplace safety, we encourage you to call us at 844-WORKSAFE (967-5723) between 8 a.m. and 5 p.m. CST or email us at safety@texasmutual.com. Together, we can make Texas a safer place to work.

Sincerely,

A handwritten signature in black ink that reads "Woody Hill".

Woody Hill
Vice President of Safety Services
Texas Mutual Insurance Company

HEALTH AND SAFETY PLAN

All Employees/Subcontractors are considered our most important asset and, therefore, the prevention of job-related injuries and illnesses will be given precedence over other activities whenever necessary. It is the Policy of The Barr Company, AIA to provide and maintain a safe and healthful working environment and to follow operating practices, which will safeguard all Employees/Subcontractors and result in a more efficient operation.

Safety is everyone's responsibility. All levels of management are responsible for providing the resources necessary to maintain a safe working environment, for establishing policy, and for ensuring that policy is implemented. Superintendents are responsible for implementing policy and ensuring that day-to-day activities are conducted in a safe and healthy manner. Employees/Subcontractors are responsible for performing their tasks so as not to endanger themselves, other workers, and members of the general public or the environment.

The Barr Company, AIA will make an effort to ensure that the operations of other contractors not under our control do not endanger the safety of our employees. To this end, all employees are required to report hazardous activities of other personnel to appropriate members of The Barr Company, AIA.

The Project Manager and Superintendent have the full support of management in enforcing the provisions of this policy as it relates to responsibilities assigned to them.

Responsibilities

In order to ensure the successful function of the Health and Safety Plan, the following assignments of responsibility are made:

The Project Manager will:

- Coordinate with owner, architect and subcontractors to schedule weekly meetings discussing construction activities that will be affecting project operations. Evacuation maps will be generated and handed out along with area construction activities.

- Coordinate with superintendent concerning student safety as first priority, if work is scheduled with students and staff on site. This entails that all safety precautions must be maintained at all times during the entire phase of the project.
- Convey to all members of The Barr Company, AIA, and to any or all subcontractors/suppliers working in accordance that the Health and Safety Plan including the General Work Safety Rules have been understood and applied during the entirety of the project.

The Superintendent will:

- Maintain primary responsibility for the effective function of the Health and Safety Plan.
- Monitor the effectiveness, pertinence, and value of the Health and Safety Plan.
- Convey to all on site and to any or all subcontractors/suppliers working in accordance that communication or interaction with students or staff are strictly prohibited. Any communication or interaction is strictly appointed to the Superintendent.
- Will conduct weekly safety meetings with Subcontractors.
- Maintain all records and documentation necessary to assure the successful function of the Health and Safety Plan.
- Provide direct communication of the Health and Safety Plan including the General Work Safety Rules to employees.
- Administer enforcement policies.
- Conduct hazard identification inspections of facilities and equipment, and assign responsibility for corrective measures, if required.

- Investigate accidents.

The Barr Company, AIA realizes that it is not possible to develop a rule for every situation. Therefore it is necessary for each employee to be observant, to recognize hazards and take the precautions necessary to either eliminate or control them, thus reducing the risk of injury. Conditions beyond your control should be reported to your superintendent. The Barr Company, AIA, Health and Safety Plan will be considered a draft until the project is awarded and a meeting is held concerning details for the project.

Maricela Rodriguez Barr

President, The Barr Company, AIA

Drug and Alcohol Policy

The Barr Company, AIA prohibits the use, possession or distribution on its premises, facilities or work places, any of the following: alcoholic beverages, intoxicants, narcotics, illegal or unauthorized drugs, including marijuana, "look-alike" (stimulated) drugs, and related drug paraphernalia.

Company employees must not report for duty under the influence of any drug, alcoholic beverage, intoxicant, narcotic or other substance (including legally prescribed drugs and medicines), which will in any way, adversely affect their working ability, alertness, coordination, response, or adversely affect the safety of others on the job. If they do, they will be permanently dismissed.

Entry into or presence on company premises, facility or work place by any person is conditioned upon the company's right to search the person, personal effects, vehicles, lockers, baggage and quarters of any employee or other entrant for any substances named in the paragraphs above. By entering into or being present on company premises, facility or work place, any persons deemed to have consented to such searches, which may include periodic and unannounced searches of anyone while on, entering company premises, facility or workplace. The company also reserves the right, at all times, to have authorized personnel conduct periodic examinations of its employees and employees of its subcontractors and suppliers for the purpose of determining if any such persons present on a company jobsite are using marijuana, illegal drugs or alcohol.

Legally prescribed drugs may be permitted on company premises or work locations, provided the drugs are contained in the original prescription container, with label intact, and are prescribed by an authorized medical practitioner for the current use of the person in possession. Any person in possession of a legally prescribed drug, may be required to complete a "Prescription Drug" form upon entering the company premises or workplace locations, as the company deems appropriate, to determine if the drug produces hazardous effects.

The company has the right, at its discretion, to report the use, possession or distribution of any substance named in the first paragraph of this policy to law enforcement officials, and to turn over to the custody of law enforcement officials any such substance on company property.

Maricela Rodriguez Barr, President

Date

I have read and understand the above Drug and Alcohol Policy and agree to abide by its terms.

Subcontractor Signature

Date

Safety Philosophy

The task of achieving these objectives is an unusual challenge due to the many high-risk trades and crafts involved, the magnitude of the project, and the pace of construction, all of which constitute a demanding environment.

Construction is predicated on everyone, from office workers to steel erectors, performing their jobs efficiently and effectively, resulting in both increased productivity and cost savings due to the prevention of job-related disabling injuries and illnesses, as well as avoiding personal and family hardships resulting from accidents.

Management and field supervision are responsible for planning safety into each work task and for preventing job-related disabling injuries and illnesses. While the ultimate success of the health and safety plan depends upon the full cooperation of each individual employee, it is management's responsibility to see the safety and health rules and procedures are established and enforced, and to see that effective training programs are used to the best advantage.

All work is performed per OSHA Standards and any State and Federal Safety Requirements which might apply.

Objectives:

- To ensure safe and healthful working conditions are being provided for all persons involved in construction.
- To provide adequate security to the worksite for the public from hazards associated with construction projects.
- To achieve cost savings through effective safety programs.
- To prevent personal injuries.
- To prevent property damage.
- To increase overall efficiency of the projects.
- To provide a quality product to the Owner.

General Work Safety Rules

Drugs and Alcohol

In accordance with the company policy on drug and alcohol abuse, the use or possession of alcoholic beverages or non-prescription drugs on the jobsite is forbidden. Workers reporting to work under the influence of alcohol or controlled substances will not be allowed to work. This includes drinking on the jobsite after working hours.

Attire

All company employees are required to meet all OSHA standards for proper work attire while on the jobsite. This includes proper visible identification, protective gear and any or all necessary clothing needed to protect or confirm the employee while on the jobsite. The displays of logos or slogans other than the company's present are strictly prohibited.

Language

All company employees are prohibited from using any offensive, vulgar, or other such unacceptable language or gestures while on the jobsite.

Attitude

All company employees are required to treat safety as the number one priority. As such, they are expected to report to work in good mental and physical condition to safely perform their assigned duties. Before starting any task, employees must consider the possible effects of their actions on themselves and others and take appropriate protective measures.

Protection of the Public

All company personnel are charged with aiding in the protection of the public, including, as your job description dictates, installation and maintenance of signs, signals, lights, fences, guardrails, ramps, temporary sidewalks, barricades, overhead protection, etc. as may be necessary.

Signs

For the protection of all, warning signs will be posted. All employees will obey these directions and aid in maintaining the signs.

Access

Use only safe means of access to and from work areas. Jumping from or to work areas is not allowed, nor is sliding down cables or ropes.

Fences

Do not cross over or take down any fencing without permission.

Trenches and Holes

Do not enter into any trenches or holes in the ground without knowing if it is properly shored. All trenches and holes must follow OSHA Standards and all applicable State and Federal regulations for proper shoring.

Fire Protection

Know the locations of fire extinguishers in case of a small fire.

Storage

Aisles and passageways will be kept clear and in good repair. Stored materials will not obstruct exits. Materials will be sorted with due regard to fire characteristics.

Flammable and Combustible Liquids

Only approved containers and portable tanks will be used for storage and handling of flammable and combustible liquids. Equipment is stored in OSHA approved safety containers. Keep flammable liquids in closed containers when not in use.

Personal Protective Equipment

The employee is responsible for wearing appropriate personal protective equipment in operations where there is exposure to hazardous conditions, or where need is indicated to reduce the risk of injury.

Hard Hats

Hard hats will be worn in accordance to OSHA standards at all times on construction sites. All hard hats will be clear of any stickers.

Hearing Protection

Hearing protection will be worn in areas where sound levels may exceed 85 decibels according to OSHA standards.

Eye and Face Protection

Eye and face protection must be worn according to OSHA standards when machines or operations present potential eye or face injury. Goggles will be worn over any employee owned prescription glasses that do not meet industrial safety standards.

Safety Vests

Safety vests are required to be worn at all times according to OSHA standards.

Electrical – General

Electrician assigned to project will provide a Lockout/Tagout Program.

Electrical subcontractor will follow all OSHA Standards and any State & Federal Safety Requirements which might apply.

All extension cords must be 3-wire type, protected from damage, and not fastened with staples, hung from nails, or suspended from wires. No cord or tool with a damaged ground plug may be used. Cords shall be checked before each use. Worn or frayed cables may not be used and will be removed from the jobsite.

Receptacles for attachment plugs will be of approved, concealed contact type. Where different voltages, frequencies, or types of current are applied, receptacles must be such that attachment plugs are not interchangeable.

No employee may work in proximity to any electrical power circuit that may be contacted during the course of work, unless the circuit is protected against electrical shock by de-energizing circuit and grounding it or by guarding with effective insulation.

Do not operate any electrical power tools with damages to the electrical power cord.

Electrical – GFCI or Inspection

15 and 20 ampere receptacle outlets on single-phase, 120 volt circuits for construction sites which are not a part of the permanent wiring of the building or structure, must be protected by either ground-fault circuit interrupters (GFCI's) or and assured equipment grounding conductor program.

Inspect each cord set, attachment cap, plug and receptacle of cord sets, and any equipment connected by cord and not exposed to damage, before each day's use for external defects and possible internal damage. Remove from service or repair immediately any defective items.

Tests will be performed on all cord sets and receptacles, which are not a part of the permanent wiring of the building or structure, and cord any plug-connected equipment required to be grounded. Grounding conductors will be tested for continuity. Each receptacle and

attachment cap or plug will be tested for correct attachment of the equipment-grounding conductor.

Floor Openings, Open Sides, Hatchways, Etc.

Guard openings with standard guardrail and toe boards or cover. Provide railing on all exposed sides, except at entrances to stairways.

Every open-sided floor or platform, 6 feet or more above adjacent floor or ground level, must be guarded by a standard railing, or equivalent, on all open sides except where there is entrance to a ramp, stairway or fixed ladder.

Runways 4 feet high or more need standard railings on all open sides.

Guard ladder way floor openings or platforms with standard toe boards on all exposed sides, except at entrance to opening, with passage through the railing provided by a swinging gate or offset so a person cannot walk directly into the opening.

Temporary floor openings will have standard railings or effective covers.

Floor holes into which persons can accidentally walk will be guarded by either a standard railing with standard toe board on all exposed sides, or a standard floor hole cover.

While the cover is not in place a standard railing will protect a floor hole.

Railings

A standard railing will consist of top rail, intermediate rail, toe board, and posts, and have a vertical height of 42 inches from the upper surface of top rail to floor, platform, etc. The top rail of a railing will be smooth-surfaced. The intermediate rail will be approximately halfway between top rail and floor.

A stair railing will be of construction similar to a standard railing, but the vertical height will not be more than 34 inches nor less than 30 inches from the upper surface of top rail to surface of tread in line with face of riser at forward edge of tread.

Lifting

When involved in any lifting procedures, use the approved lifting technique, i.e., bend your knees, grasp the load firmly, and then raise the load, keeping your back as straight as possible. Obtain help from a co-worker when lifting heavy loads, or, use a hand truck or dolly.

Housekeeping

Forms and scrap lumber with protruding nails and other debris will be kept clear of the work area. Remove combustible scrap and debris at regular intervals. Containers will be provided for collection and separation of all refuse. At the end of each phase of work, return all tools and excess material to proper storage areas. Clean up all debris before moving on to the next phase. Each employee is responsible for keeping his/her work area clean. This will be enforced by the superintendent.

Horseplay

All disruptive activities usually referred to as "horseplay": are forbidden. No practical jokes or fights will be tolerated.

Equipment Operations

No employee will operate electric, gas or hand-powered tools or equipment unless familiar with the use of the item and safety precautions required. Superintendents will provide necessary safety information for all tasks and equipment. Do not let people operate your tools unless you are sure they know how to properly operate them.

Hand Tools

Employees will not use unsafe hand tools. Wrenches may not be used when jaws are sprung to the point slippage occurs. Keep impact tools free of mushroomed heads. Keep wooden tool handles free of splinters or cracks and assure a tight connection between the tool head and the handle.

Electric-power operated tools will either be approved double insulated, be properly grounded, or used with ground fault circuit interrupters.

Power Actuated Tools

Only trained employees are allowed to operate power-actuated tools. All power-actuated tools will be tested daily before use. All defects discovered before or during use will be corrected. Tools will not be loaded until immediately before use. Loaded tools will not be left unattended. For protection will be used when operating these tools.

Circular Hand Saws

Portable, power-driven circular saws will be equipped with guards above and below the base plates or shoe.

The lower guard will cover the saw blade to the depth of teeth, except for minimum arc required to allow proper retraction and contact with the work, and will automatically return to covering position when blade is removed from the work. Do not wedge these guards back.

Cut-Off Saws

All swing or sliding cut-off saws will be provided with a hood that will completely enclose the upper half of the saw.

Limit stops will be provided to prevent swing or sliding type cut-off saws from extending beyond the front or back edges of the table.

Each swing or sliding cut-off saw will be provided with an effective device to return the saw automatically to the back of table when released at any point or its travel.

Inverted sliding cut-off saws will be provided with a hood that will cover the part of the saw that protrudes above top of the table or material being cut.

Ladders

The use of ladders with broken or missing rungs or steps, broken or split side rails or with other faulty or defective construction is prohibited. When ladders such defects are discovered, withdraw them from service immediately. Place portable ladders on a substantial base at a 4-1 pitch, have a clear access at top and bottom, extend a minimum of 36 inches above landing or, where not practical, provide grab rails. Secure against movement while in use.

Portable metal ladders may not be used for electrical work or where they may contact electrical conductors.

Job-made ladders will be constructed for their intended use. Cleats will be inset into side rails ¼ inch, or filler blocks used. Cleats will be uniformly spaced, 12 inches, top to top.

Ladder Safety is a must and usage will follow OSHA Standards and any State and Federal Safety Requirements which might apply.

Scaffolds

Scaffolds will be capable of supporting 4 times the maximum intended load and will be erected on sound, rigid footing, capable of carrying the maximum intended load without settling or displacement.

Guardrails and toe boards will be installed on all open sides and ends of platforms more than 10 feet above ground or floor. Exceptions to this would be needle beam scaffolds and floats which require the use of safety belts. Scaffolds 4 feet to 10 feet in height, with minimum dimensions in either direction of less than 45 inches, will have standard guardrails installed on all sides and ends.

Planking will be Scaffold Grade, or equivalent, as recognized by approved grading rules for the species of wood used. Scaffold planking will be overlapped in a minimum of 12 inches or secured against movement.

Scaffold planks will extend over end supports not less than 6 inches nor more than 12 inches. Scaffolding and accessories with defective parts will be immediately replaced or repaired.

Scaffolds will be properly braced by cross bracing or diagonal braces, or both, for securing vertical members together laterally. Cross braces will be of such lengths as will automatically square and align vertical members so erected scaffold is plumb, square and rigid. All brace connections will be made secure.

Any use of scaffolding will follow OSHA Standards and any State & Federal Safety Requirements which might apply.

Scaffold – Mobile

Platforms will be tightly planked with full width of scaffold, except for necessary entrance opening. Platforms will be secured in place.

Guardrails made of lumber, not less than 2x4 inches nominal (or equivalent) approximately 42 inches high, with a mid rail of 1x6 inches nominal lumber (or equivalent), and toe boards, will be installed at all open sides and ends on scaffolds more than 10 feet above ground or floor. Toe boards will be in a minimum of 4 inches in height. Where persons are required to work or pass under scaffolds, install wire mesh between toe board and guardrail.

Motor Vehicles and Mechanized Equipment

Check all vehicles in use at the beginning of each shift to assure all parts, equipment and accessories affecting safe operation are in proper operating condition and free from defects. All defects shall be corrected before placing the vehicle in service.

No employee shall use any motor vehicles, earthmoving or compacting equipment having an obstructed view to the rear, unless: vehicle has a reverse signal alarm distinguishable from the surrounding noise level, or vehicle is backed up only when an observer signals it is safe to do so.

Heavy machinery, equipment or parts thereof, which are suspended or held aloft, will be substantially blocked to prevent falling or shifting work under or between them.

Seat belts must be worn at all times while driving or moving vehicles to reduce the risk of injury from collision or upset.

All equipment used on site will follow OSHA Standards and Any State and Federal Safety Requirements.

Mechanical Power Transmission

Belts, pulleys, gears, shafts, sprockets, chains, spindles, drums, flywheels or other reciprocating, rotating or moving parts of equipment must be guarded if such parts are exposed to contact by employees or otherwise constitute a hazard. No equipment may be used without guards in place.

Injuries

The Barr Company, AIA

All injuries, even those that appear to be slight, will be reported immediately to the superintendent.

Medical Services and First Aid

First aid supplies must be readily available and everyone must know where they are located.

The telephone numbers of physicians, hospitals or ambulance services must be conspicuously posted.

CONFLICT OF INTEREST QUESTIONNAIRE	FORM CIQ
For vendor doing business with local governmental entity	

<p>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176 of the Local Government Code by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	OFFICE USE ONLY
	Date Received

1 Name of vendor who has a business relationship with local governmental entity.
 Rodriguez Barr Inc dba The Barr Company,AIA

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

 N/A

 Name of Officer


4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?
 Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?
 Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.
 N/A

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1)

<p>7  Signature of vendor doing business with the governmental entity</p>	<p>10/5/18 Date</p>	
--	----------------------------------	--

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

SECTION 00 45 46
VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state contractors whose corporate officers or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the line in Section B.

- A. Non-resident bidder in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law.
Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.
- B. Our principal place of business or corporate offices are in the State of Texas:
Resident Bidder _____

BIDDER:

Rodriguez Barr Inc dba The Barr Company, AIA

(Company Name)

By Maricela Rodriguez
(please print)

Address: 612A West 22nd Street

Signature: 

Title: President
(please print)

Austin TX 78705
City State Zip

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

END OF SECTION



City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-661- #L.1

Contact: Blake Neffendorf

Subject: Staff Report on City of Buda Water Rates, Rate Structure, and Incentive Programs (Water Resource Coordinator Blake Neffendorf)

1. Executive Summary

The attached presentation will be presented to Council in order to solicit feedback on potential financial incentive/assistance programs relating to City provided utilities.

2. Background/History

At the request of Mayor Pro Tem Ture, staff has provided an overview on water system source costs and City operations and maintenance costs on a per 1,000 gallon basis. Staff also researched potential incentive/assistance programs that may be of interest to Council that involve further research and analysis in order to decide which programs (if any) Council would like to potentially pursue.

The City's drilled its first water well in 1954 to supply water to the citizens of Buda. The Edwards Aquifer has been a reliable source of high quality and quantity drinking water for the City ever since. Growth within the Barton Springs segment of the Edwards Aquifer caused concerns of overpumping and the potential for Barton Springs in Austin to run dry during extended severe droughts. Barton Springs is home to the endangered Barton Springs salamander along with several other threatened species. A cap on pumping from the Edwards Aquifer was put in place and as the City continued to grow an additional source of water was needed. Surface water from the Guadalupe Blanco River Authority (GBRA) was placed under contract in 2002 and several expansions to that agreement occurred during the 2000s. The City now receives up to 1.5 million gallons per day from GBRA. As the City continued to expand in the 2010s, the City partnered with other area municipalities to form the Hays Caldwell Public Utility Agency (later changed to Alliance Regional Water Authority) to bring groundwater from the Carrizo Aquifer in eastern Caldwell County to the I-35 corridor cities by 2023. The City was in need of additional water before the anticipated delivery of the Caldwell County water and so an interim water sharing agreement was reached between the cities of Kyle and San Marcos to each provide 0.50 million gallons per day of water until the Alliance Water project is online in 2023.

3. Staff's review and analysis

Each new water source has required the City to look further away in order to bring in additional supplies. Our cheapest water is by far from the local Edwards Aquifer that requires minimal treatment in order to meet drinking water standards. Each new source adds greater expenses to bring online.

Cost per 1,000 gallons by source:

Edwards Aquifer: \$0.17

GBRA: \$2.14

ARWA Interim: \$3.41-\$4.47

ARWA: \$5.05* (current estimate)

ASR: \$3.19* (current very rough estimate)

The City also has its own additional operations and maintenance (O&M) rate that is very difficult to allocate to the various sources of incoming water but is estimate to be around \$2.36 per 1,000 gallons.

The City uses an inclining rate schedule which means as a customer uses more water, they are charged at a higher rate per 1,000 gallons. This mirrors exactly the same as our sources of water. The more water we use, the further away and more expensive the water is to provide to our customers. The City does offer customer assistance programs on a case by case basis. Leak adjustments and deferred payment plans are offered to customers. Several creative programs/incentives have been used by other area utilities that staff will explore in more detail with Council during the presentation.

4. Financial Impact

Varies. Some financial incentive programs may only have minimal impact on funds/rates. Further analysis would be needed depending on which programs Council would like to further evaluate.

5. Summary/Conclusion

Conservation is the cheapest water source that the City can utilize. The more water we use, the more expensive it is to bring on additional sources. This holds true for our customer water rates: the more water you use, the more expensive your bill. The City does offer some basic assistance programs and would like to seek your guidance on any further expansion.

6. Pros and Cons

Pros: Customer Assistance Programs can provide much needed relief for customers struggling to pay for basic needs.

Cons: Increased costs and staff time

7. Alternatives

Feedback on other conservation programs are appreciated.

8. Recommendation

N/A

MEETING THE NEEDS OF THE CITIZENS



Water Rates & Incentives

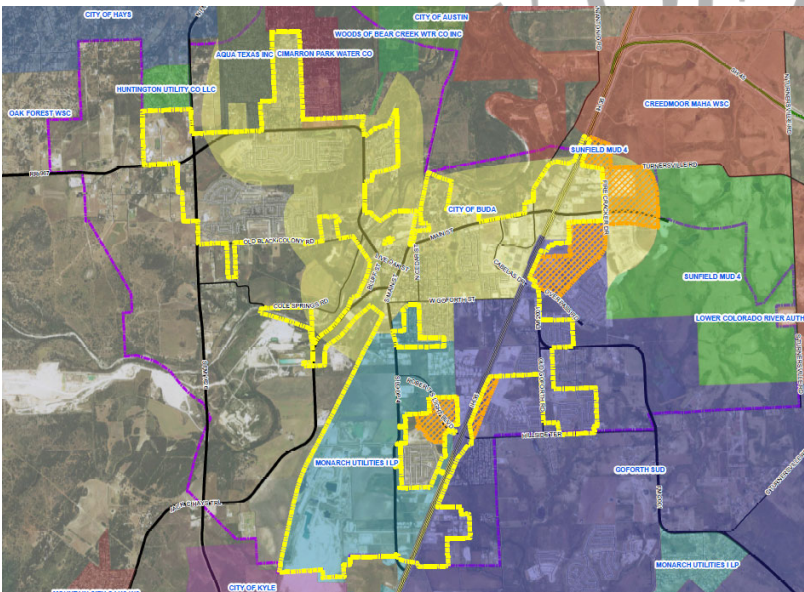
December 15, 2020


A PRESENTATION BY THE CITY OF BUDA

1

WATER CCN MAP

- City of Buda**
 - Serves customers on the north and west side of town
- Monarch Utilities LLP**
 - Serves customers on the south side of town
- Goforth Special Utility District**
 - Serves customers on the east & southeast side of town

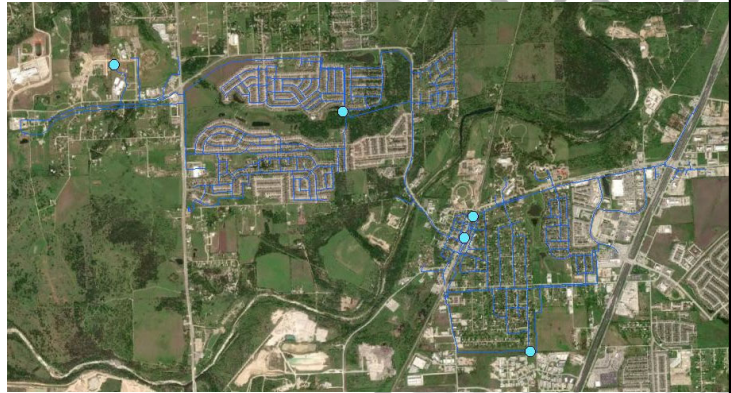




2

CURRENT SUPPLY: GROUNDWATER

- ❑ BSEACD permit to pump 275,000,000 gallons annually from 5 Wells located throughout the City.
- ❑ Permitted amount subject to increasing reduction during progressive drought stages
 - Historical Permit Fee: \$0.17 per 1,000 gallons
 - Class D (ASR) Permit Fee: \$0.17 per 1,000 gallons



City of Buda BSEACD Permitted Amounts				
Drought Stage	Reduction	GPY	AC/FT	MGD
Total Permitted	0	275,000,000	843.94	0.75
Stage 1 (Voluntary)	10%	247,500,000	759.55	0.68
Stage 2	20%	220,000,000	675.16	0.60
Stage 3	30%	192,500,000	590.76	0.53
Stage 4	40%	165,000,000	506.37	0.45
Stage 5	50%	137,500,000	421.97	0.38

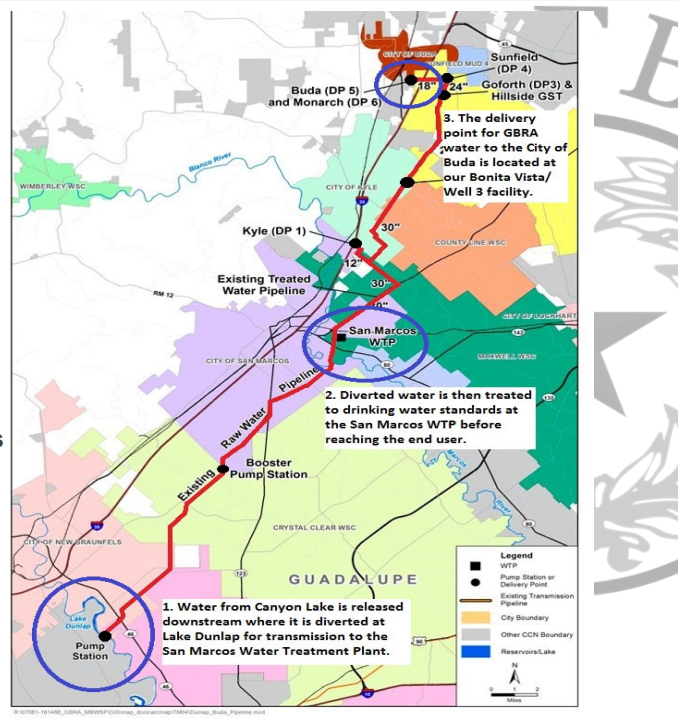
*Emergency Response Period curtailments become effective October 11, 2015



3

CURRENT SUPPLY: SURFACE WATER

- ❑ Contract with GBRA to receive 1.5 MGD
- ❑ Sourced from Canyon Reservoir and treated at the San Marcos Water Treatment Plant
- ❑ Delivered via I-35 Treated Water Delivery System
 - Firm (Reservation) Rate: \$0.4633 per 1,000 gallons
 - Debt Service: \$0.5639 per 1,000 gallons
 - O&M Rate: \$1.111 per 1,000 gallons
 - Total GBRA Cost per 1,000 gallons: \$2.14

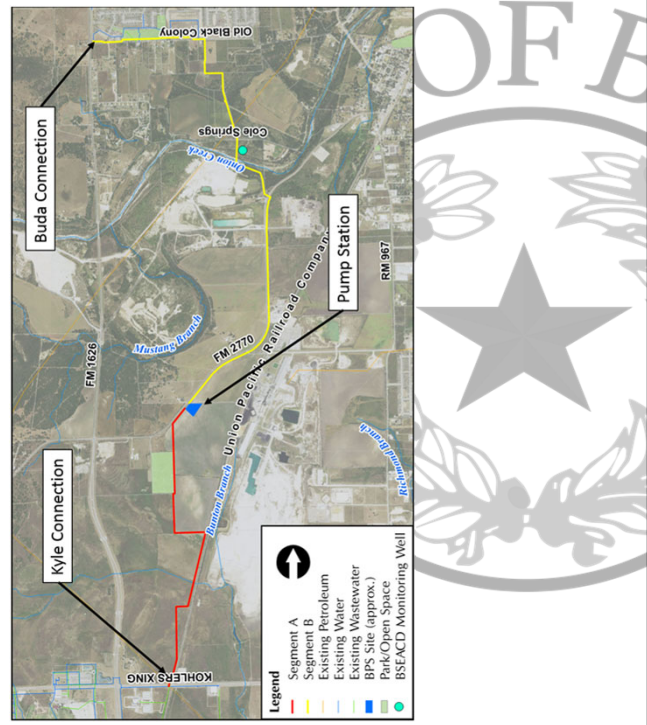


4

INTERIM WATER SUPPLIES: ARWA

- ❑ Interim Water Sharing Agreement
 - ❑ 0.50 MGD from City of San Marcos
 - ❑ 0.50 MGD from City of Kyle

- ❑ Cost Breakdown:
 - ❑ San Marcos Rate: \$3.41 per 1,000 gallons
 - ❑ Kyle Rate: \$4.16 per 1,000 gallons
 - ❑ Kyle Wheeled Rate: \$4.47 per 1,000 gallons



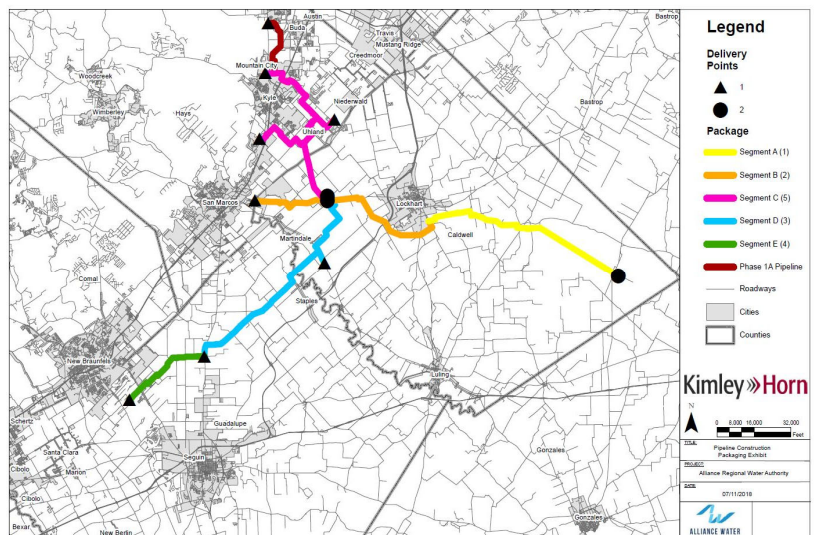
5

FUTURE WATER SUPPLIES: ARWA

- ❑ Project will produce 35,000 Acre Feet (31.3 MGD) of water in two phases
 - Phase 1 – 13.4 MGD starting in 2023
 - Phase 2 – 17.9 MGD mid-2030's

- ❑ Buda total share of the project is 5.08%
 - 0.68 MGD for Phase 1
 - 1.59 MGD after Phase 2 completion

- ❑ Projected cost: \$5.05 per 1,000 gallons



6

RATE REVIEW

Water Source	Cost per 1,000 gal
City O&M	\$2.36
BSEACD	\$0.17
GBRA	\$2.14
ARWA-Interim Sharing	\$3.41-\$4.47
ARWA	\$5.05*
ASR	\$3.19*

7

RATE REVIEW

Use (in gallons) FY 20-21	Cost per 1,000 gallons
Base	\$12.79
0-6,000	\$3.50
6,001-12,000	\$5.50
12,001-18,000	\$8.23
18,001-24,000	\$9.69
24,001-30,000	\$11.75
30,001-40,000	\$15.37
40,001 and up	\$16.37

□ **Increasing Block Rates**

- **Base charge ensures some revenue stability with fluctuating demand**
- **Minimizes costs for basic needs**
- **Encourage conservation**

Example Cost Scenarios	
Use (in gallons)	Cost in FY 20-21
5,000	\$30.29
15,000	\$91.48
25,000	\$186.06
45,000	\$480.36

8

RATE INCENTIVES

- ❑ **Lifeline Rates (Example: City of San Marcos)**
 - First 1,000-6,000 gallons built into the base charge

Lifeline Rate	October 1, 2019 Rate	October 1, 2020 Rate
First 6,000 gallons to Minimum	24.32	25.54
6,001 to 9,000	7.13	7.49
9,001 to 12,000	8.16	8.57
12,001 to 20,000	9.18	9.64
20,001 to 50,000	10.19	10.70
Over 50,000	12.22	12.84

5/8 inch to 3/4 inch Water Meter	October 1, 2019 Rate	October 1, 2020 Rate
Minimum Charge	24.32	25.54
0 to 6,000	4.07	4.28
6,001 to 9,000	7.13	7.49
9,001 to 12,000	8.16	8.57
12,001 to 20,000	9.18	9.64
20,001 to 50,000	10.19	10.70
Over 50,000	12.22	12.84



Monthly Volume Charge - Off Peak, October through May	
Usage (Gallons)	Rate per 1,000 gallons
0 - 7,500	\$1.66
7,501 - 15,000	\$4.18
15,001 - 25,000	\$5.70
Excess of 25,000	\$7.84

Monthly Volume Charge - Peak, June through September	
Usage (Gallons)	Rate per 1,000 gallons
0 - 7,500	\$1.73
7,501 - 15,000	\$4.50
15,001 - 25,000	\$6.84
Excess of 25,000	\$10.20

Residential and Landscape Irrigation Drought Surcharges

- (1) As of June 2014 or any time thereafter, if stage III water restrictions are in effect NBU will implement a \$1.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.
- (2) As of June 2014 or any time thereafter, if stage IV water restrictions are in effect NBU will implement a \$2.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.

- ❑ **Seasonal Rates: Increase rates during peak usage (June-September) (New Braunfels Utilities)**
- ❑ **Drought Surcharges (San Antonio, NBU)**
- ❑ **Time of Day Pricing**

CUSTOMER ASSISTANCE

Customer Assistance Programs

- ❑ **Extended Payment Arrangements**
- ❑ **Budget Billing**
- ❑ **Senior Penalty Exemptions**
- ❑ **Disability Billing/Disabled Veterans**
- ❑ **Plumber/Leak Assistance**
 - ❑ Repair leaking plumbing fixtures
 - ❑ Repair sewer lateral outside of home
- ❑ **Donate: Bill roundup**
- ❑ **Work with other County assistance programs to streamline application process**



Neighbors Helping Neighbors

Please consider making a donation to the NBU Utility Bill Payment Assistance Program if you are in a position to do so. Any gift to the New Braunfels Food Bank program will be greatly appreciated by those urgently in need of help.



[Donate to the Utility Bill Assistance Program](#)



CONSERVATION REBATES

Incentives to Reduce Water Use

- Rain Barrel Program
- Mulch/Soil Aeration
- Ultra High-Efficiency Toilets
- Grass Removal
- Irrigation System Upgrades
 - Irrigation audits
 - Multi-stream efficiency heads
 - Drip conversion
 - Removal of irrigation zones
- Commercial rebates





City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-662- #L.2

Contact: Micah Grau

**Subject: Staff report on grant utilization and opportunities for the City of Buda
(Deputy City Manager Micah Grau)**

1. Executive Summary

Staff will provide an update to City Council on the grant programs that the City has utilized since 2018 and discuss opportunities for future grants.

2. Background/History

At a previous meeting, Mayor Urbanovsky requested an update on the grants utilized by the City of Buda and future grant opportunities. Staff will brief the Council on grant programs that the City has used in the recent years and will discuss opportunities for future grant opportunities.

3. Staff's review and analysis

Staff will present on the grant programs that the City has been able to utilize in recent history. Within the last 3-years, the City has received nearly \$6 million in grants through different programs including the Department of Justice Crime Prevention, Texas State Library Association, Texas Department of Emergency Management / Federal Emergency Management Administration Hazard Mitigation Grant Program, Texas General Land Office Community Development Block Grant (CDBG), Capital Area Council of Government (CAPCOG) Solid Waste Grant program, Texas Water Development Board (TWDB), and the Texas Department of Transportation (TxDOT) Federal Highway grant programs through the Capitol Area Metropolitan Planning Organization (CAMPO) process.

4. Financial Impact

There is no financial impact to this item.

Grants are used to supplement capital projects and to fund specific programs in the City. Grant match requirements can range from 0 - 50% depending on the grant.

5. Summary/Conclusion

Staff will present the results of the City's grant efforts to City Council and note other potential grants

that the City is exploring. Staff will be available to answer questions that the Council may have related to our grant opportunities.

6. Pros and Cons

Pros - grants provide additional funding sources to supplement operations and projects.

Cons - grant requirements can add costs and delays to a project; must evaluate the cost to benefit of each grant opportunity.

7. Alternatives

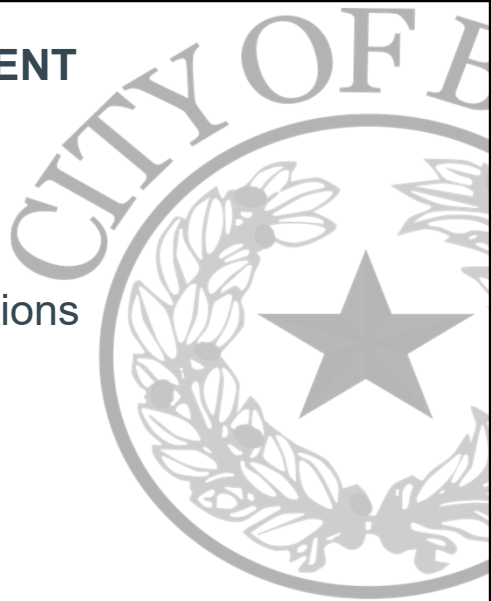
Not applicable.

8. Recommendation

This item is not posted for any direct action of the City Council.

CITY OF BUDA – GRANT MANAGEMENT

- Discussion Topics:
 - Past Grant Successes
 - Grant Process & Management
 - Finding & Submitting Grant Applications
 - Future Grant Opportunities



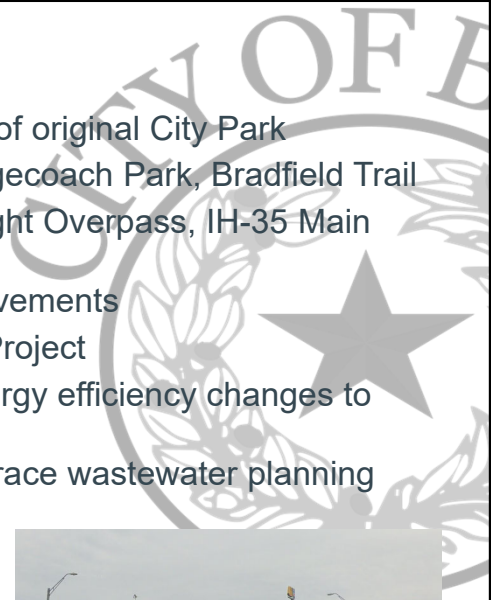
Design Review Committee

December 11, 2020

1

PAST GRANT SUCCESSSES

- Texas Parks and Wildlife Grant – Construction of original City Park
- Hays County Park Grant – Construction of Stagecoach Park, Bradfield Trail
- Federal Highway Administration – Robert S. Light Overpass, IH-35 Main Street Intersection
- Texas Enterprise Fund – US Foods road improvements
- Safe Routes to School – Downtown Sidewalk Project
- State Energy Conservation Office (2009) – Energy efficiency changes to City Hall Annex
- Texas Water Development Board – Hillside Terrace wastewater planning



2

RECENT GRANT SUCCESSES

- FY19
 - Crime Prevention Grant - \$71,552
 - Texas Water Development Board Flood Prevention - \$585,780
 - Hays County (Library) - \$35,000
 - Federal Transportation Authority (Senior Bus) - \$48,135
 - CAPCOG HHW Collection Event and Recycling Trailer - \$10,500
 - Department of Justice Bullet Proof Vest - \$1,417



3

RECENT GRANT SUCCESSES

- FY20
 - Texas State Library Association CARES - \$17,500
 - Hays County (Library) - \$35,000
 - CARES Act - \$1,007,765
 - FEMA HMGP (Project Area 1a) - \$2,207,226
 - Texas GLO CDBG (Project Area 1a) - \$430,377
 - TxDOT / CAMPO (Main St. @ FM 967) - \$1,384,000
 - TxDOT / CAMPO (FM 2001 Bike / Ped Trail) - \$400,000
 - Department of Justice Bullet Proof Vest Grant - \$1,215



4

GRANT PROCESS & MANAGEMENT

- Current Process
 - Department identifies grant opportunities
 - Application
 - Notice of Award
 - City Council approval
- Reporting to Finance for Audit
- Grant Administration and Reporting



5

FUTURE GRANT OPPORTUNITIES

- Low interest loan programs
- Possibly fewer state grant dollars in 2021 – 2022 due to COVID economic downturn and state budget deficit
- Texas Parks and Wildlife – Garison Park
- Future Federal grant opportunities
 - Health / Wellness – Health and Human Services
 - COVID Relief – Potentially \$160 billion for state and local governments
 - Federal highway
 - Hazard mitigation



6

FUTURE GRANT OPPORTUNITIES

- Grant Evaluation - When to apply?
 - Balance requirements and reporting compared to the staff effort
 - Are matching dollars required?
 - How competitive are the dollars?
 - Does the City have an identified qualifying project?
- Monitor grants.gov for future opportunities





City Council Agenda Item Report

Date: Tuesday, December 15, 2020

Agenda Item No. 2020-679- #L.3

Contact: Greg Olmer

Subject: Staff report on Summer Pointe Park Project (Parks and Recreation Director Greg Olmer)

1. Executive Summary

Summer Pointe Playground is currently in the Permitting Phase along with a Site Plan being developed by Doucet and Associates. The initial draft of the site plan from Doucet was received by City Staff on Nov. 29, 2020. The submitted documents are currently under review by City Engineering Staff for comments. City Staff anticipates a short review timeline and the approval for Doucet to formally submit documents to TCEQ for their final review and approval. This will include both a site plan and a Water Pollution Abatement Plan.

2. Background/History

Timeline for Document Preparation:

Survey- 3 weeks after Notice to proceed. NTP on 10/8/20. Survey received-11/3/20.

Design 4 weeks (1 month) Received 11/29/20. Currently in City Staff review/comments. Expected review/comments on 12/18.

City Submittal and Plan approval 2 months. First round of comments 1 month. Current Phase.

TCEQ CZP preparation and submittal- 2 weeks after Doucet gets 1st round of City comments. Engineering received submittal on 12/3/20.

TCEQ CZP approval -2 months

Total 5 - 6 months

3. Staff's review and analysis

Construction Schedule: (Concurrent)

Basketball Court- 1 month

Playground/pavilion-2 months
Bathroom-3-4 months
Parking lot extension 2 weeks
Anticipated opening: Summer 2021

4. Financial Impact

This \$400,000 project remains in budget and Purchase Orders placed with all respective construction companies.

5. Summary/Conclusion

City Staff will continue to work diligently with Doucet to expedite the process as quickly as possible. Staff has been checking in with Doucet on a regular basis to ensure that the project does not fall behind schedule. City of Buda Engineering staff has moved up this project as a priority project in the review process. City Staff is excited for this project to start construction soon.

6. Pros and Cons

N/A

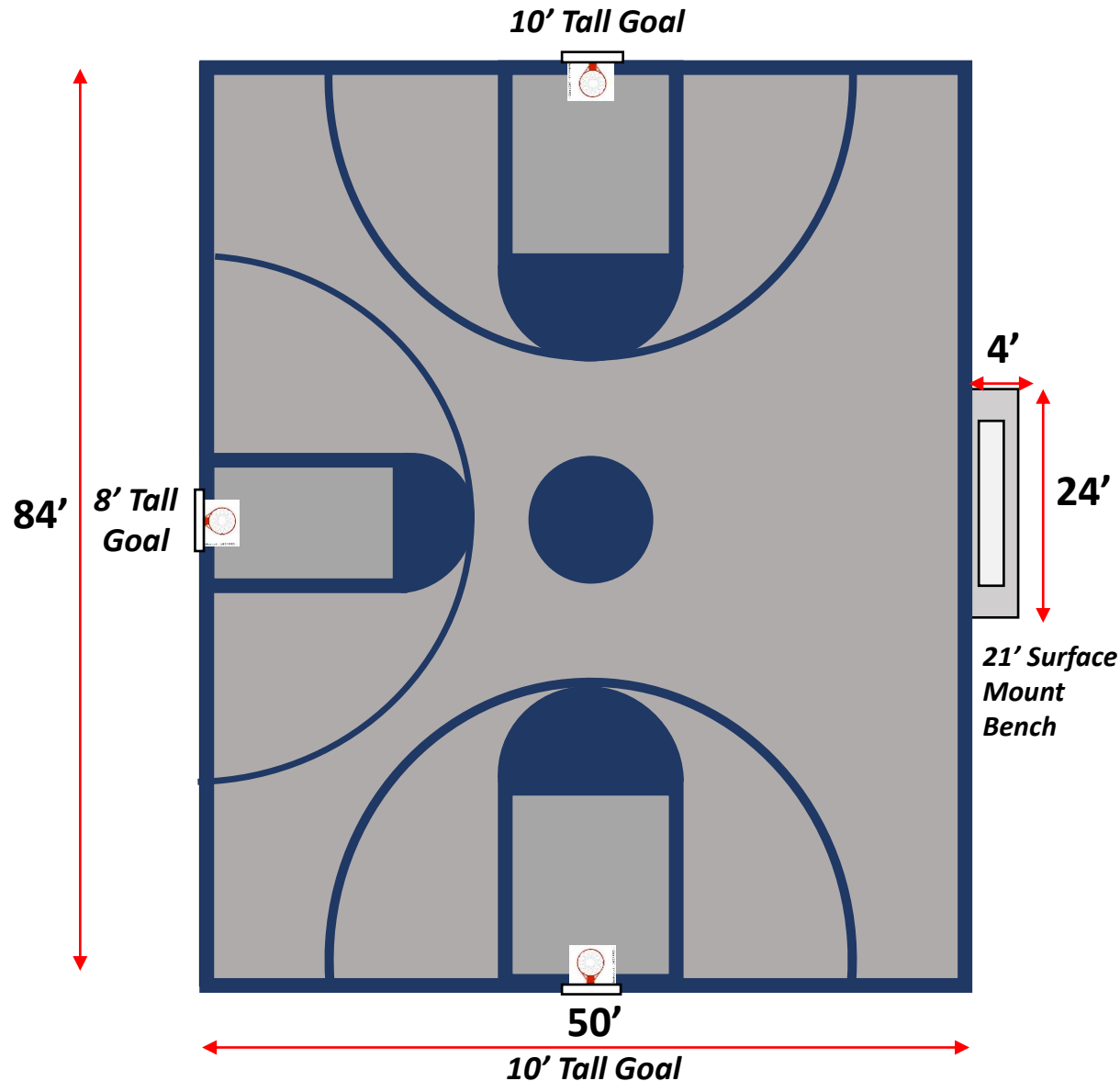
7. Alternatives

N/A

8. Recommendation

This presentation is for informational purposes. No action necessary, unless deemed by Council.

COURT LAYOUT:



BUDA “SUMMER POINTE” BASKETBALL COURT (OWNER APPROVED SCOPE OF WORK)

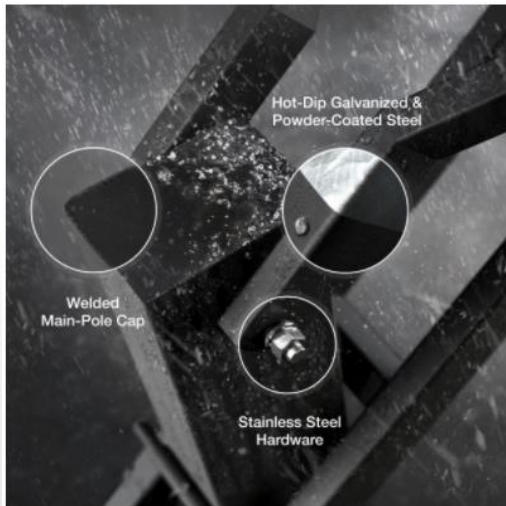
- **50' x 84' Concrete Slab with *two* 10' tall Basketball Goals / one 8' basketball goal / & painted game lines for all.**
- **Concrete Slab**
 - **4" Thick Flatwork / 3000 psi**
 - **#4 1/2" rebar 16" on center**
 - **Saw cut control joints**
 - **1% single slope for drainage**
 - **6mm vapor barrier**
- **8' Tall mid court goal with painted game lines.**
- **24' X 4' (96' sqft) concrete slab for bench at mid court.**
- **(1) 21' Surface mount bench**

Court Base Color Game lines and paint colors.

MEGASLAM 60

ALL SEASON PROTECTION

Every Mega Slam Hoop comes ready for scorching summers, rainy springs, and frozen winters with hot-dipped galvanized steel and stainless steel hardware. Standard.



FEATURES

The Mega Slam 60 offers pro features while bringing all the durability and playability of a Mega Slam Hoop. The 60" wide backboard has a 3-foot overhang from the rock-solid 6" x 6" main pole. It's a good adjustable-height hoop that fits 2-car driveways or tighter court spaces.



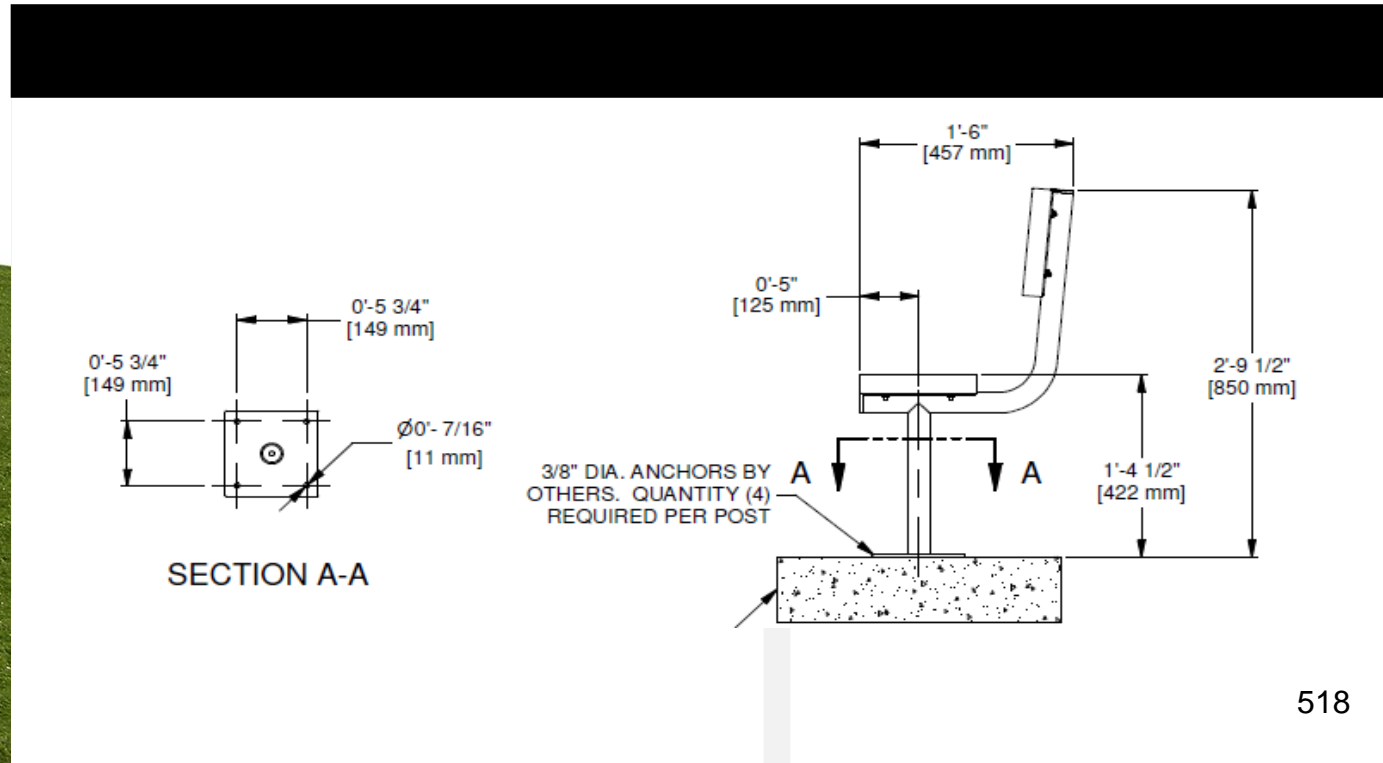
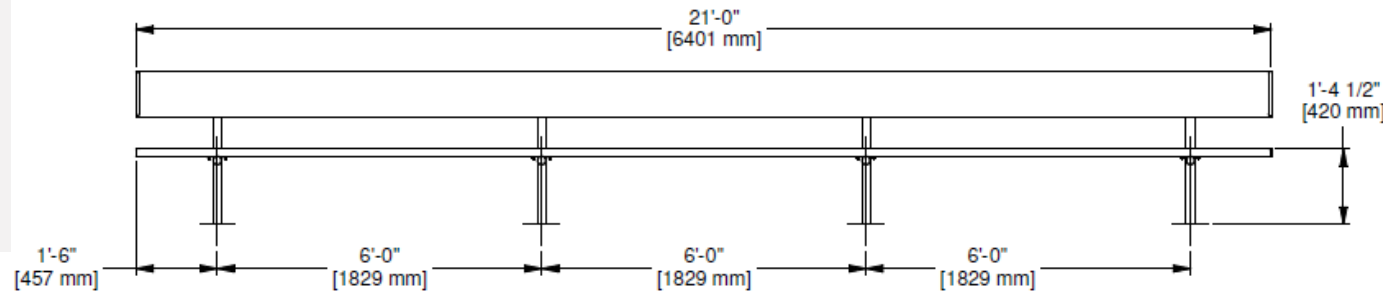
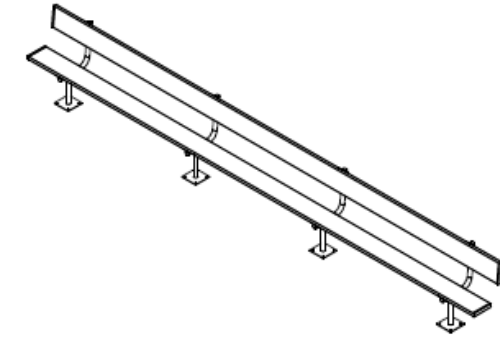
COLLEGIATE FLEX® RIM

Our Collegiate Flex® rim comes standard on the Mega Slam 60. The patented design offers breakaway action with our Single Pivot® engineering, allowing for slam dunks on the front of the rim.



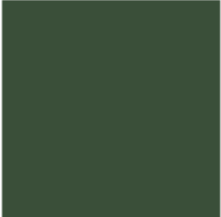
Spectator 21' Surface Mount Bench with Back

- 21' bench with backrest seats 14 people and provides a comfortable seating option for players and spectators.
- Surface mount design is ideal for permanent seating requirements without the hassle of digging holes in the ground



BASKETBALL COURT COLOR SELECTIONS PAGE

Please fill out and return for color confirmation



Dark Green



Light Green
LEED credit (SRI = 31)*



Forest Green



Blue



Beige



Red
LEED credit (SRI = 36)*



Light Blue



Sandstone
LEED credit (SRI = 46)*



Tournament Purple
Higher Cost Pigment



Maroon



Gray



Ice Blue
LEED credit (SRI = 62)*



Dove Gray
LEED credit (SRI = 33)*



Orange
Higher Cost Pigment
May require additional coats



Yellow



Brite Red
LEED credit (SRI = 62)*
Higher Cost Pigment

COURT COLOR:

BORDER COLOR:

3 POINT ARCH:

KEY COLOR:

TOP OF KEY:

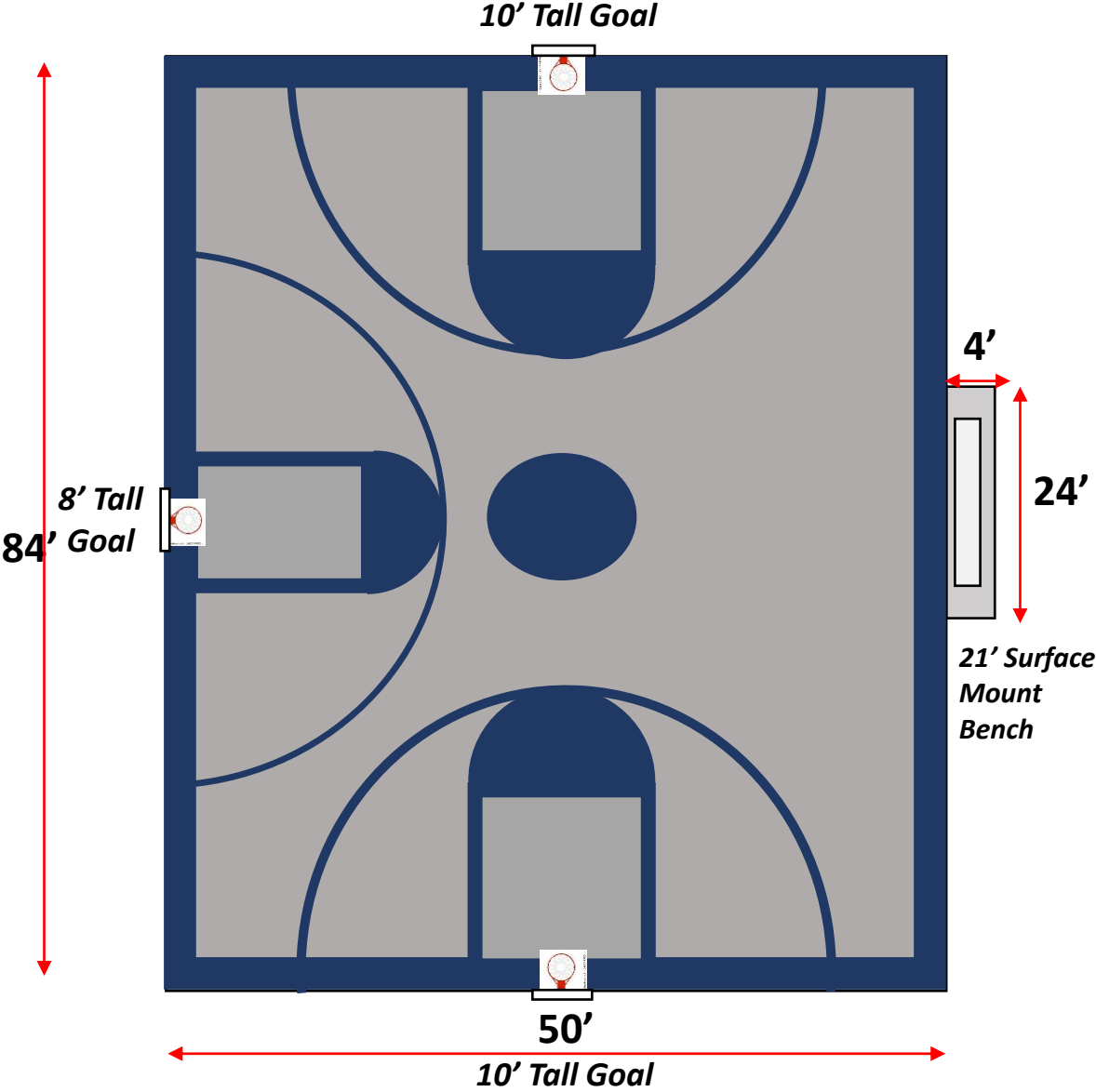
**CENTER COURT
CIRCLE:**

LINE COLOR:

NOTES:

BASKETBALL COURT COLOR COMBINATIONS | COURT DESIGNER

***EXAMPLE**



COURT COLOR: GRAY

BORDER COLOR: BLUE

3 POINT ARCH: GRAY

KEY COLOR: GRAY

TOP OF KEY: BLUE

CENTER COURT CIRCLE: BLUE

LINE COLOR: BLUE

NOTES: _____

December 15, 2020

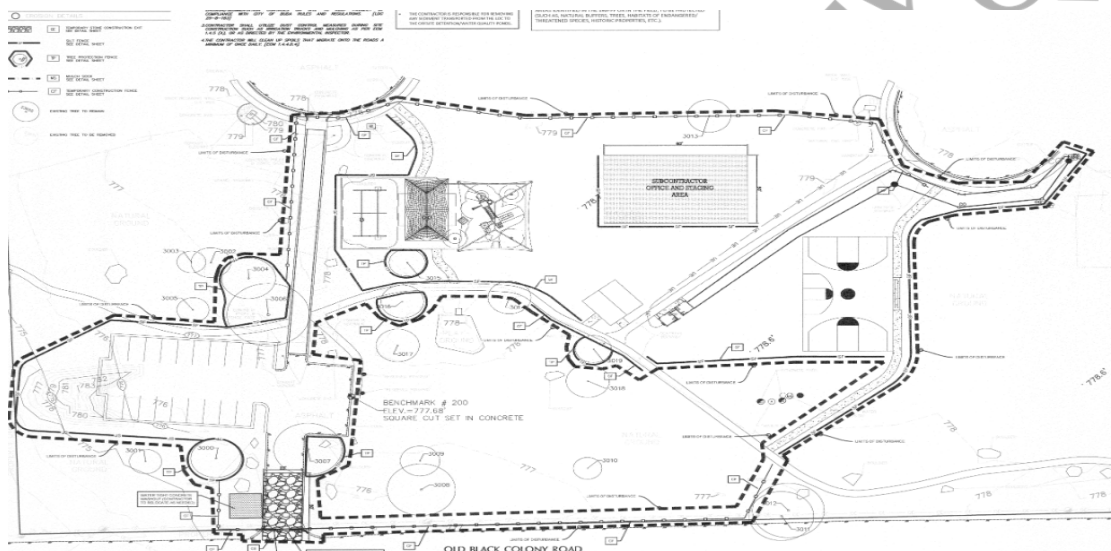
CITY OF BUDA STAFF UPDATE

SUMMER POINTE PARK



1

SITE PLAN



12/15/20

2



000 17 00771

Construction:

- Basketball Court- 1 month
- Playground/pavilion-2 months
- Bathroom-3-4 months
- Parking lot extension 2 weeks

Anticipated opening: Summer 2021.




 Summer Point 
 1144997-02-04-00 • 07.17.2020



















12/15/20

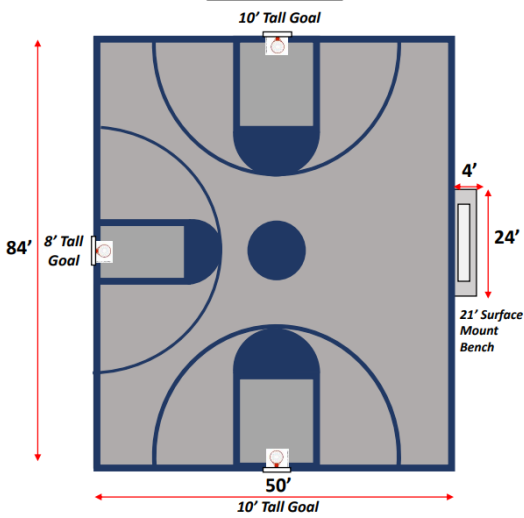
3



BASKETBALL COURT COLOR SELECTION:

 Dark Green LEED: 100% (DPH = 311)	 Light Green LEED: 100% (DPH = 311)	 Forest Green	 Blue
 Beige	 Red LEED: 100% (DPH = 304)	 Light Blue	 Sandstone LEED: 100% (DPH = 402)
 Tournament Purple Higher Coat Pigment	 Maroon	 Gray	 Ice Blue LEED: 100% (DPH = 402)
 Dove Gray LEED: 100% (DPH = 402)	 Orange Higher Coat Pigment Higher Coat Pigment	 Yellow	 Brite Red LEED: 100% (DPH = 402) Higher Coat Pigment

COURT LAYOUT:



10' Tall Goal

84' Tall Goal


50'

10' Tall Goal

4'

24'

21' Surface Mount Bench



12/15/20

4

QUESTIONS?

Next Steps:

1. City Engineering/Planning Dept. Review: Current Phase Dec. 18th
2. TCEQ Approval
3. Construction Mobilization



12/15/20

PENDING/FUTURE ITEM REQUEST

	A	B	C
1	MEETING DATE	COUNCIL MEMBER	REQUESTED ITEM
2			
3	12/1/2020	Ture	four-way stop at Cabelas and Old San Antonio - suggested adding signage as one approaches the stop signs.
4	12/1/2020	Urbanovsky	requested an item for December 15 to hold the Barr Company for breach of contract and not completing City Park.
5	11/17/2020	Bryant	Summer Pointe Park Status
6	11/17/2020	Smith	City Park Status
7	11/4/2020	Urbanovsky	Hays County Bond - COB Parks projects
8	11/10/2020	STAFF	Council Retreat
9		STAFF	Joint meeting P&Z, EDC, & Council
10	10/20/2020	Ture	ppt to set framework “what our water cost are? Peak charges and other variable that drive water costs (cost structure).” What incentives available that would be a net reduction for all users
11	10/7/2020	Urbanovsky	tracking COVID related expenses for the election
12	10/7/2020	Urbanovsky	Comprehensive Plan Update last revised in 2011. Needs updated maps, vision, smart growth. Time to update.
13	8/18/2020	Urbanovsky	Request a presentation & maybe establish an ad-hoc committee; in reviewing CIP scheduled proposed projects for 2022 and 2023, there are many projects; city is considering a bond election 2021, but don't want to place all projects in one bond package; seeking direction or assistance from ad-hoc committee comprised of individuals with experience in finding funding sources from state or federal gov; having all the resources and asking the right questions to obtain such funding; e.g. Community Block Grants
14	8/4/2020		NONE
15	7/21/2020	Daugereau	Create a Pedestrian Committee to review trails system (TMMP) (Parks Committee/ Parks Comp Plan)
16	4/7/2020	Ture	lessons learned from COVID-19
17	4/7/2020	Haehn	draft ordinance to require businesses to establish/share emergency plans

PENDING/FUTURE ITEM REQUEST

	A	B	C
1	MEETING DATE	COUNCIL MEMBER	REQUESTED ITEM
18	3/3/2020	Urbanovsky	Future transportation bond discussion
19	12/3/2019	Haehn	ppt and possible amendment for solicitation of live animals in public areas