



**AGENDA
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
FEBRUARY 5, 2026 AT 3:00 PM**

REGULAR SESSION WILL RECONVENE AT 4:00PM

JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/242387805>

You can also dial in using your phone.

Access Code: 242-387-805

United States: +1 (646) 749-3122

I. CALL TO ORDER, CALL OF ROLL

Shane Saum, Mayor

Amanda Chavarria, Council Member

Jess Hall, Council Member

Adam Benefield, Council Member

Norma Owen, Mayor Pro Tem

Karen Van Ness, Council Member

Paul Prince, Council Member

II. EXECUTIVE SESSION

Convene into a closed Executive Session pursuant to;

1. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.
2. Consult with Legal Counsel concerning the purchase of property, Pursuant to Texas Government Code Section 551.072.
3. Deliberation regarding the evaluation, performance, and duties of the City Manager pursuant to Texas Government Code Section 551.074.

III. ACTION ON EXECUTIVE SESSION ITEMS (action and/or vote may be taken on the following agenda items):

Reconvene from Executive Session into open session to act as deemed appropriate in

City Council's discretion regarding:

1. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.
2. Consult with Legal Counsel concerning the purchase of property, Pursuant to Texas Government Code Section 551.072.
3. Take action, if any, regarding the City Manager's evaluation, performance goals, duties, and employment agreement.

IV. INVOCATION

V. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

VI. CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Mayor prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below. The Council will reconvene from executive session at or around 3:00 p.m.

[Citizen Participation Registration Form](#)

VII. ITEMS OF COMMUNITY INTEREST

Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

- a. Expression of thanks, gratitude, and condolences.
- b. Information regarding holiday schedules.
- c. Recognition of individuals, i.e. Proclamations.
- d. Reminders regarding City Council events.
- e. Reminders regarding community events.
- f. Health and safety announcements.

VIII. ACTION ITEMS

1. Consideration and possible action to approve Resolution 26-2193 supporting the Travis County Sponsored Applications to the Capital Area Metropolitan Planning Organization's 2028–2031 Call for Projects, which involves the Lohmans Ford Road Corridor Plan.

IX. WORK SESSION

1. Code Diagnostic update and Discussion on Potential Subcommittee and proposed fee schedule.

2. Discussion on An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 9, Article 9.8, Section 9.805 Of The Code Of Ordinances Also Known As “Duties And Powers”; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause.
3. Discussion on An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 3, Article 3.1, Section 3.110 Of The Code Of Ordinances Also Known As “Permits And Approvals”; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause
4. Discussion on the request from Kenneth Belaire to waive tree mitigation fees at 20902 Monroe Cove, Lago Vista, Texas 78645.
5. Discussion at the request of Lago Homes to waive permit fees for property 21313 Cardinal Ave., permit # 11783.
6. Budget update from Finance Department.
7. Discussion and workshop on preparing the City of Lago Vista Strategic Work Plan for Fiscal Year 2025-2026.
8. Discussion and workshop on Emergency Preparedness.
9. Discussion and workshop regarding updating, revising or potentially amending the Rules of Procedure, Ethics and Social Media Policies.
10. Discussion regarding the Franchise Agreement with Pedernales Electric Cooperative (PEC).
11. Discussion regarding the Interlocal Wholesale Wastewater Agreement with the City of Jonestown.
12. Discussion on proposed impact fee by Freese & Nichols.
13. Discussion and possible future direction concerning vexatious complainants.
14. Discussion and possible direction regarding dissolution of the Economic Development Committee upon completion of all required Economic Development Corporation documents.
15. Discussion and possible direction regarding establishment of a Utility Advisory Committee.
16. Discussion and workshop regarding policy considerations related to e-bike usage, enforcement, and public safety.
17. Discussion and Workshop Regarding the Feasibility and Policy Considerations of Creating an Ombudsman-Style Function (position) to Address Citizen Concerns and

Complaints.

X. STAFF AND COUNCIL LIAISON REPORTS

A. Routine Reports from City Staff.

B. Routine Reports from City Council Board/Commission/Committee Liaisons,

XI. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 5:00 pm on the 29th day of January 2026.

Robin Smith , City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT, AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

- DATE:** February 5, 2026
- SUBMITTED BY:** Charles West, City Manager
- SUBJECT:** Consideration and possible action to approve Resolution 26-2193 supporting the Travis County Sponsored Applications to the Capital Area Metropolitan Planning Organization's 2028–2031 Call for Projects, which involves the Lohmans Ford Road Corridor Plan.
- BACKGROUND:**
- The Capital Area Metropolitan Planning Organization (CAMPO) issued its 2028–2031 Call for Projects in October 2025, inviting eligible sponsors to apply for federal transportation funding through the Surface Transportation Block Grant (STBG), Transportation Alternatives Set-Aside (TASA), and Carbon Reduction Program (CRP).
- Travis County has submitted an application under this call for a Lohmans Ford Road Corridor Plan, portions of which are located within the City of Lago Vista's jurisdiction. The proposed corridor plan would result in a conceptual schematic identifying a preferred alternative for future transportation improvements along Lohmans Ford Road.
- As part of the CAMPO application process, sponsoring agencies are required to demonstrate coordination and concurrence from affected local jurisdictions. This resolution serves to formally express the City's support for and concurrence with Travis County's sponsored application.
- FINDINGS:**
- Staff finds that:
- The Capital Area Metropolitan Planning Organization (CAMPO) issued its 2028–2031 Call for Projects with applications due January 30, 2026; however, CAMPO has provided an extended period until February 20, 2026, to receive required concurrence resolutions from participating jurisdictions in recognition that many governing bodies meet on a monthly basis or require extended agenda posting timelines.
 -

Travis County has submitted a sponsored application for the Lohmans Ford Road Corridor Plan, portions of which are located within the jurisdiction of the City of Lago Vista, and has provided supplemental materials including a project location map and spreadsheet with additional project details.

- The Lohmans Ford Road Corridor Plan is anticipated to improve transportation safety, mobility, and accessibility within the City of Lago Vista and the surrounding region.
- Travis County will serve as the project sponsor and will provide the required local match for the corridor plan, as well as be responsible for all non-reimbursable costs and one hundred percent of any project cost overruns should the project be awarded funding.
- Approval of this resolution signifies the City of Lago Vista's support of and concurrence with Travis County's CAMPO application and authorizes staff to transmit the adopted resolution for inclusion in the application materials.
- If the application is awarded funding by the CAMPO Policy Board in late summer 2026, the City of Lago Vista anticipates working collaboratively with Travis County staff on the development of the Lohmans Ford Road Corridor Plan.

FINANCIAL IMPACT: None

ATTACHMENTS:

[26-2193_Resolution_Travis County Sponsored app CAMPO.pdf](#)
[LohmansFord \(002\).pdf](#)
[CAMPO CFP Application List 12-30-25 FINAL LAGO VISTA.pdf](#)

CITY OF LAGO VISTA, TEXAS

RESOLUTION NO. 26-2193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, SUPPORTING THE TRAVIS COUNTY SPONSORED APPLICATIONS TO THE CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION'S 2028 – 2031 CALL FOR PROJECTS.

WHEREAS, the Capital Area Metropolitan Planning Organization (CAMPO) issued a call for projects in October 2025 for eligible sponsors to apply for federal funding assistance through the Surface Transportation Block Grant (STBG), the Transportation Alternatives Set-Aside (TASA), and the Carbon Reduction Program (CRP) funding programs; and

WHEREAS, the funds may be used for development and implementation of transportation projects that serve the six-county CAMPO region; and

WHEREAS, Travis County will sponsor and provide the required local match for the Lohmans Ford Road Corridor Plan that is partially located within the jurisdiction of the City of Lago Vista, and this Corridor Plan will result in a conceptual schematic of the preferred alternative; and

WHEREAS, Travis County would be responsible for all non-reimbursable costs and 100% of overruns, if any, for a County sponsored Corridor Plan that is awarded funding; and

WHEREAS, the City of Lago Vista believes that the Lohmans Ford Road Corridor Plan will be beneficial to improving transportation safety, mobility and accessibility within our jurisdictional boundaries,

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

THAT, do hereby support and concur with the Lohmans Ford Road Corridor Plan as described in the application for the 2028 – 2031 CAMPO Call for Projects and is willing to commit to working with Travis County on the Corridor Plan development, financing, management, approval, and implementation of the completed planning documents, should the Corridor Plan be selected for funding.

[APPROVAL FOLLOWS]

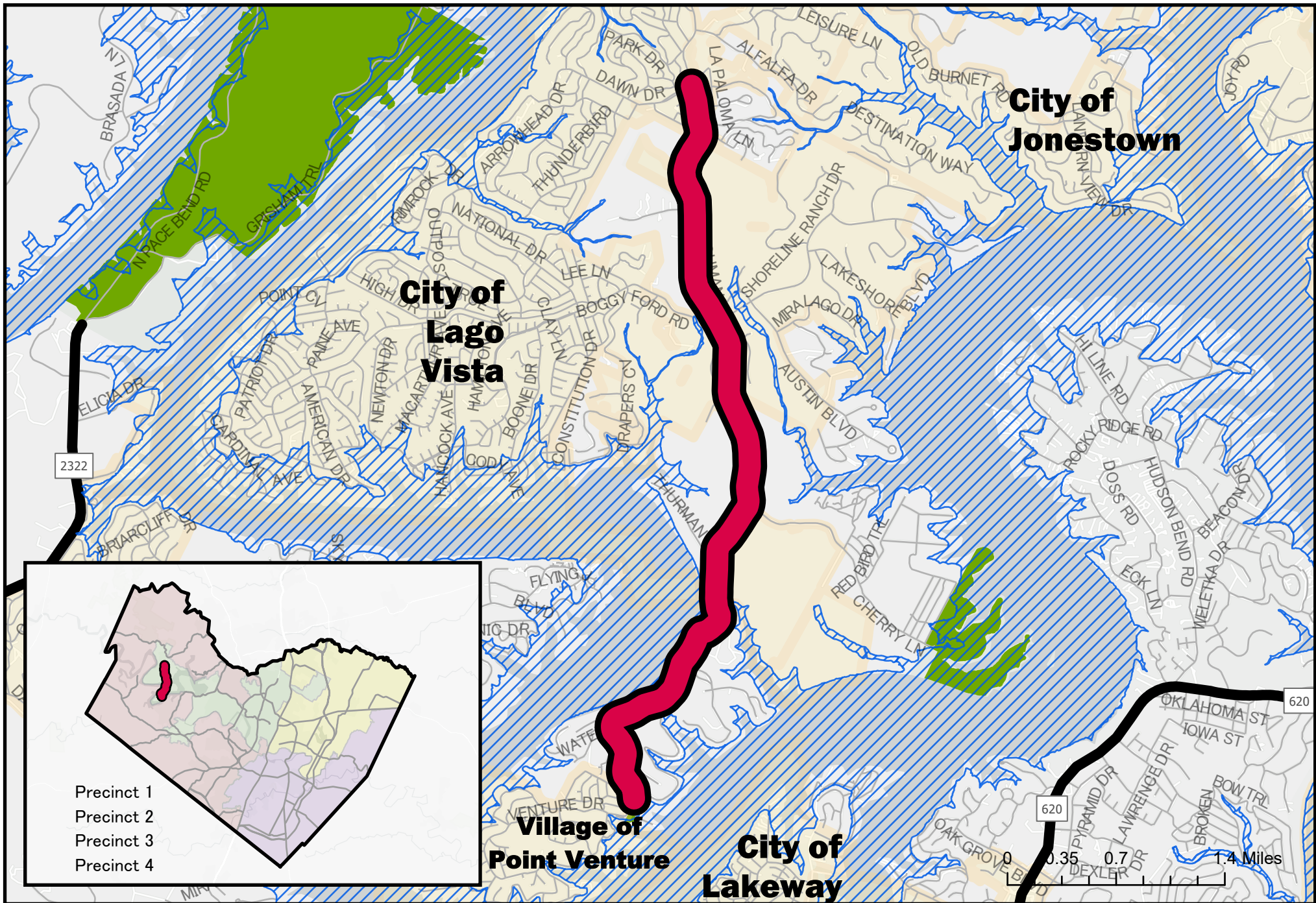
AND, IT IS SO RESOLVED, PASSED AND APPROVED this 5th day
of February 2026.

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

On a motion by Councilor _____, seconded by Councilor _____, the
above and foregoing instrument was passed and approved.



Lohmans Ford Road Corridor Plan Travis County

Lohmans Ford Road Corridor Plan

Municipal Jurisdictions

Travis County Parks

100 Year Floodplain



CAMPO 2028-2031 Project Call - Project Application List (12-30-2025)

Pct.	Project Name	Scope	Project Length (l.f.)	Project Length (miles)	Match %	Federal Funds (2026)	Total Match Cost (2026)	County Match Cost (2026)	Planning Study Cost (2026)	Federal Funds (2028)	Total Match Cost (2028)	County Match Cost (2028)	Planning Study Cost (2028)	Resolution/ Concurrence Needed
2	Lohmans Ford Road Corridor Plan	Sponsor a Corridor Plan and Conceptual Alignment to determine the preferred alternative to improve safety and mobility of an existing undivided and divided 2-lane roadway with limited shoulders. Project limits are from Dawn Drive to Venture Boulevard North. Portions of the project are within the City of Lago Vista and Village of Point Venture. Resolution needed from City of Lago Vista and Village of Point Venture. (The County will provide 100% of the match cost.)	28,000	5.30	20%	\$ 604,545	\$ 151,136	\$ 151,136	\$ 755,682	\$ 653,876	\$ 163,469	\$ 163,469	\$ 817,345	Yes



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Code Diagnostic update and Discussion on Potential Subcommittee and proposed fee schedule.

ATTACHMENTS:

[Lago Vista Diagnostic Report_1.20.2026.pdf](#)
[UDC Council Presentation \(1\).pdf](#)
[Lago Vista Council Diagnostic Presentation 2026.2.5.pdf](#)



Lago Vista Development Code

Diagnostic Report

January 20, 2026

Table of Contents

Key Issues.....	1
Introduction	1
Demographics, Trends and Physical Characteristics.....	1
Stakeholder Engagement.....	2
Existing Plan Related Direction.....	3
Overview of Current Codes	4
Key Issues	8
Strategies and Recommendations.....	12
Strategies and Options for Consideration.....	12
Detailed Recommendations by Section	18

Key Issues

Introduction

The City of Lago Vista has initiated an effort to update and improve its development regulations in alignment with the community's character and priorities. Freese and Nichols, Inc. (FNI) was selected to conduct this diagnostic review, the first phase of this effort, as part of the City's ongoing commitment to ensure that its Code of Ordinances, particularly the subdivision, zoning, and development-related chapters, are clear, consistent, and aligned with state law and best practices. This Key Issues Memorandum represents the first step in a multi-phase process to create a unified, transparent, and user-friendly development code.

The process began with an extensive review of the existing ordinances, interviews with City staff, and discussions with key stakeholders and developers to identify recurring issues observed in development process. This report outlines FNI's key findings, identifies structural and procedural challenges, and presents preliminary strategies to create a clearer, more effective development code.

Subsequent phases of this diagnostic effort will include public engagement and preparation of the full Diagnostic Report, which will provide ideas and a potential framework for anticipated code revisions. The goal is to ensure that the City's updated code supports Lago Vista's vision for thoughtfully planned growth, sustainable infrastructure, and preservation of its distinctive Hill Country lakeside character.

Demographics, Trends and Physical Characteristics

Lago Vista is a growing Hill Country community of approximately 15,000 residents according to utility data. The city has experienced steady population and housing growth over the past two decades, more than doubling since 2000 and increasing by 31% in just the past four years, driven by its lakeside setting and proximity to the Austin metropolitan area. According to the draft 2025 Comprehensive Plan, developed by the City of Lago Vista with technical support and design assistance from Halff, the population is projected to reach 17,600 by 2030 and nearly 29,400 by 2045.

The draft plan also notes a median age of fifty-three, with recent development trends showing gradual diversification as younger families and working-age residents move to the area. At the same time, the City has adopted a Growth Management and Infrastructure Coordination ordinance (codified as Chapter 15 of the Code of Ordinances) to manage the demand on its infrastructure network. Internal and external stakeholders, discussed below, noted that infrastructure capacity is a significant consideration for all development. This context highlights the need for a regulatory framework that supports thoughtful, balanced growth while preserving the natural beauty and cultural character that define Lago Vista.

Lago Vista's distinctive topography is defined by its unique Hill Country landscape, characterized by limestone hills, steep slopes, and elevated vistas overlooking Lake Travis. The city's terrain creates both visual appeal and development challenges, with elevation changes that influence drainage patterns, roadway design, and infrastructure placement. As noted in the draft 2025 Comprehensive Plan, these features contribute to Lago Vista's scenic beauty and strong sense of place, offering panoramic lake views and a close relationship with natural resources such as the Balcones Canyonlands Preserve. However, the same rugged terrain requires thoughtful site planning and engineering practices to balance development with environmental protection and to maintain the community's hallmark hilltop and lakeside character.

Stakeholder Engagement

FNI conducted two rounds of stakeholder engagement during the diagnostic report process. The first round was a day spent with the City's staff from the Development Services and Public Works/City Engineer departments, where FNI and staff discussed the Code of Ordinance's issues and opportunities.

The second round of engagement consisted of individual meetings with developers, design professionals, and other key stakeholders identified by staff. Individual conversations allowed frequent users of the Code to speak candidly about their experience and thoughts, especially as compared to other jurisdictions.

In addition to direct stakeholder engagement, FNI reviewed the stakeholder input documented in the City's 2017 Comprehensive Plan and the draft 2025 Comprehensive Plan to identify resident concerns and priorities relevant to the Code of Ordinances. The draft 2025 Comprehensive Plan indicates that residents place a high value on Lago Vista's scenic natural environment, small-town character, and sense of community. Public engagement feedback emphasized the importance of managing growth responsibly, preserving natural and visual resources, and expanding parks, trails, and public gathering spaces that reinforce community identity. Residents also expressed support for diversifying housing options, improving mobility and infrastructure, and fostering local economic opportunities that allow residents to live, work, and recreate within the City.

Finally, FNI presented the Key Issues Summary to the Lago Vista Planning and Zoning Commission on January 8, 2026. The Key Issues Summary contained a high-level review of issues identified in the current code and feedback from stakeholders, as well as recommendations for addressing these issues based on best practices and the City's Comprehensive Plan recommendations. The Planning and Zoning Commission emphasized the issues-focused nature of this report and requested that specific recommendation language be limited to allow for more in-depth review and discussion of policy decisions after the City receives the full Diagnostic Report. In response to this feedback, FNI refined the language and tone of the report to emphasize areas for improvement in the current code and to present potential solutions for the City's consideration.

The findings from stakeholder engagement and the review of the City's planning documents are integrated throughout this Diagnostic Report to ensure the analysis reflects local perspectives and aligns with the City's established and emerging policy frameworks.

Existing Plan Related Direction

Lago Vista's 2017 Comprehensive Plan notes that the City's existing conditions, a development pattern based on the City's origin as several discrete subdivisions without a central plan for infrastructure or non-residential land uses, requires a focus on tailoring the land use regulations to accommodate new recreational uses, additional housing opportunities, and support for local businesses. Some key constraints noted in the plan are extreme topography, limited infrastructure, and environmental concerns.

The plan proposes land uses calibrated to increase housing options and enable mixed uses along the FM 1431 corridor. The plan recommends revising the Multifamily Residential, Commercial (Large Scale), and Commercial (Large Commercial/Retail) districts to allow mixed uses, introduce design standards like building articulation, and revise the parking requirements to make shared parking easier. Across all the City's development, the plan recommends integrating low-impact development standards to lighten the impact of new development on City land and utilities. Pedestrian facility improvements are discussed alongside recommendations for enabling infill development and expanding housing types and access. Additional improvements to the sign, lighting, landscaping, and growth area regulations are recommended to maintain the City's aesthetic and livability.

In general, the best practice recommendations identified in the 2017 Comprehensive Plan are still applicable to the City today. However, during FNI's stakeholder engagement process both internal and external stakeholders expressed reservations about the 2017 plan and the draft 2025 Lago Vista Comprehensive Plan, which has not been adopted. FNI understands that policy direction regarding the plans is still being considered. While this report incorporates inspiration from the recommendations of the plans, the analysis focuses on improvements which could be made to the existing Code of Ordinances based on the project team's review of the same. FNI recommends that the policy direction and vision for the City are determined before code amendments are drafted, to ensure that the City's vision is realized faithfully in any new development code.

Overview of Current Codes

The following subsections summarize the principal issues contained within each reviewed chapter of the City's current Code of Ordinances. FNI reviewed Chapters 3 (Building Regulations), 3.5 (Site Development), 5 (Signs), 10 (Subdivision Regulations), 13 (Utilities), and 14 (Zoning). The notes comprising this section focus on the "big picture" issues and best practices observed in FNI's review and noted by stakeholders. Additionally, they incorporate comments on alignment with feedback from the City's Comprehensive Plan documents. Detailed comments on chapter contents are in the Strategies and Recommendations section of this report.

Chapter 3 - Building Regulations

The Building Regulations chapter contains details on the City's adopted building codes, including special provisions relating to substandard structures, industrialized housing, recreational vehicle parks, and outdoor lighting. The chapter also has several subsections dedicated to floodplain, drainage, and watershed regulations. Wireless telecommunications, right-of-way management, and excavations comprise a third group of topics covered by the chapter. Article 3.1100, Watershed Protection, consists of the 2014 Lower Colorado River Authority's (LCRA's) Highland Lakes Watershed Ordinance.

Findings:

1. The Building Regulations chapter lacks clear organization and effective coordination with related chapters, particularly utilities and zoning, making the code difficult to navigate and apply.
2. Overlapping and duplicative provisions between the Building Regulations, utilities, and zoning chapters result in inconsistencies that create confusion and enforcement challenges.
3. Drainage, floodplain, and watershed regulations, including those incorporating the LCRA ordinance, are fragmented across the chapter, leading to unclear standards and inconsistent interpretation.
4. Standards related to accessory structures, lighting, and design are located in the Building Regulations chapter despite being regulatory in nature, creating misalignment with the zoning framework and reducing clarity for users.
5. Inconsistent definitions, impervious cover calculations, and grading requirements reduce predictability for applicants and hinder consistent enforcement by staff.

Chapter 3.5 - Site Development

The Site Development chapter includes the processes, provisions, and requirements pertaining to site development within the City. The chapter includes four exhibits pertaining to site development permit submittal requirements and standards.

Findings:

1. The Site Development chapter combines procedural requirements, technical standards, and design regulations in a single structure, making the chapter difficult for both applicants and staff to navigate and apply.
2. Many site development standards are overly detailed or duplicative of requirements found elsewhere in the Code, resulting in inconsistencies and inefficiencies during the development review process.
3. Submittal checklists and technical specifications are embedded directly in the Code, limiting the City's ability to make timely administrative updates in response to evolving practices or regulations.
4. The site development permit process includes procedural components that are unnecessarily complex and constrain staff's ability to efficiently administer approvals in alignment with state law.
5. Landscaping, retaining wall, and screening standards are scattered throughout multiple sections of the Code, creating fragmentation and reducing clarity and consistency in application.

Chapter 5 - Signs

The Signs chapter includes general provisions – including enforcement, permits and variances, and abatement – as well as regulations separated by application to sign types. The chapter also includes the general design requirements for signs and the processes for creating Master Sign Programs and Planned Development District sign plans.

Findings:

1. The City's sign regulations are fragmented across multiple sections of the Code, reducing clarity and making the regulations difficult to understand and administer.
2. Permitting, enforcement, and variance provisions related to signs are scattered throughout the regulations, creating confusion and inconsistent application.
3. Several sign regulations rely on content-based distinctions that may not align with current legal standards for content neutrality, exposing the City to potential compliance and legal risks.
4. The organization of sign types and associated design standards is difficult to navigate, limiting usability for applicants and complicating review by staff.
5. The Master Sign Program lacks clarity and predictability, reducing transparency and increasing uncertainty for applicants.

Chapter 10 - Subdivision Regulations

The Subdivision Regulations chapter consists of an adoption clause and an exhibit which contains the City's subdivision provisions. The subdivision exhibit is divided into six sections, containing general provisions, procedures, provisions for special projects (including Planned Developments, Manufactured Home and Rural subdivisions, Airport-area subdivisions, and regulations pertaining to the former City of Austin ETJ), standards and specifications, parkland provisions, and miscellaneous regulations, respectively.

The General section (Section 1) contains enabling provisions and information on the vested rights, variance/appeals, and application processes. Section 2, Processing of Proposed Subdivisions and Development, includes the overall process for development and plat submittal/consideration, as well as detail on the processes for each plat type and construction plans. Special Project Provisions (Section 3) contains regulations regarding property within specific areas or with particular uses. Section 4, Standards and Specifications, provides regulations regarding blocks, lots, streets/ROW, signs, trees, site work, water/wastewater utilities, and drainage/stormwater quality. The Parkland Dedication section (Section 5) includes the City's dedication requirements and provisions related to sizing and fee-in-lieu options. Finally, Section 6, Miscellaneous, contains only the conflict provision.

Findings:

1. The Subdivision Regulations chapter is complex and difficult to navigate due to procedural content being interspersed with technical standards and special provisions.
2. The organization of the chapter does not follow a logical development review sequence, leading to confusion and inefficiencies for both applicants and staff.
3. Several subdivision regulations duplicate or conflict with requirements in the zoning and utilities chapters, particularly related to drainage, access management, and tree preservation.
4. Technical and procedural requirements, such as submittal checklists, engineering standards, and parkland dedication criteria, are embedded directly in the Code, limiting the City's ability to make timely administrative updates.
5. Existing subdivision processes are rigid and do not fully leverage opportunities for administrative approval allowed under state law, reducing efficiency and predictability.

Chapter 13 - Utilities

The Utilities chapter includes provisions related to several topics. Articles 13.100-200, 13.600-1000, and 13.1200 contain provisions relating to typical utilities functions like water/wastewater impact fees, franchise agreements, water/wastewater lines and extensions, wells, utility billing, and regulation of cross-connections. Article 13.300 is an act abolishing a previous MUD and establishing the City's Utility Department. Articles 13.1100 and 13.1300-1500 are detailed sets of standards pertaining to drought contingency and water/wastewater conservation and reuse. The latter Articles contain standards developed for approval by the LCRA, the City's water provider.

Findings:

1. The utilities chapter contains a broad mix of policy, operational, and technical standards that are not clearly organized or consistently cross-referenced with other development regulations.
2. Technical and engineering specifications are embedded directly in the utilities chapter, limiting flexibility for updates and contributing to inconsistencies with subdivision and site development regulations.
3. Overlapping provisions between the utilities, building, and zoning chapters, particularly those related to utility extensions, service connections, and construction standards, create confusion and enforcement challenges.
4. The chapter's scope is not clearly focused on administrative and regulatory policy, resulting in unnecessary complexity and reduced usability for applicants and staff.
5. Coordination requirements with the LCRA and references to related standards are unclear or inconsistent, reducing transparency and enforceability.

Chapter 14 - Zoning

The Zoning chapter consists mainly of Exhibit A, the Zoning Ordinance, which is divided into four parts and two tables. Parts I and II are brief and contain only the title, purpose, and definitions for the ordinance. Part III details the zoning districts, use regulations and requirements for each district, parking and loading regulations, and special provisions for nonconforming uses/structures and Planned Developments. Part IV contains the processes and procedures relevant to the chapter as well as additional regulations relating to home occupations, specific and conditional uses, wireless telecommunications, tree preservation and landscaping, fences and screening, and short-term occupancy. Table A includes the development standards applicable in each district. Table B details the allowed uses in each district.

Findings:

1. The zoning ordinance is overly complex and repetitive, with overlapping sections and inconsistent terminology that make it difficult for applicants and staff to navigate and apply.
2. The large number of zoning districts, including districts with conflicting definitions and standards, creates confusion and reduces the City's ability to guide development in a clear and consistent manner.
3. Zoning standards such as landscaping, screening, and accessory structures are dispersed across multiple chapters of the Code, resulting in fragmentation and reduced clarity.
4. The ordinance relies heavily on traditional, use-based zoning, which limits its ability to support mixed-use, walkable, and visually cohesive development patterns. Traditional use-based zoning also creates limitations for properties with unique steep topography, as is prevalent in Lago Vista.
5. The lack of clear graphics reduces the ordinance's usability, complicates administration, and weakens alignment with the City's long-term vision.

Key Issues

Code Structure and Organization

The highest-level issue identified through FNI's review of the current code is the structure of the current regulations. The Code of Ordinances is organized in such a way that processes, technical standards, and design provisions for many different topics are intermixed with each other and distributed through several chapters.

Key issues identified:

1. Frequently used code sections like those related to site development, signs, subdivisions, and zoning are distributed throughout the Code of Ordinances, which makes the code difficult to navigate for property owners, staff, and development applicants.
 - a. A best-practice approach to enhancing the user-friendliness of the Code of Ordinances would be to consolidate the development regulations into a Unified Development Code (UDC) format. Converting the code Chapters 3.5 (Site Development), 5 (Signs), 10 (Subdivision Regulations), and 14 (Zoning) into a UDC could help communicate the essentials for development in a clear, concise, user-friendly way that also aids staff review and interpretation.
2. Technical standards and specifications, like those relating to utility installation, driveway standards, and paving details are embedded within the current Code of Ordinance's more general provisions. This presents code usability issues by providing unnecessary information to casual code users and making important information difficult to find for professional/technical code users.
 - a. A common best practice is to prepare a standalone Engineering Criteria Manual (ECM) with all the technical standards that can be updated administratively, via enabling language the Code of Ordinances.
3. Application submittal requirements and checklists are included in the current code's individual process sections. Applicants looking for a quick reference to the code's processes and requirements may have difficulty comparing application types or understanding the requirements, and staff may have difficulty summarizing the requirements to potential applicants. Further, any City changes to the application requirements (like requiring a new file type for application submittals) necessitate amending the Code of Ordinances.
 - a. Typically, one solution to this issue is to consolidate all application submittal requirements, forms, and checklists into a Development Application Manual (DAM) that can be updated administratively, via enabling language in a new UDC. This allows the City to update submittal requirements as necessary without a code amendment and provide applicants with a quick-reference guide to applications.

Any restructuring of a Code of Ordinances should consider the audience for each chapter and section of the regulations. For example, property owners and developers are generally interested in the provisions and restrictions applicable to their property and the processes that developing that property may require.

Development-related code topics could be grouped together in a Unified Development Code to provide a comprehensive overview of the relevant regulations. Technical specifications and standards for infrastructure construction could be grouped separately from the development regulations in an Engineering Criteria Manual, as these standards are most often applied by technical professionals after the initial development concept is formed. Finally, fee- and submittal-related requirements like application checklists are often best located outside the adopted regulations. Adopting a separate Development Application Manual allows staff to administratively amend these requirements without amending the entire code. Fees should rest entirely outside of the development regulations themselves, instead being enabled in the regulations and then updated with the fee schedule typically adopted concurrent with annual budget adoption.

By separating the current Code of Ordinances into these distinct but coordinated documents, the City can create a clearer, more navigable regulatory framework that better serves both internal and external users. A reorganized structure not only improves usability but also enhances consistency and long-term maintainability. For staff, this approach streamlines code administration and reduces the need for frequent ordinance amendments when procedural or technical updates are required. For applicants, it improves transparency by providing a single, intuitive source for development regulations and processes, helping to reduce confusion and expedite project review timelines.

Clarity and Usability

The current Code of Ordinances could be edited to be more user-friendly. Typically, development codes should be organized to follow the typical development process, providing information in a logical sequence conducive to code users. The following observations outline generally the recommended improvements to organization and usability:

1. As mentioned above, the current Code of Ordinances could be streamlined further. Reorganizing the current Code of Ordinances into a UDC format is one potential solution. Smaller edits that centralize general and procedural provisions and group similar standards in one place would also help. Standards applicable to specific topics (e.g., the Highland Lakes Watershed Ordinance, floodplain regulations, definitions, and use/design standards) should be collected in dedicated sections instead of distributed throughout the code.
2. Revising the contents of the Code of Ordinances for compliance with State and Federal law and best practices is recommended. Addressing First Amendment/content neutrality concerns in Chapter 5 (Signs), plat types and processing timelines in Chapter 10 (Subdivision Regulations), and building material regulations and notice/protest provisions in Chapter 14 (Zoning) are noted in particular.

3. The current Code of Ordinances includes many non-regulatory provisions with suggestions for applicants to follow. “In general” and “recommended” provisions are not enforceable parts of the code, so FNI recommends considering ways to translate these into enforceable standards or regulatory incentives/bonuses to further enable the City to realize its vision.
4. The applicability of regional ordinances/regulations (such as the Highland Lakes Watershed Ordinance) is often unclear in the code. Further, the ordinances are not frequently referenced in the subdivision and zoning process sections. Illustrating the applicability and processes of these regulations (and cross-referencing to the standard processes where applicable) would enhance the user-friendliness of the current code.
5. The review and approval authorities for all permit and plan processes could be made easier to reference by collecting them in a single table. Additionally, this review of the processes and authorities would allow the City to consider any changes to approval authorities, in the interest of streamlining development processes.
 - a. Further, tables and graphics summarizing the procedures and approval authorities for each application type are commonly used in UDCs and development manuals to illustrate code processes.
6. Fees and charges are currently embedded in individual chapters of the code. Often, fees are collected into a single Fee Schedule, which provides a single point of reference for staff and applicants that can be administratively updated as fees change. A Comprehensive Fee Schedule of this type could be enabled in future code amendments.
7. The Code of Ordinances lacks robust and frequent cross-references and hyperlinked connections between related sections and topics.

Zoning Standards

There are approximately 25 zoning districts in the City’s Code of Ordinances. FNI collected the following statements from review of the current code and stakeholder interviews:

1. Several places in the Code and on the Official Zoning Map have slightly different lists of zoning districts. Additionally, many districts are similar and could be consolidated by providing alternative, context-sensitive standards. FNI recommends reviewing the existing districts to see which are frequently used and which could be refined/combined with others: for example, the CR Commercial Resorts District could be incorporated into the PDD Planned Development District.
2. FNI noted a recommendation in the draft Comprehensive Plan to shift the City’s zoning regulations to follow a more form-based approach. FNI also received feedback from stakeholders regarding the frequent use of Planned Development Districts. Enabling additional flexibility in the zoning district standards may reduce developers’ reliance on PDDs, enhancing predictability of outcomes for both the applicants and residents. There are several options for implementing these recommendations, including creating alternate sets of dimensional standards within each district that apply based on the principal building’s form.

3. Incentivizing the City's desired site/building design and pedestrian facility improvements through points-based design standards and enabling particular types of infill development that meets minimum standards for quality development in existing districts.
4. The zoning submittal, review, and approval processes and the zoning district dimensional standards could be converted to graphical tables/guides, using illustrations to help communicate the City's standards.
5. The draft Comprehensive Plan recommends enabling mixed-use development along major corridors and at key intersections. Depending on the City's intended direction, this could be implemented through the above-mentioned strategies for reviewing the current zoning district standards and should be calibrated to consider the City's utility availability and unique topography.
6. FNI recommends that any changes to the zoning standards should be coordinated with updates to the Subdivision Regulations, especially to make the standards sensitive to the City's topographical and environmental context. Strategies could include creating additional standards for conservation development and encouraging the clustering of units especially where topography would otherwise require significant sitework when preserving the natural conditions might be preferred, and creating standards that allow additional City control over things like driveway and sign locations in relation to road curves and elevation changes.

Strategic Calibration of Development Standards

Finally, though many of the items discussed in this report concern strengthening the development standards, the impact on development that changes to the code can have should be carefully considered. The City's unique topography and natural features deserve protection but also create additional costs during development and construction. Code amendments can theoretically enable additional types of housing and commercial development which are not economically or procedurally feasible, which should be avoided.

To ensure that the updated development code supports the vision expressed in the City's plans, FNI recommends carefully calibrating the zoning, subdivision, and infrastructure standards to:

1. Strictly enforce non-negotiable elements of the code, including potential prohibitions on modifying certain standards via PDD,
2. Consider the City's current utility networks and availability when amending development standards that could lead to increased development intensity/density,
3. Provide flexibility in development design (such as by providing standards that require a selection of options from a "menu" of items or design features) that align with the City's vision and ideals, raising the minimum standards for development, and
4. Allow for limited administrative adjustments to the development standards for areas or uses where the City wishes to promote or prevent growth.

Strategies and Recommendations

Strategies and Options for Consideration

This section outlines potential strategies and recommendations the City may consider to address the issues identified in this report. Many of the concerns raised through the code review and stakeholder engagement relate to the organization, clarity, and usability of the Code of Ordinances. Accordingly, FNI's primary recommendation is to improve usability and streamline development regulations through the creation of a Unified Development Code (UDC) supported by an Engineering Criteria Manual (ECM).

In conjunction with this approach, FNI recommends exploring opportunities to consolidate development-related information in formats that are easily accessible to both the public and City staff. A Development Application Manual, or similar resource, could compile application submittal checklists, hearing schedules, and supplemental guidance to support the processes and applications outlined in the UDC.

The appropriate process and timeline for implementing these code improvements will depend on the City's policy objectives and priorities. As a best practice, updating development regulations and defining engineering criteria concurrently allows for greater coordination, consistency, and effective cross-referencing between regulatory standards, procedures, and design requirements. However, the City may also choose to pursue targeted amendments to address high-priority issues identified in this report in advance of a comprehensive rewrite.

Regardless of the implementation strategy selected, establishing a clear and shared community vision is a critical first step. The City's 2030 Comprehensive Plan (2017) is outdated, and the draft 2025 Comprehensive Plan and Parks Master Plan has not yet been adopted. Absent an updated and adopted vision, revisions to the Code of Ordinances may be more challenging and risk lacking a cohesive policy framework.

If the City elects to pursue incremental updates, FNI recommends focusing those efforts on the key issues identified in this report—specifically, improving code clarity and usability, simplifying zoning regulations, and recalibrating subdivision and development standards to better align with best practices and community objectives.

General Recommendations

1. Organize the code to follow a typical development process, providing general processes and provisions toward the top and progressively adding detail the further into the document the reader goes.
2. Create graphics illustrating the applicability of each chapter's regulations and processes, especially regarding the Highland Lakes Watershed Ordinance and its applicability to development in the City.
3. Include cross-references and links throughout the UDC to other relevant chapters and external ordinances/standards like the Highland Lakes Watershed Ordinance.

4. Consolidate code sections with similar topics (like the accessory use standards, design features, and the grading- and drainage-related provisions into single chapters, with cross-references where necessary to these centralized sections.
5. Consolidate the flood/watershed provisions in one location and reference throughout the code.
6. Relocate technical standards and specifications within the code to a separate Engineering Criteria Manual.
7. Relocate submittal checklists and requirements to a separate Development Application Manual that can be updated administratively.
8. Reorganize each chapter of the Code of Ordinances to relocate general provisions, processes, enforcement, notification, nonconforming uses/structures, and penalties (and similar provisions) to one central section.
9. Revise the Code of Ordinances content to conform with recent State law changes.
10. Ensure that all recently adopted ordinances are codified and included in any potential code updates (including but not limited to Ordinance Numbers 25-09-04-01, 2025-06-05-04, 25-02-06-02, and 25-10-16-06).

Chapter 3 - Building Regulations

1. Reorganize this chapter and keep the updated chapter within the Code of Ordinances.
2. Check for overlap between Chapter 3.5, Site Development, Chapter 13, Utilities, and Chapter 14, Zoning, and eliminate conflicts/repeat information.
3. Clarify the impervious cover calculations and items (e.g., swimming pools) that count toward that total.
4. Combine the regulations pertaining to accessory buildings in one place within the zoning regulations, keeping only the building-related provisions in this chapter. Align the minimum accessory building area and setbacks with the applicable fire code and rely on the zoning regulations to set the other standards.
5. Strengthen the grading- and drainage-related provisions within the code. Consolidate with related provisions in Chapter 10, Subdivision Regulations. Add details to the non-point pollution permit requirements such as a prohibition on excavation. Clarify the definition and related maximums pertaining to the storage of fill.
6. Remove the residential and commercial design standards from this chapter. Eliminate the provisions in violation of state law (e.g., regulating building materials) and relocate others to the zoning chapter. Consider regulatory incentives to support quality design above minimum standards.
7. Relocate Article 3.800, Outdoor or Exterior Lighting to the UDC and include references within other areas of the Code of Ordinances. Revise the standards to require a certain level of lighting in excess of typical requirements to address the unique topographic conditions of the City.

8. Revise and rewrite the contents of Article 3.900, Flood Regulations to strengthen the standards and enforcement provisions. Create requirements for elevating swimming pools and utility equipment out of the floodplain. Include cross-references to the floodplain standards throughout the UDC.
9. Revise the prohibition on livable space below the floodplain to exempt short-term rentals in conforming, pre-existing structures.

Chapter 3.5 - Site Development

1. Consolidate the Site Development chapter into the UDC.
2. Consolidate regulations throughout the Code of Ordinances pertaining to retaining walls in this section. Cross-reference this chapter as applicable throughout the code/UDC.
3. Revise and clarify the Site Development Permit process to enable administrative review to the extent permitted by State law. Create a graphic showing the permit process.
4. Relocate the landscaping regulations from this section to a dedicated landscaping, fencing, and screening section of the UDC.
5. Consider adjusting the applicability of the Site Development Permit process to reduce barriers to small-scale infill development.

Chapter 5 - Signs

1. Consolidate the Signs chapter into the UDC.
2. Group application types and processes in one subsection, referencing the UDC's general processes section as applicable.
3. Consolidate the sign type and design standards into graphical tables.
4. Revise chapter content for compliance with State and Federal legal best practices, especially concerning content-neutrality and nonconformities. Calibrate potential content-neutral approaches to ensure they do not limit the City's ability to enforce the sign code and control undesirable sign types.
5. Revise the Master Sign Program process, making the associated applicability and procedures more specific.

Chapter 10 - Subdivision Regulations

1. Consolidate the Subdivision Regulations chapter into the UDC.
2. Reorganize the chapter to follow a typical development process, centralize processes and procedures in one section, group regulations pertaining to drainage, floods, and site work in one section, and provide lot, block, and street/ROW requirements near the top of the regulations document.

3. Revise the approval authorities to expand administrative review and approval of plats in accordance with State law. Provide graphics illustrating the processes, procedures, and approval authorities applicable for each plat type.
4. Remove the Minor Plat type to conform with State law.
5. Provide clear cross-references and links between chapters of the UDC, especially concerning the Special Project Provisions and flood/stormwater quality sections.
6. Create specific submittal requirements for landscape plans and locate them within the Development Application Manual.
7. Create additional standards for the driveway/access management provisions limiting the number of access points properties may have. Incorporate related provisions from other chapters in this section and cross-reference.
8. Add trails, sidewalks, on-street parking, and pedestrian buffers to the transportation infrastructure requirements and provide standards and specifications for their construction within the Engineering Criteria Manual. Create typical cross-sections for roadways and include in this chapter.
9. Combine the trees section (Subsection 4.24) with the tree- and landscaping-related provisions in the Zoning chapter. Reference within the Subdivision Regulations section of the UDC. Create standards for tree preservation and mitigation that comply with State law and are easy to understand and enforce. Ensure that relevant tree permits are required with plats and construction plans. Create a City-specific protected tree list. Consider the Georgetown example in approaching tree mitigation and making removal less appealing. Enable a maximum tree removal fee for residential development only.
10. Set stormwater engineering standards within the Engineering Criteria Manual that enable access for maintenance and repairs, e.g., setting maximum depths for infrastructure. Consider the Round Rock and Temple examples for guidance in approaching these standards.
11. Strengthen the grading- and drainage-related provisions within the code. Particularly, require grading plans to be submitted and approved concurrently with plat reviews and require re-review of plans if developers re-grade property after plat approval.
12. Strengthen the sight visibility triangle regulations and allow review of plats and plans to modify ROW layouts to account for interactions between topography and visibility.
13. Include requirements for acceleration and deceleration lanes in the street design section of the Engineering Criteria Manual.
14. Strengthen the parkland dedication standards to require or heavily encourage the dedication of both land and ADA-accessible improvements. Increase the fee-in-lieu to the maximum allowed by State law.

Chapter 13 - Utilities

1. The chapter would be more effective if streamlined to focus on administrative and regulatory policy, while technical and design details are relocated to the Engineering Criteria Manual.
2. Clarifying coordination with the LCRA and ensuring consistent references to related standards in the Unified Development Code could improve efficiency, transparency, and enforceability.
3. Relocate the provisions enabling the City Utility Department to Chapter 1 of the Code of Ordinances, where other departments and functions are authorized.
4. Maintain the LCRA-related regulations as distinct articles at the end of the chapter and create graphics illustrating the applicability of their regulations and processes to development in the City; include cross-references and links throughout the UDC to the Ordinances.
5. Relocate the utility extension requirements and basic provisions related to water well and on-site sewage facilities to the subdivision regulations chapter within the UDC. Create cross-references and links to the detailed provisions in this chapter and in the Engineering Criteria Manual.
6. In concert with the provisions in the Subdivision Regulations, ensure that required extensions are appropriately sized and located to accommodate future development.
7. Clarify the language and requirements surrounding utility extensions and cross-reference to sizing standards in the Engineering Criteria Manual. Additionally, require extensions to be “to and through” and along major roads.
8. Create criteria within the Engineering Criteria Manual for lift station sizing, require lift stations to be sized for the entire basin in which they’re located.
9. Create criteria within the Engineering Criteria Manual for grinder pump sizing.
10. Strengthen backflow prevention requirements and detail in the Engineering criteria Manual. Require pressure reducing valves in new construction/remodels.
11. Add a requirement for junctions and pull boxes for telecommunications utilities to be installed during site development to avoid future trenching. Cross-reference these requirements between the Code of Ordinances, Engineering Criteria Manual, and the UDC.

Chapter 14 - Zoning

1. Consolidate the Zoning chapter into the UDC.
2. Reorganize the contents of this chapter to begin with the general provisions, followed by the processes and procedures; zoning districts; use-related standards; landscaping, screening, and fencing; non-conforming uses/structures; and enforcement.
3. Centralize use-related standards in Parts III and IV into a single section.
4. Relocate the wireless telecommunications facility regulations to group them with the provisions in Chapter 3 (Building Regulations) of the Code of Ordinances.

5. Reduce the number of zoning districts, resolving conflicts regarding their number and titles. Rewrite the zoning regulations to incorporate form-based standards that emphasize pedestrian-friendly and visually appealing mixed-use design that minimizes the visibility of things like utilities and parking from public view, particularly along key corridors and intersections.
6. Consolidate the landscaping, tree preservation, and fencing and screening sections from this and other chapters into one section within the zoning chapter of the UDC. Strengthen the tree- and landscaping-related enforcement provisions. Enable and detail the use of tree coverage for buffers between uses/districts. Create a requirement and guide for native plantings in new development. Cross-reference these standards to the landscape plan requirement in the Subdivision Regulations. Consider synchronizing requirements for trees/landscaping with Balcones Canyonlands Preserve standards (e.g., yearly periods for tree removal due to Golden-Cheeked Warbler nesting season).
7. Simplify the fencing and screening requirements and add graphics/examples demonstrating typologies and applicability. Streamline the fence permit process. Prohibit fences within drainage ways specifically.
8. Simplify the accessory building (sheds and accessory dwelling units) regulations to reduce the available types and clarify setbacks and sizing. Streamline the permitting process and synchronize with zoning district updates. Allow attached carports and carriage houses.
9. Revise the approved parking surface standards to allow any product allowable under the building code.
10. Revise the parking standards to eliminate minimum requirements and encourage parking sharing between uses. Require cross-connections between parking areas along the same roadway frontage. Require parking to be screened from the roadway. Require parking for multifamily and commercial uses to be screened and behind the front (street-facing) line of the principal building.
11. Implement a points-based incentive system for quality design features in exchange for increased maximum density, coverage, or other criteria.
12. Define and allow tiny homes with similar regulations as those applicable to manufactured homes. Adopt the International Residential Code appendix on Tiny Homes and cross-reference to Chapter 3, Building Regulations. Calibrate the lot standards and dwelling size requirements to better accommodate tiny homes (also see Recommendation #8).
13. Define and allow modular homes in residential districts. Cross-reference modular home regulations to the building code-related provisions in Chapter 3, Building Regulations.
14. Enable additional short-term rental regulatory controls.

Detailed Recommendations by Section

The detailed recommendations in this section are intended to supplement the Strategies and Options for Consideration and the Key Issues sections of this report. The potential revisions identified are provided to support more detailed discussion as the City advances policy decisions and moves toward a comprehensive code revision. These Detailed Recommendations are not exhaustive and do not represent a complete list of changes required for a code rewrite; rather, they highlight targeted improvements to enhance code usability and alignment with general best practices and applicable state law.

Chapter 3 - Building Regulations

Section	Potential Revisions
Chapter 3 (General Comments)	Ensure latest State law updates are reflected, including the allowance for single-stair construction.
	Ensure the Building Chapter is updated per the preferences of the Building Official/permit review staff.
	Standardize the capitalization of titles, codes, City, etc. throughout.
	Update V.T.C.A. references. Confirm throughout document.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
3.103. Scope and Conflict.	Combine sections like those pertaining to conflicting provisions and severability in one place at the head of the UDC.
3.104. Definitions.	Relocate all definitions to a separate definitions chapter at the end of the UDC.
	Amend the definition of impervious cover, it conflicts with the impervious cover definition in section 3.1101.
3.110. Permits and Approvals.	Relocate technical submittal standards/specifications to a standalone document with submittal requirements like a Development Manual.
3.110(b). Permits and Approvals.	Confirm there are no specific LCRA documents/codes that should be referenced.
3.110(d). Permits and Approvals.	Consider expanding the site plan process to encompass larger building types, if the switch could encourage development of desired types.
	Calibrate the Site Plan process to encourage desired development types.
3.110(e). Permits and Approvals.	Relocate submittal requirements to a standalone Development Application Manual.
3.110(l). Permits and Approvals.	Align the accessory building square footage minimum and setback standards based on the zoning and fire codes' setbacks.
3.110(j). Permits and Approvals.	Consider adding "maintaining natural drainage patterns" in addition to grading and/or construction of drainage facilities.
3.111(d). Contractor Registration Requirements.	Consider relocating specifics like insured amount to a Development Application Manual or other standalone document that can be updated administratively.

3.112. Inspection Requirements.	Consider removing inspection checklists to a separate document that can be updated administratively.
3.116(c). Utility Development and Maintenance in the Streets and Rights-of-way.	Consider relocating the specific requirements for utility maintenance/ROW permits to a Development Application Manual or other separate document that can be updated administratively.
3.117. Private Driveway or Parking Apron.	Consider relocating technical/construction standards for driveways/parking aprons to an Engineering Criteria Manual and referencing here.
3.123. Minimum Standards for All Single-Family and Two-Family Residential Buildings.	Consider eliminating this section and maintaining a list of applicable standards for new permits in a separate document that can be updated administratively.
	Collecting these standards in one place is good but requires a code amendment any time the standards are changed. Standards not listed elsewhere should be relocated to applicable sections.
	The standards in this section should be reviewed for conflicts with other sections of the code and resolved.
3.123(f). Minimum Standards for All Single-Family and Two-Family Residential Buildings.	Eliminate requirements for minimum square footage and required building materials. Building Code standards should control to the extent necessary.
3.123(n). Minimum Standards for All Single-Family and Two-Family Residential Buildings.	Eliminate to bring into compliance with state law.
3.123(n)(2). Minimum Standards for All Single-Family and Two-Family Residential Buildings.	Relocate the residential similarity restriction to the zoning chapter.
3.124. Minimum Standards for Multifamily and Nonresidential Buildings.	Similar to above, collect these standards in a standalone document to ensure they can be updated administratively. The standards within this section should be included in other chapters of the code.
3.124(b)(11). Minimum Standards for Multifamily and Nonresidential Buildings.	Eliminate required building materials standards to bring into compliance with state law.
3.126. Penalties.	Consolidate all enforcement provisions into one section of the UDC.
3.127. Fees (and Appendix A).	Adopt an independent fee schedule that can be updated administratively.
3.1100. Watershed Protection.	Confirm that the latest ordinance is adopted and specify the ordinance is adopted "as amended".
	Recommend cross-referencing this section throughout the code.
	Reference the technical amendments of the LCRA HLWO. Recommend creating a separate chapter of the UDC to include this ordinance and flowcharts demonstrating applicability and intersections with the City's development processes.

	Recommend creating a reference to the Highland Lakes Watershed Ordinance and its future updates in the code and removing ordinance content from the code. Check for definition or code conflicts.
	Portray the applicable processes/approvals/authorities from 3.1100. Watershed Protection graphically in a section including the code's other processes/graphics.
	Include a cross-reference to this section in the code's general enforcement section.
3.1200. Substandard and Dangerous Buildings and Structures.	Create graphics portraying the processes/authorities in this Article.
3.1300. Public Right-of-way Management.	Relocate technical details to an Engineering Criteria Manual.
	Create graphics to portray the processes in this Article.
3.1303. Public Right-of-way Management.	Consolidate definitions in a separate definitions section at the end of the UDC.
3.1312. Public Right-of-way Management.	Create an independent fee list that can be updated administratively.
3.1400. Drainage and Erosion Control Regulations.	Recommend consolidating and/or cross-referencing these provisions in one location within the code; a recommended location would be within a standalone document that can be referenced where needed in the code.
	Technical standards should be relocated to a standalone Engineering Criteria Manual.
	Ensure that the LCRA section/ordinance is also referenced as applicable.
	Create graphics portraying the processes and authorities within this Article.
	Recommend consolidating all enforcement and penalties provisions in one location in the UDC.
	Add a new subsection (f) Floodplain Delineations.
	Add the following to the new subsection to be consistent with the City's adopted drainage criteria manual "a drainage area of 64 acres or greater is required within a contributing watershed to create a "floodplain". For areas of flow with less than 64 acres of contributing area, no floodplain shall be defined unless the City or FEMA currently indicates the area as a floodplain. In all cases where a floodplain delineation is required, its determination shall be based on the projected full development of all properties, assuming no mitigation of full development impervious cover, contributing to the point of consideration. It is the responsibility of the design engineer to determine, based on the most accurate information available, what the floodplain delineation is."
	Add the following to the new subsection, "the floodplain is equal to the 100-year rainfall event with full development of all properties, assuming no mitigation of full development impervious cover, contributing to the point of consideration".

3.1401(e)(1). Drainage and Erosion Control Regulations.	(A) Remove sentence “the peak rate of runoff...”. This is addressed in the CoA DCM 1.2.2.D. (B) Provide detail and guidance on what “recommended alternatives to detention” are allowable. Recommend adding language allowing for low-impact design practices to be included as an alternative to detention. (B) remove “which typically defines peak flow as the 100-year storm event”. (B) add “Manual” after City of Austin Drainage Criteria. (C) Remove the first sentence and replace with the following “If a property is adjacent to Lake Travis’ shoreline and rainfall runoff from the property does not enter another property before entering Lake Travis’ shoreline, the City Engineer may waive detention requirements if an adverse impact assessment is completed. An adverse impact assessment must demonstrate the City’s ordinances and LCRA HWLO ordinances are met.” Define adverse impact hydrologic impact assessment requirements in a standalone Engineering Criteria manual. The definition is to include erosive conditions reducing water quality in Lake Travis. Include in the definition “If detention is waived by the City Engineer, a drainage easement is required for the rainfall runoff conveyance feature. The drainage easement will extend from the location where rainfall runoff enters the feature to the Lake Travis shoreline.”
3.1401(e)(2). Drainage and Erosion Control Regulations.	(A) Add design drawings must comply with LCRA HWLO. (B) Add “cut and fill on slopes must comply with the City’s allowable cut/fill threshold” found in section 3.5.105. (C) Remove “Pre-approved design methodology is the use of a level spreader” and amend to “all methods are subject to City review and approval. (E) amend sentence to be “under the storm events designated...or subject to inadvertent stormwater...” (F) Add “adjacent landowner approval has been obtained” to the sentence. (G) Add “and comply with LCRA HWLO” (I) Remove all sentences after the first sentence. They conflict with other ordinances.
3.1401(e)(3). Drainage and Erosion Control Regulations	Recommend making this subsection a new subsection. Section 3.1403 Water Quality. Renumber section 3.1403 Penalties to 3.1404. (A) Add “and LCRA HWLO. (C) Add clarity, threshold requirements and directive to “depending on volumes and velocities of runoff” in a standalone ECM. (C) Define what is a ‘buffer zone’. The current version of the ordinances does not define. (D) Add “or 10,000 square feet of impervious cover, which every is less”. This brings the ordinance in compliance with LCRA HWLO. (D) Cross-reference the City’s Erosion Control ordinance and add “and LCRA HWLO requirements” (F) Replace the first sentence with “All design and construction erosion control plans must meet City’s erosion control requirements and LCRA HWLO.”. Define what are the City’s erosion control requirements in a standalone ECM or ordinance.

3.1401(f)(5). Drainage and Erosion Control Regulations	Replace “City’s Technical Construction Standard Specifications Manual” with the City’s adopted drainage criteria manual.
3.1401(g)(1). Drainage and Erosion Control Regulations	Add “The drainage easement width shall contain the 100-year rainfall runoff event”. Add subsection (4) and include “A drainage easement shall be added for all floodplains. The easement width shall be equal to the FEMA floodplain boundary or if no FEMA floodplain boundary is defined, the floodplain boundary of the 100-year rainfall event with full development of all properties, assuming no mitigation of full development impervious cover, contributing to the point of consideration. “
3.1402(b) Drainage and Erosion Control Regulations	Add to end of 2nd sentence “and permanent erosion control grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.”
3.1402(d)(2). Drainage and Erosion Control Regulations	(A)(i) add to the 1st sentence “unless the area of disturbance or amount of impervious cover exceeds the threshold established in the City’s Water Quality Requirements”. (A)(i) replace “includes bare soils” with “permanent erosion control grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet”.
3.1402(d)(2). Drainage and Erosion Control Regulations	(C) Amend first sentence to “slopes in floodplain, critical water quality zone buffer and adjacent to Lake Travis”. (C) Amend second sentence with “within a critical water quality zone buffer” (C) replace “may be required” with “will be require”.
3.300. Street Cuts and Excavations.	Recommend relocating technical standards to a standalone Engineering Criteria Manual.
3.400. Trench Safety.	Recommend relocating all technical standards to a standalone Engineering Criteria Manual.
3.501(d). Recreational Vehicle Park Regulations.	Provide cross-references to other relevant chapters, such as the zoning chapter.
3.502. Recreational Vehicle Park Regulations.	Relocate definitions to a separate definitions chapter at the end of the UDC.
3.503 and 3.504. Recreational Vehicle Park Regulations.	Conflict and Penalty provisions should be consolidated in one section of the UDC.
3.505. Recreational Vehicle Park Regulations.	Fees and requirements should be relocated to a standalone document that can be updated administratively.
3.521. Recreational Vehicle Park Regulations.	Design standards for particular uses should be consolidated within the zoning chapter and cross-referenced.
3.800. Outdoor or Exterior Lighting.	Lighting standards are typically included in the land use section of a UDC. Recommend updating to format required lighting plans to use industry standard photometric models that correspond to Dark Sky standards.

3.802. Outdoor or Exterior Lighting.	Relocate definitions to a separate definitions chapter at the end of the UDC.
3.905. Flood Regulations.	Relocate definitions to a separate definitions chapter at the end of the UDC.

Chapter 3.5 - Site Development

Section	Potential Revisions
Chapter 3.5 (General Comments)	Combine the processes and standards of Chapter 3.5 with the processes and standards contained within Chapters 10 and 14 in a dedicated section of the UDC.
	Recommend removing submittal requirements and technical specifications to an independent and Development Application Manual and Engineering Criteria Manual, respectively.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
3.5.101. Definitions.	Relocate definitions to a separate definitions chapter at the end of the UDC.
3.5.107. Enforcement Provisions.	Consolidate enforcement provisions in a separate enforcement section of the UDC.
3.5.103. Purpose and Applicability.	The Technical Construction Standard Specifications referenced in this section should be considered for relocation/reformatting to an ECM.
3.5.104. Format and Content.	Relocate the submittal requirements to a separate Development Application Manual that can be updated administratively and reference here.
3.5.105. Standards and Specifications.	Relocate the submittal requirements to a separate Development Application Manual that can be updated administratively and reference here.
3.5.105(c)(2). Standards and Specifications.	Add reference(s) to the Engineering Criteria Manual where these standards are quantified.
3.5.105(e). Standards and Specifications.	Consider removing landscaping from this chapter, consolidating within the zoning chapter, and cross-referencing here.
3.5.105(e)(7). Standards and Specifications.	Recommend relocating the tree mitigation/preservation standards in this section to one chapter of the UDC and referencing here.
3.5.105(m). Standards and Specifications.	This section and its provisions pertaining to the Austin ETJ Special Planning Area" should be relocated to a separate chapter of the general processes section. It should be mapped independently on the decision/approval flowchart(s).
	The particular standards for the SPA should be shown separately on the graphics and tables in the zoning and subdivision regulations. Technical standards related to the Special Planning Area should be located in a separate section of the Engineering Criteria Manual.

	This section's LCRA Highland Lakes Ordinance provisions should be combined in one section with other Highland Lakes-relevant provisions and referenced throughout the UDC.
3.5.106 Procedure	(c)(3). Add a 2nd sentence. "No temporary or permanent certificate of occupancy will be issued until the Protected Tree Replacement Fee Per Section 20 Tree Preservation and Landscaping Requirements is paid to the City of Lago Vista".

Chapter 5 - Signs

Section	Potential Revisions
Chapter 5 (General Comments)	Relocate definitions to a separate definitions chapter at the end of the UDC.
	Consolidate general compliance, enforcement, violation, and penalties provisions into a general section within the UDC.
	Create cross-references between specific non-conformance provisions and the general nonconformity section of the UDC.
	Relocate Master Sign Program, Permit Required, Planned Development District Signs, and Variances to the front of the chapter (Processes) and group design- and form-related provisions later.
	Update/create illustrations and process summary graphics throughout the chapter.
	Review the Chapter for compliance with State/case law best practices.
	Revise title of and references to Table A to clarify connection to election signs.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
5.102. Wayfinding Signs.	Recommend renaming this sign type to avoid references to the sign content.
5.104(d). Exemptions.	Remove references to sign content.
5.104(e). Exemptions.	Revise scoreboard standards to remove reference to sign content. Alternative standards could depend upon sign location and visibility from public street.
5.104(g) and (i). Exemptions.	Revise exemptions for wayfinding and sponsorship signs to remove references to sign content and depend upon use and location.
5.105(g). Prohibitions.	Add an illustration for the corner visibility triangle, include in the definitions.
5.105(r). Prohibitions.	Consider adding a general provision above explaining that only signs specifically authorized by this Chapter are allowed.
5.106(b)(1) and (2). Loss of Nonconforming Status.	Eliminate sign content as a criterion for losing nonconforming status. Consolidate all nonconforming provisions to one section of the UDC.
5.109. Permit Required.	Recommend adopting an independent fee list that can be updated administratively.

5.110. Master Sign Program.	Assess the frequency with which the Master Sign Program is really used and consider removing or incorporating into the Planned Development District standards.
5.110(a)(1). Master Sign Program.	Specify that the Master Sign Program is intended to be used by the development types mentioned in this section only. Reorganize this section to place applicability provisions before the approval criteria.
5.110(e). Master Sign Program.	Consider extracting the specific requirements for submittals like those in this section to a separate development manual that can be administratively updated.
Table A	Recommend creating a title for Table A and revising to add graphics of each sign type.
	Review Table A for content-neutrality.

Chapter 10 - Subdivision Regulations

Section	Potential Revisions
Chapter 10 (General Comments)	Update V.T.C.A. references. Confirm throughout document.
	Update content based on state law, removing eliminated plat types and detailing review/approval timelines.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
	Centralize the notice and hearing-related provisions in one place and confirm compliance with State law.
	Revise plat approval authorities to increase administrative approvals and streamline the development process.
10.1.12. Definitions.	Relocate definitions to a separate definitions chapter at the end of the UDC.
	Update outdated definitions, e.g., Mobile Homes.
10.1.13. Application and Compliance.	Locate the general application processes here, then move through the other application types in the following sections.
	Rework vesting provisions and applicability and include in the general processes section of the UDC.
	Require the extension of utilities to the perimeter of the development to provide for orderly extension of utility service.
10.1.14. Subdivision Variance Process.	Relocate the subdivision variance process details to the subdivision procedures section.
10.1.14.5. Administrator Interpretation Appeal.	Combine with other administrative interpretation sections throughout the UDC and combine in the UDC's general processes section.
10.1.15. Enforcement.	Combine with other enforcement and penalties sections throughout the UDC and combine toward the end of the document.
10.1.16. Chapter 245 Determination.	Review for legal compliance/updates.
	Keep in the processes section of the UDC.

Section 2 (General Comments)	This section should be the reformatted to be the subdivision processes section. General processes such as the pre-design conference can be relocated to the UDC general processes section. Much of the material in the previous section can be consolidated with this section's information and reorganized.
10.2.11 Fees	Add a new bullet. "No temporary or permanent certificate of occupancy will be issued until the Protected Tree Replacement Fee Per Section 20 Tree Preservation and Landscaping Requirements is paid to the City of Lago Vista".
10.2.12. Applications.	Enable the city to adopt a Development Application Manual with the forms and requirement checklists so future submittal updates can be administrative. Relocate submittal requirements and checklists to these forms.
10.2.13. Establishment of Order for Platting of Land.	This should be a graphic/flowchart showing the process with references to the individual processes/sections of the code.
10.2.13.5. Processing Procedures.	Summarize this section in an approval authority table.
10.2.14(c). Subdivision as Unit of Larger Tract Master Development Plan.	Relocate specific requirements and submittals to a Development Application Manual that can be updated administratively. Consider removing and building in phasing provisions into principal plat types.
10.2.14(b). Subdivision as Unit of Larger Tract Master Development Plan.	Under "Approval of Plat by Sections", consider adding specific requirements for things like stormwater/drainage design which must be satisfied at a comprehensive level and cannot be phased.
10.2.14(c) Subdivision as Unit of Larger Tract Master Development Plan.	(1) Add new sentence. The Master Development Plan is to include a Stormwater Master Plan which documents how rainfall runoff and erosion will be managed in accordance with the City's ordinances, the City's adopted drainage criteria manual and the LCRA HWLO".
10.2.14(c) Subdivision as Unit of Larger Tract Master Development Plan.	(3)(F) replace "the 1% chance floodplain..." sentence with "FEMA floodplain or if no FEMA floodplain boundary is defined, the floodplain boundary of the 100-year rainfall event with full development of all properties, assuming no mitigation of full development impervious cover, contributing to the point of consideration."
10.2.14(g). Subdivision as Unit of Larger Tract Master Development Plan.	Confirm plat expiry terms are legally compliant.
10.2.15. Concept Plan (and all following plat process sections).	In addition to the overall development process flowchart, create flowcharts in each section illustrating the process for each application type through submittal to review.
10.2.15. Concept Plan.	Relocate requirements and submittal checklists to a Development Application Manual that can be updated administratively. Confirm review and completeness review timelines are in compliance with state law.
10.2.15(f). Concept Plan.	The public hearing processes can be relocated from within each chapter to a generalized section that can be referenced in each individual section. All should be reviewed for compliance with state law in any case.

10.2.15(f). Concept Plan.	Update to include website notification per state law.
10.2.16. Preliminary Plat.	Combine all review and completeness timelines into one section. Requirements for preliminary plat submittals should be expanded in the Development Application Manual to include standard notes, topographic data, utilities information, trees, attached drainage report, etc.
10.2.16(b). Preliminary Plat.	Update notice procedures per state law and combine notice provisions into one section.
10.2.16(d). Preliminary Plat.	Relocate submittal requirements to a Development Application Manual that can be updated administratively.
10.2.18. Final Plat.	Relocate review procedures to a centralized section and reference.
10.2.18(a)(4). Final Plat.	Relocate review procedures to a single section and reference; review for compliance with state law.
10.2.18(b). Final Plat.	Relocate to a Development Application Manual that can be updated administratively.
10.2.18(c). Final Plat.	Create flowchart illustrating the submittal, review, and approval process, cross-reference/link to overall approval bodies chart.
10.2.18(d)(3). Final Plat.	Create a mechanism to allow applicants to post fiscal surety for improvements in lieu of completing them all by final plat approval.
10.2.18(d)(6)-(8). Final Plat.	Requirements for final plat approval should be relocated to a Development Application Manual that can be updated administratively.
10.2.19. Procedures After Final Plat Approval.	Preserve processes, but separate technical/checklist items into an administrative manual.
10.2.19(b). Procedures After Final Plat Approval.	Consider adding detail regarding situations where City and County standards vary and a County approval would change an approved plat.
10.2.19.5(e). Procedures After Final Plat Approval.	Technical requirements and specific inclusions should be posted in a separate administrative document.
10.2.19.5. Procedures After Final Plat Approval.	Ensure deed transfers for lift stations and other utility lots are included.
10.2.20. Subdivision Construction Plans.	Illustrate the subdivision construction plans process with a graphic.
10.2.20(a)(4). Subdivision Construction Plans.	Final plat should not be approved until the required infrastructure has been constructed or fiscal surety for 110% the value of the improvements as demonstrated on a signed and sealed opinion of probable construction cost. This section allows for FP approval when plans are approved.
10.2.20(b)-(c). Subdivision Construction Plans.	Technical/submittal requirements should be posted in a separate administrative manual.
10.2.20(c)(3). Subdivision Construction Plans.	If photoelectric cells are preferred for the street lighting operating control system, make them the standard.
10.2.20.(c)(6). Subdivision Construction Plans.	Recommend writing the water distribution systems design requirements to guide line sizing in the preliminary plat phase. Provide standards for valve spacing, maximum velocity, minimum line size, etc.

	Typically, standards for depth are provided for lines 8" and larger or 12" and larger. Refer to City drafting standards in requirements.
10.2.20.(c)(7). Subdivision Construction Plans.	Recommend writing the wastewater collection systems design requirements to guide line sizing in the preliminary plat phase.
	Recommend polymer concrete for manholes receiving FM discharge and large pipes at min.
	Detailed designs for lift stations, package plants, or other special structures should have uniform standards to provide consistent features for operators.
10.2.20(d). Subdivision Construction Plans.	Review for compliance with state requirements; Illustrate with process graphics.
10.2.20.(c)(8). Subdivision Construction Plans.	This section only requires trees to be identified only where they would be located within ROW or easements. Revise requirement to include the entire site.
10.2.21(f). Vacating Plats and Instruments.	Illustrate the process with a graphic.
10.2.21(h). Vacating Plats and Instruments.	Relocate technical/submittal requirements to a separate administrative manual.
10.2.22. Replatting.	Illustrate the process(es) with graphic(s).
	Reference to Final Plat section.
	Relocate technical/submittal standards to a separate administrative manual.
	Combine with Amending Plats.
10.2.23. Amending Plat.	Illustrate the process(es) with graphic(s).
	Relocate technical/submittal standards to a separate administrative manual.
10.2.23(a)(5). Amending Plat [and chapter-wide].	Relocate appeals to a single section of the UDC, near the variance, nonconformity, and enforcement sections.
10.2.24. Minor Plat.	Remove for compliance with state law.
10.2.25. Lot Consolidation.	Consider removing Lot Consolidation plat type and combine with another process.
10.3.10. Innovative Site Design and Development.	Refining the Innovative Site Design and Development Requirements could take the form of specific criteria or preferably would be a part of the Planned Development considerations below.
10.3.11(a). Planned Developments.	Ensure that the sequence identified here does not contradict the concept plan requirement elsewhere. It looks like a concept plan, detailed development plan, prelim plat, detailed master development plan, and final plat may all be required for PDDs. Clarify the process and requirements for this development type. The zoning must be in place before the plat can be approved, so ensure that PDD plats are checked against the parts of the process and amended requirements flowing through zoning.

10.3.11(c). Planned Developments.	Cross-reference to the development plan requirements/criteria in the Zoning chapter. Consolidate into one PDD section in the UDC.
10.3.12. Manufactured Home Subdivision.	Cross reference to other manufactured home requirements in other chapters.
10.3.14. Rural Subdivision Standards.	Consider removing these provisions and requiring utility connections and full adherence to the standards for disconnected areas within the city limits. Alternatively, require low-impact design features for rural subdivisions and create clear standards for on-site utilities in the Engineering Criteria Manual.
Section 4 (General Comments)	Structure the subsections to emphasize streets, lots, blocks, trees, and utilities, then other subsections. Consider combining Sections 4.15 and 4.24 with other tree- and landscape-related provisions in a separate Landscape and Trees chapter of the UDC.
10.4.10(i). General.	Consider revising the adequate facilities language to accommodate on-site facilities as noted in the Rural Subdivision standards.
10.4.11. Water Quality and Drainage	Consolidate all water quality, drainage/stormwater provisions in one subsection.
	Cross-reference to the Building Chapter's flood hazard regulations and LCRA/Highland Lakes regulations.
	(a) Amend "Article 3.1100" to "3.110".
	(a) Add "excluding roadside swales" after tributaries. This is consistent with LCRA HWLO.
	(a) add a "." after "code of ordinances" and add a new sentence. "If there is a conflict between the LCRA HWLO or City Ordinances, use the wider buffer zone criteria as follows:"
	(b) Replace the rest of the 1st sentence after "alterations" with the following "as defined by the LCRA HWLO and defined herein. If there is a conflict between the LCRA HWLO or City Ordinances, use the more restrictive requirement for construction activity within the CWBQZ".
10.4.112. Water Quality and Drainage.	(e) Replace the first sentence with "natural vegetative filter strips, engineered vegetative filter strips and engineered vegetative infiltration strips shall be shown on the preliminary plat and final plat as a drainage easement with a note on the plat that no disturbance or development in the buffer strip is allowed except for maintenance."
	All technical specifications should be relocated to a City ECM which can be updated administratively and referenced here. This includes (a): (13)(14), (b): all of (b), (d): all of (d),
10.4.112(a). Water Quality and Drainage.	(2) Add a second sentence. All "stacked" water quality basins and detention or retention facilities must be designed following the City of Austin's ECM section 1.6.0 Design Guidelines for Water Quality Controls requirements for combined facilities."
	(3) Add a 2nd sentence. "The rights-of-way or easement will extend from the subdivision to the next downstream drainage easement or floodplain".

	(9) Rewrite the sentence to be “any use of retaining walls or similar construction shall be indicated on the plans, with details and submitted with the construction plans.”
10.4.112(c). Water Quality and Drainage.	Reference/include street design criteria.
10.4.112(g). Water Quality and Drainage.	(1) Remove 2nd sentence.
	(1)(C). Add a 2nd sentence. “An adverse impact analysis must be the requirements of the City’s adverse impact analysis requirements”.
	(1)(F) Replace with the following “If a property is adjacent to Lake Travis’ shoreline and rainfall runoff from the property does not enter another property before entering Lake Travis’ shoreline, the City Engineer may waive detention requirements if an adverse impact assessment is completed. An adverse impact assessment must demonstrate the City’s ordinances and LCRA HWLO ordinances are met.”
	Define adverse hydrologic impact assessment requirements in a standalone Engineering Criteria manual. The definition is to include erosive conditions reducing water quality in Lake Travis. Include in the definition “If detention is waived by the City Engineer, a drainage easement is required for the rainfall runoff conveyance feature. The drainage easement will extend from the location where rainfall runoff enters the feature to the Lake Travis shoreline.”
10.4.112(i). Water Quality and Drainage.	All relevant criteria/standards should be referenced or listed in one place.
10.4.12. Streets and Sidewalks.	Adopt and incorporate the Austin standards in a standalone ECM.
	Incorporate sidewalks and trails as official means of connectivity/transportation, allowing trails of a certain size to serve as block ends.
	Require connectivity for trails and sidewalks as for the street system.
10.4.12(b)(2). Streets and Sidewalks.	Build out and reference here a list of protected trees besides cedar.
10.4.12(b)(6). Streets and Sidewalks.	Exempt intersections with more than two streets in cases where traffic circles or other alternative designs are used, as approved by the City Engineer.
10.4.12(b)(10). Streets and Sidewalks.	Technical standards should be relocated to a standalone ECM and referenced here.
	Typical widths/sections can be converted into graphics.
10.4.12(b)(17). Streets and Sidewalks.	Also build out a section on trails per City plans and incorporate as required dedications similar to streets.
	Add typical sections, reference technical specs in the ECM.
10.4.12(b)(19). Streets and Sidewalks.	Relocate technical specifications to a standalone ECM.
	Set a maximum number of driveway connections.

10.4.12(b)(21). Streets and Sidewalks.	Consider creating a separate subsection for driveways and access management standards.
10.4.12(b)(23)(D). Streets and Sidewalks.	Remove gated street requirements to the new driveways and access management subsection.
	Set stacking space requirements and turnaround requirements.
10.4.12(b)(24). Streets and Sidewalks.	Consider consolidating all TIA provisions in one place and locating somewhere near the general requirements.
10.4.13(c). Streets and Sidewalks.	Reference to section 4.11, don't duplicate or add new provisions here.
10.4.15 and 4.16. Clearing and Rough Cutting of Vegetation, and Fill.	Recommend referencing and incorporating provisions from earlier sections in this chapter and the Chapter 3 Building Regulations provisions regarding fill, floodplain, and drainage.
10.4.18(a). Water Systems.	Consider checking for contradictions with provisions elsewhere, especially regarding requirements for utility connections re: rural subdivisions.
10.4.18(b). Water Systems.	Recommend including requirements for service in this section and providing specific connection sizes referenced in an independent ECM.
10.4.18(e). Water Systems.	Relocate design criteria to a standalone ECM.
10.4.20. Blocks.	Expand on this section, add standards and illustrative graphics.
10.4.21. Lots.	Add graphics showing layout requirements.
10.4.21(b). Lots.	Consider including trails for alternative means of access, where applicable.
10.4.21(g). Lots.	Recommend including a minimum width and maximum depth of the "flagpole" part for enforcement.
10.4.22. Monuments.	Recommend relocating to the general provisions section.
10.4.23. Street and Traffic Control Signs.	Traffic control and signs are also mentioned in the streets section above - consolidate into one section.
10.4.24. Trees.	As recommended above, consolidate into one landscaping section.
Section 5 (General Comments)	Recommend including provisions for trail dedication. Make fee-in-lieu a less preferable option.
10.5.10. Dedication of Parkland or Fee In-Lieu-Of Dedication	Review for conformance with state law and best practices.
	Consider relocating the parkland dedication fee to a standalone manual, if possible. Essentially, encourage dedication and development instead of fee or dedication only.
	Require amenities with developer/POA maintenance.
10.5.11. Minimum Size of Dedication.	Consider calibrating based on the most recent parkland figures.
10.5.12. Design Standards for Parkland.	Require pedestrian access to the park within each development.
10.5.18. Improvements.	Consider including required improvements along with dedication. Require developer/POA maintenance.
Section 6 (General Comments)	Relocate to general provisions of the UDC.

Chapter 13 - Utilities

Section	Potential Revisions
Chapter 13 (General Comments)	Exclude from the UDC, but rewrite to reorganize and add cross-references.
	Review for compatibility with state law requirements and relocate technical details to an ECM.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
13.204. Definitions.	Relocate definitions to a separate section at the end of the chapter.
13.205. Update of Capital Improvements Plan and Land Use Assumptions.	Recommend generalizing to reference the latest adopted capital improvements plan.
13.206. State Law.	Confirm references.
13.207-13.209. Update, Basis, and Amount.	Enable adoption of fees independent of the code and remove this section.
13.300. Abolishing MUD and Establishing Utility Department.	Recommend relocating all board and department authorizations to one place and removing from this chapter.
13.300. Abolishing MUD and Establishing Utility Department.	Recommend detailing lower pressure sewer system requirements in ECM.
13.301. Abolishing the Lago Vista Municipal Utility District and the Travis County Water Control and Improvement District Number 15.	Remove from the code.
13.631. Definitions.	Relocate definitions to a separate section at the end of the chapter.
Chapter 13, Division 2 (General Comment)	Relocate technical standards to an ECM or exclude Chapter 13 from the UDC.
13.700. Water and Wastewater Line Extensions.	Cross-reference to/combine with 13.600 requirement for connection provisions.
13.702. Utility Extensions.	Recommend relocating construction specifications to the ECM.
13.705. Extensions and Developer Rebate.	Review against state law for oversizing requirements.
13.706. Definitions.	Relocate definitions to a consolidated location at the end of the chapter.
13.707. Service Extension Requirements and Application.	Consolidate this requirement with the exceptions provided above for properties out of range.
13.900. Water Wells.	Cross-reference and link in the water supply sections above and in Chapter 10 Subdivisions.
13.1001. Definitions.	Consolidate definitions in a separate section at the end of the chapter.
13.1100. Drought Contingency Plan.	Coordinate updates with Utilities Department.
13.1101. Definitions.	Consolidate definitions in a separate definitions section at the end of the chapter.

13.1200. Cross-Connection Control.	Consider relocating this section to the ECM.
13.1203. Definitions.	Consolidate definitions in a separate definitions chapter at the end of the chapter.
13.1401. Definitions.	Consolidate definitions in a separate definitions section at the end of the chapter.
13.1501. Definitions.	Consolidate definitions in a separate definitions section at the end of the chapter.

Chapter 14 - Zoning

Section	Potential Revisions
Chapter 14 (General Comments)	Update V.T.C.A. references. Confirm throughout document.
	All codes should be reviewed to amend readability errors and provide cross-references/hyperlinks between related sections.
	Update notice and protest requirements amended in recent State law changes.
14 (Exhibit A).2.10. Definitions.	Relocate definitions to a separate definitions chapter at the end of the UDC.
14.A.2.10. Definitions.	Check this and other definitions for state law updates/compliance.
	Confirm definitions are up-to-date and legally compliant.
14.A.3.10. Classification of Districts.	There are either 21 or 25 districts (depending on how you count the Park districts).
	Recommend consolidating similar districts to reduce the total number.
	Flexible/point-based systems could be used to adjust the simplified districts' uses based on proximity or location relative to other uses.
14.A.4. Use Regulations and Physical Restrictions.	The zoning district abbreviations do not match those used on the official zoning map in some cases.
	The official zoning map also lists 29 zoning districts.
	Districts referenced on the official zoning map do not match the districts described in the code. Unclear whether/which equivalencies are for: R-MH, R-1S, R-1M, R-1L, R-1R, C-A, C-M, P.
14.A.4.15(b) and (c). R-MH Manufactured Home and Industrialized Housing District.	Include cross-reference links to tables or incorporate tables into each subsection including all the development standards.
14.A.4.15(e)(1). R-MH Manufactured Home and Industrialized Housing District.	Establish decision criteria for manufactured home/industrialized housing decisions.
14.A.4.20(c). R-1S Single-Family Residential Districts (Small Lot).	Eliminate references to exterior appearance standards throughout this chapter.
	Reference the zoning district table exclusively or include the complete requirements for each district in its own section.

14.A.4.20(b) and (c) (and throughout). R-1S Single-Family Residential Districts (Small Lot).	Remove duplicative and conflicting provisions.
14.A.4.22. R-1L Single-Family Residential District (Large Lot).	Consider the interaction between minimum lot size, minimum depth, and minimum width requirements. Recommend revising if the zoning districts are revised.
14.A.4.25. R-1R, Single-Family Residential District (Rural).	Consider eliminating this district. The minimum lot size in R-1L accommodates this.
14.A.4.27. R-1T Single-Family Residential (Tall).	Consider eliminating this district and adding options to develop taller in other residential zones.
14.A.4.40. C-1A and C-1C Professional Office, Neighborhood Retail District.	Consider consolidating these districts with flexible design conditions based on adjacent uses or intensity.
14.A.4.47. LI Light Industrial Zoning District.	Recommend including and referencing nuisance and/or performance standards to further guide development types.
	Consider creating a Heavy Industrial zone to split off more intense uses and focus LI on things like warehousing/assembly.
14.A.4.65. U-1 Utility, Governmental, Educational, and Institutional District.	Consider eliminating this district and enabling these uses in all districts.
14.A.4.70. P-Park District.	Consider reconsolidating the P subdistricts and creating additional standards for required parks.
	P-1A, noncommercial P-1B, and P2 can all go together in a single district (or as no district if dedicated).
	Commercial P-1B and P-1C parks can be Recreational Parks or something similar.
14.A.4.90. CR [Commercial] Resorts District.	The CR Master development plan could be consolidated with the PDD process.
14.A.5.10. Regulations for Adjoining Districts.	If the design review process is maintained, include in the processes section and graphic flowcharts for these specific development types.
	Cross-reference and include this requirement elsewhere. It would be preferable to have performance criteria or adjacency criteria than a general review hearing.
14.A.5.70. Minimum Floor Area of Dwellings.	Recommend removing minimum dwelling unit sizes and defaulting to IBC/IRC standards.
14.A.5.80. Visibility Along Streets and At Street Corners.	Create a graphic illustrating the standards in this section.
14.A.6.10. Accessory Building Permits and Uses.	Recommend simplifying the residential accessory buildings section to require a permit for buildings larger than 120sf.
14.A.6.25. Disturbance of Lot Conformation.	Consider relocating this section to the building standards.

14.A.6.105. Required Design Review Approval for Multifamily and Non-Residential Buildings.	Recommend removing this process and adding flexible design/adjacency standards to the zoning districts where MF/non-residential uses can be built.
14.A.7.10(b)(2). General Requirements.	Add parking space depths to this chart, create illustrations showing the different parking types.
14.A.9. Nonconforming Uses of Land and Structures.	Relocate to a section with other nonconforming provisions within the UDC.
14.A.10. Planned Development Districts (PDD).	Relocate the PDD process sections to the general procedures section of the UDC and reference the general rezoning process where applicable.
	General information on the PDD district should be grouped with the other zoning districts.
	Specific submittal requirements should be relocated to an independent development manual which can be updated administratively.
14.A.10.20. Procedural Requirements.	Clarify the PDD approval process. Requiring Council approvals for concept and detail plans may not be the best way to mitigate over-reliance on PDDs.
	Evaluate legal compliance of concept plans being rezoned if no detail plan is submitted.
	Recommend making the concept plan P&Z- or administratively approvable since the detail plan will go to Council.
14.A.IV. Administration and Enforcement.	Recommend grouping all enforcement and penalty sections into one area of the UDC.
	Processes should all be relocated to one section of the UDC as well.
	Sections 16-19 and 23 should follow the use regulations of the zoning chapter.
	Sections 20 and 22 should form the basis of a new landscaping and screening section which collects the landscaping provisions throughout the code.
	Application submittal requirements/fees should be relocated to an independent development manual that allows for administrative updates.
14.A.11. Variances, Appeals, and Special Exceptions.	Consolidate the processes and standards within this section into a general procedures section of the UDC.
14.A.12.10. Stop-Work Order.	Stop Work Order procedures/provisions should be relocated to the Building Regulations chapter or a general enforcement provisions section and cross-referenced here.
Section 13. Zoning Changes and Ordinance Amendments.	Ensure that all processes are up to date with state requirements.
	Consolidate these processes into a zoning procedures chapter at the head of the zoning chapter of the UDC.
14.A.13.40. Procedures for Public Hearings.	Public Hearing Procedures can be relocated to a general hearing procedures/notice section that applies throughout the UDC.
	Update to allow for email notification and to adjust notice requirements based on recent state law changes.

Section 14. Zoning Rollback if Parcel Not Developed Within Two (2) Years.	Eliminate this provision.
14.A.15. General Administration.	Incorporate these provisions into the general provisions of the zoning chapter of the UDC.
14.A.16.20(j). Use Limitations.	Review Use Limitations for standards (like sign regulations) which belong in other chapters. Review for contradictions between code sections and for legal issues.
14.A.16.20(k)(2). Use Limitations.	Curbside parking for home occupations is prohibited. Clarify on how this is monitored if on-street residential parking is typically allowed.
14.A.16.30. Permitted Uses.	Confirm whether the permitted use list is all-inclusive, or if criteria for evaluation/approving new uses are needed.
	Consider relying on the prohibited uses and performance standards.
14.A.16.50. Procedures.	Consider relocating the home occupation permit to the zoning procedures chapter and posting application submittal details in a separate development manual.
14.A.17. Conditional Use Permits (Accessory Use Only).	Relocate conditional use permit processes to the general processes section of the UDC.
14.A.18. Special Use Permits.	Relocate special use permit processes to the general processes section of the UDC.
	Relocate submittal requirements to a separate development manual.
14.A.18.20. Applicability and Uses and Structures Requiring a Special Use Permit (SUP).	Relocate this section to incorporate these uses in a land use matrix alongside permitted uses by zoning district.
	Keep the conditional provisions grouped with the use standards.
Section 20. Tree Preservation and Landscaping Requirements.	Review for compliance with state law and best practices.
	Recommend rewriting to a single section that combines the separate tree and landscaping sections from multiple chapters.
	Relocate definitions to the definitions chapter of the UDC.
Section 22. Fences and Screening Devices.	Clarify heights and permitted locations criteria.
	Consolidate enforcement and nonconforming status sections with other similar provisions.
	Consider combining with tree and landscaping provisions in a single chapter.
Table A. Table of Development Standards.	Cut-outs for particular subdivisions/properties should not be included in the general tables.
	Exceptions for particular properties should not be included in this table/a UDC.



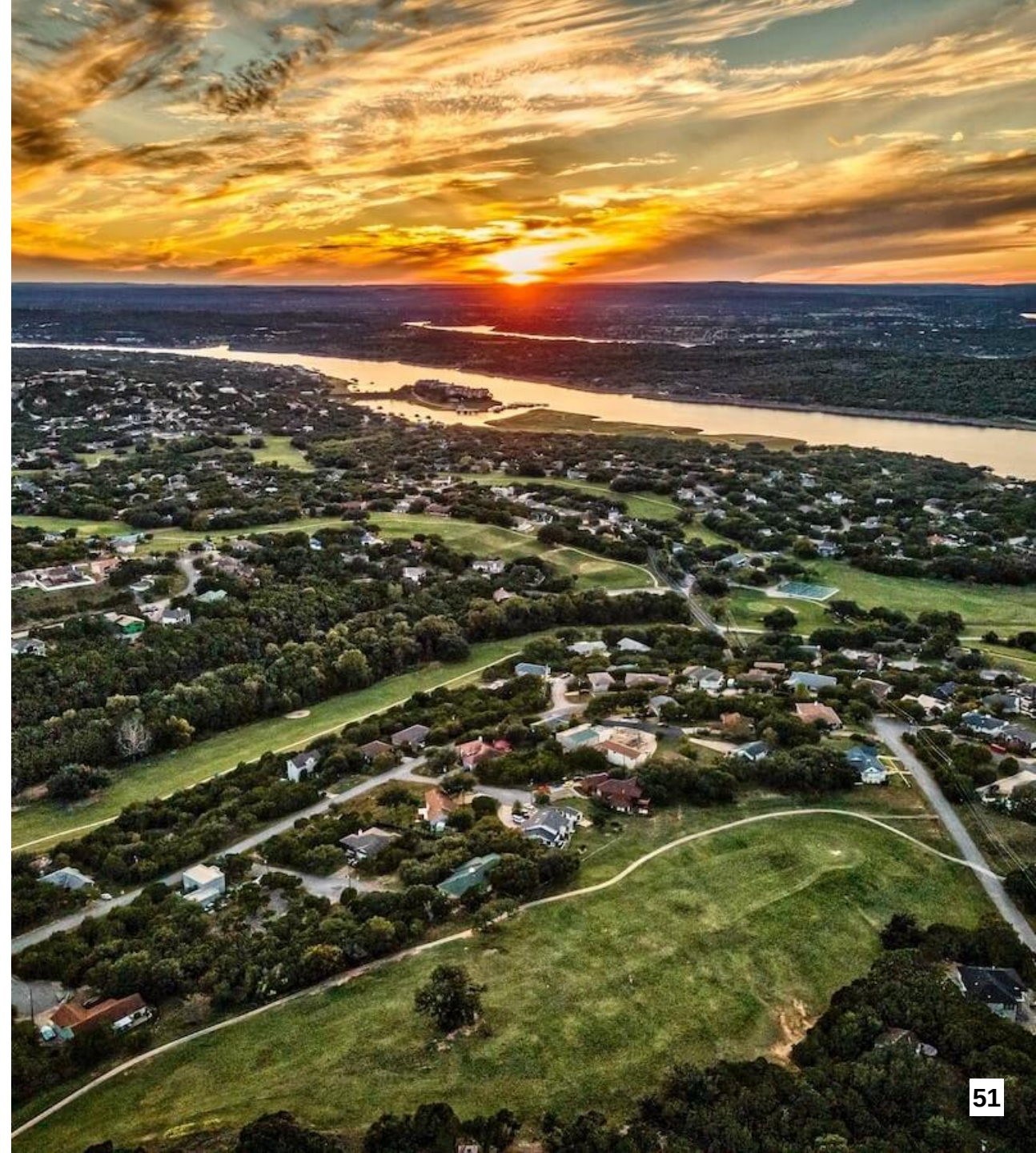
UNIFIED DEVELOPMENT CODE

Agenda Item: XXXX



OUR PATH

- Today's discussion is informational only.
 - The purpose is to:
 - Explain what a Unified Development Code (UDC) is
 - Describe why the concept is being discussed
 - Provide context before any decisions are considered
- No action or authorization is requested today.



THE ISSUE

At a high level





The City's development regulations were not created as a single, coordinated system.

- Over time, the Code evolved through:
 - Independent amendments to individual chapters
 - Issue-specific fixes addressing immediate concerns
 - Updates driven by changes in state law and development activity
 - Each amendment solved a narrow issue, but coordination across chapters was limited, creating unintended complexity



Today, development regulations:

- Are spread across multiple chapters
- Regulate the same topics in different places
- Use inconsistent definitions and standards
- Require cross-referencing multiple sections to answer basic questions
- This affects everyone who interacts with the Code.



Impacts on City Staff

- Staff must:
 - Interpret and reconcile conflicting standards
 - Provide guidance across multiple chapters for a single project
 - Apply professional judgment where the Code is unclear
 - Manage enforcement in areas where standards overlap or conflict
 - This increases review time and creates inconsistency despite best efforts.



Impacts on Residents and the Community

- Residents face:
 - Difficulty understanding what is allowed near their property
 - Perception that similar projects are treated differently
 - Reduced transparency in how decisions are made
 - Frustration when enforcement appears inconsistent
 - These issues can undermine trust in the regulatory process.



Impacts on Developers and Property Owners

- Applicants experience:
 - Uncertainty about which standards apply
 - Conflicting interpretations depending on project scope
 - Longer review timelines and revisions
 - Greater reliance on exceptions, variances, or negotiated outcomes
 - This reduces predictability and increases project risk and cost.



Why This Matters to Council

- These challenges are not the result of a single ordinance or decision.
- They stem from **structural fragmentation** — how the Code is organized — which cannot be fully resolved through isolated amendments.
- Council's role is not to fix every issue today.
- The purpose of this discussion is to determine whether continuing to amend the Code **one chapter at a time** will meaningfully address these challenges, or whether a more coordinated framework should be considered.

An aerial photograph of a sports complex. In the upper left, there is a large football field with blue and white yard lines and a blue end zone. To its right is a large parking lot filled with cars. Below the football field are two baseball fields. The baseball field on the left is smaller and has a blue outfield. The baseball field on the right is larger, has a green infield, and a large 'A' logo in the center of the outfield. The entire complex is surrounded by a fence and some trees.

WHAT IS A UNIFIED DEVELOPMENT CODE?

and what it is not.

WHAT A UNIFIED DEVELOPMENT CODE IS

- A Unified Development Code (UDC) is an organizational framework that:
 - Consolidates development regulations into one coordinated system
 - Aligns zoning, subdivision, site development, and related standards
 - Organizes rules in the order development actually occurs

It is a structural tool, not a policy decision.

WHAT A UNIFIED DEVELOPMENT CODE IS NOT

- A UDC does **not**:
 - Change growth policy
 - Automatically increase density
 - Rezone property
 - Remove Council authority

All policy direction remains with City Council.



CURRENT CONDITIONS

and their consequences.





Why Organization Matters

When rules are spread across multiple chapters:

- The same topic may be regulated more than once
- Standards may conflict or overlap
- Interpretation becomes inconsistent

Organization is critical to predictability, enforcement, and legal defensibility.



Current Conditions in Lago Vista

Today, development standards for the same project may appear in:

- Zoning regulations
- Subdivision regulations
- Site development requirements
- Building and utility chapters

This requires users and staff to reconcile multiple sections for a single decision.



Practical Consequences

This structure leads to:

- Conflicting interpretations
- Longer review timelines
- Increased reliance on exceptions or negotiated outcomes
- Greater legal and enforcement risk

These issues are structural, not staff-driven.



Example: Drainage and Watershed Regulations

Drainage and watershed standards currently appear in multiple chapters.

Because they are not centralized:

- Standards are applied differently
- Cross-references are unclear
- Updates in one section can conflict with others

A UDC places each topic in one clear location.

WHY INCREMENTAL FIXES HAVE NOT WORKED

Amending individual chapters:

- Addresses isolated issues
- Creates new inconsistencies elsewhere
- Requires repeated amendments over time

This pattern is how the current conflicts developed.



WHAT A UDC ACTUALLY DOES

A UDC:

- Assigns one regulatory home per topic
- Uses consistent definitions throughout
- Clearly identifies approval authority
- Eliminates duplication and contradiction

It improves clarity without changing policy direction.



SUMMARY AND KEY TAKEAWAYS

The City's development regulations evolved over time through incremental amendments, not as a single coordinated system.

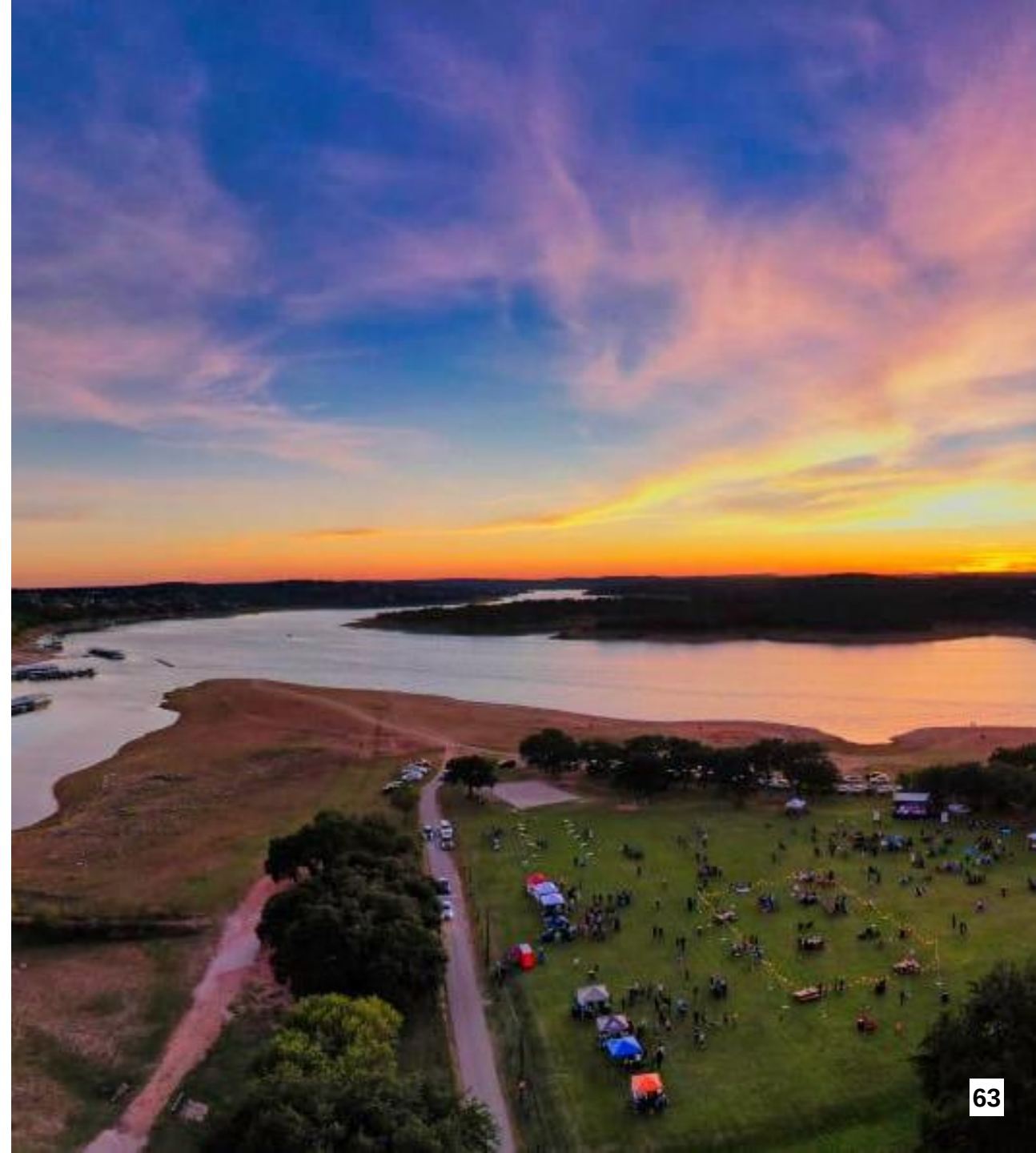
This structure creates challenges for staff, developers, and residents, including inconsistency, uncertainty, and increased review complexity.

A Unified Development Code (UDC) is an organizational framework that aligns related development regulations into one coordinated structure; it does not establish policy or change development entitlements.

Incremental, chapter-by-chapter amendments address individual issues but do not resolve underlying structural conflicts.

Today's discussion is informational and intended to support a shared understanding before any decisions are considered.

Any future direction, scope, or action remains solely at the discretion of City Council.





 **Jordan Strohmeyer**
Director of Development Services



THANK YOU

City of Lago Vista Development Code Diagnostic

February 5, 2026

City of Lago Vista



Project Manager
Evan Olszewski, AICP



Senior Advisor
Chance Sparks, FAICP, CNU-A, ENV SP

Led from our San Marcos Office



Project Planner
Lora Socarras



Project Engineers
George Fowler, PE
Michael Lafferty, PE



CODE DIAGNOSTIC PROCESS & GOALS



CODE DIAGNOSTIC



Table of Contents

Key Issues	1
Introduction	1
Demographics, Trends and Physical Characteristics.....	1
Stakeholder Engagement.....	2
Existing Plan Related Direction.....	3
Overview of Current Codes	4
Key Issues	8
Strategies and Recommendations.....	12
Strategies and Options for Consideration.....	12
Detailed Recommendations by Section.....	18

- **Connects** the City of Lago Vista 2030 Comprehensive Plan and other plan documents to the Code of Ordinances
- Identifies **key issues** by chapter and outlines strategies to better achieve the City's goals
- Informed by City staff and officials, internal and external code users, and professional observations
- **Facilitates consensus-building for future updates**



BACKGROUND- ENGAGEMENT

Existing Plan Related Direction

- City of Lago Vista 2030 Comprehensive Plan
- 2025 Lago Vista Comprehensive Plan and Parks Master Plan (Draft)
- Ordinance 24-2066 Amended Interim Growth Management Policy
- City of Lago Vista Drafting Standards

Overview of Current Codes

- Chapter 3 – Building Regulations
- Chapter 3.5 – Site Development
- Chapter 5 – Signs
- Chapter 10 – Subdivisions
- Chapter 13 – Utilities
- Chapter 14 – Zoning

Demographics, Trends and Physical Characteristics

- Distinct Hill Country landscape and topography, lakeside character
- Close proximity to Balcones Canyonlands Preserve
- Thoughtful, balanced growth while preserving natural beauty and character

Stakeholder Engagement

- City Staff code workshop
- Interviews with local stakeholders
- Planning and Zoning Commission Discussion



KEY ISSUES

Code Structure and Organization

Clarity and Usability

Zoning Standards

Strategic Calibration of Development Standards



CODE STRUCTURE AND ORGANIZATION

What We Heard & Observed

- Development regulations are spread across multiple chapters, making the Code difficult to navigate for residents, applicants, and staff.
- Processes, technical standards, and design requirements are intermingled rather than clearly separated by purpose.
- Application requirements and engineering standards are embedded in the Code, requiring formal amendments for routine updates.

Why It Matters

- Fragmentation increases review time, inconsistency, and uncertainty for development projects.
- Staff efficiency is reduced, and applicants lack clear expectations upfront.
- The current structure limits flexibility as development practices and regulations evolve.



CLARITY AND USABILITY

What We Heard & Observed

- The Code does not consistently follow a logical development process sequence.
- Non-regulatory and advisory language (“recommended,” “in general”) creates confusion about enforceability.
- Regional regulations (e.g., watershed and floodplain standards) are not clearly integrated or cross-referenced.
- Approval authorities and procedures are difficult to quickly identify.

Why It Matters

- Lack of clarity leads to inconsistent interpretation and enforcement.
- Applicants face uncertainty, increasing the possibility for delays and redesign.
- Clear, user-friendly codes improve transparency and public trust in the development process.



ZONING STANDARDS

What We Heard & Observed

- The City has a large number of zoning districts, some of which overlap or are inconsistently defined.
- Zoning standards are dispersed across multiple chapters, reducing predictability.
- Heavy reliance on Planned Development Districts (PDDs) suggests limited flexibility in base zoning.
- Traditional use-based zoning does not always respond well to topography, mixed-use goals, or corridor development.

Why It Matters

- Complexity makes it harder to guide development toward the City's long-term vision.
- Overuse of PDDs increases negotiation and reduces predictability for residents and developers.
- Clear, coordinated zoning standards help align development outcomes with community expectations.



STRATEGIC CALIBRATION OF DEVELOPMENT STANDARDS

What We Heard & Observed

- Development standards can unintentionally enable projects that are not economically or procedurally feasible.
- Lago Vista's steep topography and natural features add real cost and complexity to development.
- Zoning, subdivision, and infrastructure standards must work together to avoid conflicting outcomes.
- Over-flexibility can weaken predictability, while overly rigid standards can discourage desired development.

Why It Matters

- Calibration ensures development standards reflect infrastructure capacity and environmental constraints.
- Clear non-negotiable standards reduce uncertainty and reliance on Planned Developments.
- Strategic flexibility allows design creativity while still advancing the City's vision.
- Well-calibrated standards help guide growth to appropriate locations and forms.

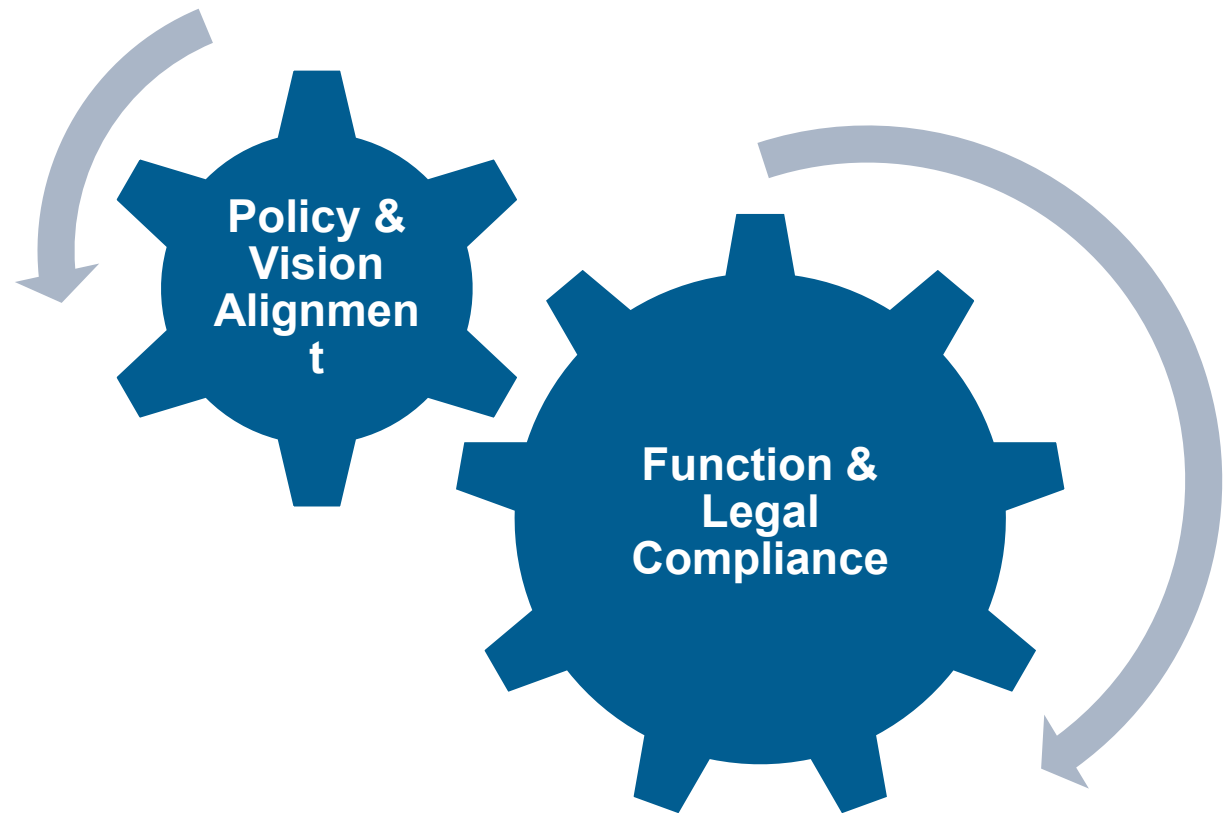
STRATEGIES AND RECOMMENDATIONS

Function & Legal Compliance

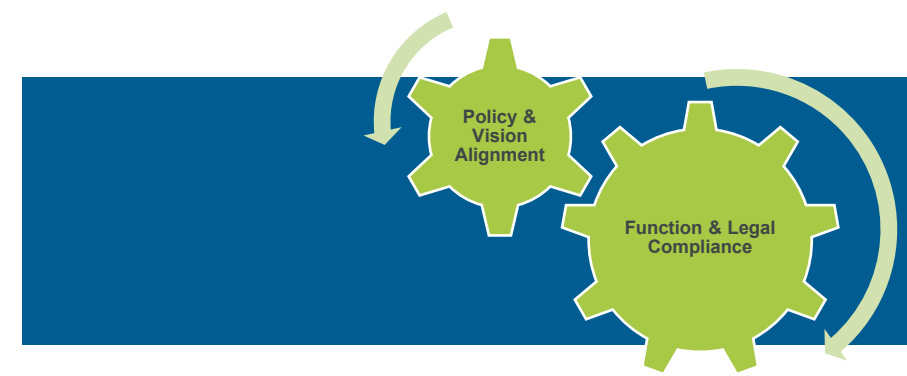
- Start with the foundations
- Make the existing code clear and easy to understand
- Focus on legal compliance and usability

Policy and Vision Alignment

- Decide direction for any updates
- Calibrate standards based on policy goals
- Ensure changes are consistent throughout the code



FUNCTION AND LEGAL REQUIREMENTS



Ensure the Code is usable, enforceable, and legally defensible before making policy changes.

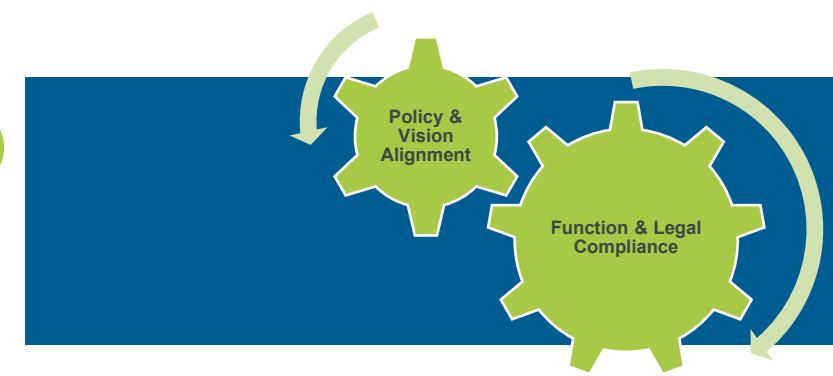
Recommendations

- Reorganize development regulations to follow a typical development review process
- Improve clarity, consistency, and cross-referencing across the code
- Address state and federal legal compliance, including:
 - Content-neutral sign regulations
 - Plat types and approval timelines
 - Notice, protest, and approval authorities
 - Building material and dwelling standards affected by state law
- Separate technical standards and specifications from the Code to allow administrative updates.
- Consolidate enforcement, definitions, and nonconforming provisions into clear, centralized sections.
- Add graphics, tables, and flowcharts to clearly show processes, applicability, and approval authority.

Why this comes first

- These changes reduce risk, confusion, and delays.
- They improve predictability without changing the City's policy direction.
- They create a stable foundation for future policy decisions.

POLICY DIRECTION AND VISION ALIGNMENT



Align development regulations with the City's long-term vision, character, and growth goals.

General Recommendations

- Simplify and calibrate zoning districts to:
 - Reduce redundancy
 - Improve predictability
- Consider alternative zoning approaches to:
 - Support desired development types
 - Reduce reliance on Planned Development Districts
- Incentivize quality design, pedestrian orientation, and site sensitivity
- Coordinate zoning, subdivision, and infrastructure standards to:
 - Reflect topography and environmental constraints
 - Align with utility capacity and growth management goals
- Strategically calibrate flexibility:
 - Clearly define non-negotiable standards
 - Allow limited, intentional administrative adjustments where appropriate.

Why policy comes after

- Policy choices are most effective once the Code functions clearly and consistently.
- A strong framework ensures policy decisions translate cleanly into implementation.



WHAT COMES NEXT

Next steps may include (but are not limited to):

- **Functional and Legal Updates**
 - Clarity, Usability, and Legal Compliance
- **Building Consensus**
 - Policy Discussions and Stakeholder Engagement
- **Unified Development Code (UDC)**
- **Engineering Criteria Manual (ECM)**
- **Development Manuals and Process Documents**



Thank you!



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion on An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 9, Article 9.8, Section 9.805 Of The Code Of Ordinances Also Known As "Duties And Powers"; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause.

ATTACHMENTS:

[BSC Sec 9.805 OLD-NEW.docx](#)

[BSC__Unsafe_Track_change_10Feb25.pdf](#)

[Ord. No. 26--AMENDING CHAPTER 9, ARTICLE 9.8, SECTION 9.805.docx](#)

OLD

Sec 9.805 Duties And Powers

The building commission will have overall authority and responsibility to monitor, review and make recommendations to the city council concerning building, flood damage prevention, unsafe building, and sign construction standards, processes, and ordinances. The building commission may also make recommendations to the city council concerning aesthetic guidelines or standards.

NEW

Sec 9.805 Duties And Powers

- (a) The building commission will have overall authority and responsibility to monitor, review and make recommendations to the city council concerning building, flood damage prevention, unsafe building, and sign construction standards, processes, and ordinances. The building commission may also make recommendations to the city council concerning aesthetic guidelines or standards.
- (b) All proposed amendments to ordinances that fall within the purview of the Building and Standards Commission shall first be referred to the Building and Standards Commission for recommendation prior to City Council consideration. This includes, but not limited to, amendments to Chapters 3 (Building Regulations), 3.5 (Site Development), 5 (Signs), 6 (Property Maintenance and Nuisances), and 11 (Right-of-Way Access and Management), and any other provisions relating to building safety, code enforcement, or property maintenance subject to the Commission's jurisdiction.

EXHIBIT “A”

CHAPTER 3

BUILDING REGULATIONS

**ARTICLE 3.1200 PROPERTY MAINTENANCE, SUBSTANDARD AND DANGEROUS
BUILDINGS AND STRUCTURES**

Sec 3.1201 Adoption Of International Property Maintenance Code And Amendments

- (a) A certain document, one copy of which is on file in the Development Services Department, , the “International Property Maintenance Code,” 2021 edition, including all appendices , published by the International Code Council, Inc., is adopted as the property maintenance code, except as amended by the following.
- (b) The 2021 International Property Maintenance Code is amended as follows:
- (1) Each reference to “board of adjustments and appeals” is hereby amended to mean and refer to the building and standards commission for the city and the membership of the building and standards commission as appointed by the city council.
 - (2) Each reference to the qualification requirements for members of the “board of adjustments and appeals” is hereby repealed.
 - (3) The following numbered section is deleted and replaced in full with as follows::

Section 109.4 Violation penalties. Any person who violates a provision of this code, or fails to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor, and subject to a fine of between \$1.00 and \$2,000.00. Each day a violation occurs constitutes a separate offense.

(4) Section 302.4. Weeds is deleted.

(5) Section 602.3. Heat supply. The words “the period from (DATE) to (DATE)” is deleted and replaced with “the winter outdoor design temperature for Lago Vista as indicated in Appendix D of the International Plumbing Code”.

(6) Section 602.4. Occupiable work spaces. The words “during the period from (DATE) to (DATE) are deleted.

Sec 3.1203 Chapter 214 Adopted

Subchapter A, Chapter 214, Texas Local Government Code (TLGC) is hereby adopted by the city and made a part of this article. In the event of any conflict or inconsistency between the terms and provisions of this article and Chapter 214, TLGC, the terms and provisions of Chapter 214, TLGC, shall govern and control.

Sec 3.1204 Definitions

As used in this article the following terms shall have the meanings given below:

Building. Any building or structure built for the support, shelter, use or enclosure of persons, animals, chattels or property of any kind.

Code Enforcement Authority. The person designated by the city manager for purposes of making inspections, sending notices, and otherwise enforcing the provisions of this article.

County. The County of Travis, Texas.

Dangerous Building, Unsafe Building, and Substandard Building. Any building located within the incorporated limits of the city that is:

(a) In such a state or condition of repair or disrepair that all or any of the following conditions exist:

- (1) Walls or other vertical structural members list, lean, or buckle;
- (2) Damage or deterioration exists to the extent the building cannot be used or occupied without risk of injury, or to the extent the building poses a danger to persons on the property or adjacent property;
- (3) Loads on floors or roofs are improperly distributed or the floors or roofs are of insufficient strength to be reasonably safe for the purposes used;
- (4) Damage by fire, wind, or other cause has rendered the building or structure dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city;
- (5) The building or structure is so dilapidated, substandard, decayed, unsafe, unsanitary or otherwise lacking in the amenities essential to decent living or use that the same is unfit for human habitation or occupancy, or is likely to cause sickness, disease or injury or otherwise to constitute a detriment to the health, , safety or general welfare of those persons assembled, working, or living therein or is a hazard to the public health, safety and welfare;
- (6) Light, air, and sanitation facilities are inadequate to protect the health, , safety, or general welfare of persons who assemble, work, or live therein;
- (7) Stairways, fire escapes, and other facilities of egress in case of fire or panic are inadequate;
- (8) Parts or appendages of the building or structure are so attached that they are likely to fall and injure persons or property;
- (9) The floors, exterior walls, or roof fail to protect occupants of the building or structure from weather, injury, and the danger of collapse due to the presence of holes, cracks, and loose, rotten, warped, or protruding boards or other similar damage in floors, exterior walls or the roof;
- (10) Conditions of the structure or building constitute a material violation of provisions of the city's building codes, plumbing code, fire prevention code, or electrical code (the "codes"). For the purposes of this section, a "material" violation is a violation of any provision or provision of the codes that creates a significant risk of personal injury, death, or property damage;



- (b) Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare of the city's residents;
- (c) Regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- (d) Boarded up, fenced or otherwise secured in any manner if:
 - (1) The building constitutes a danger to the public even though secured from entry;
 - (2) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building to the extent it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
 - (3) Defined as a dangerous or unsafe building by the 2021 International Property Maintenance Code, published by the International Code Council, Inc.

Responsible Parties. The owner, and any mortgagee or lienholder identified by the owner or by search of the public tax records and real property records of the county, and any occupant or person residing within, or in custody of, the building or structure.

Structure. That which is constructed.

Sec 3.1205 Dangerous Buildings Declared A Nuisance

- (a) It shall be unlawful for any person to maintain or permit the existence of any dangerous building in the city; and it shall be unlawful for any person to permit same to remain in such condition.
- (b) All dangerous buildings, unsafe buildings, and substandard buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures provided in this article.
- (c) The code enforcement authority shall enforce the provisions of this article.

Sec 3.1206 Inspections And Duties Of The Code Enforcement Authority

The code enforcement authority shall inspect, or cause to be inspected, every building, or portion thereof, reported or found to be dangerous. If such building, or any portion thereof, is determined to be dangerous, the code enforcement authority shall give the responsible parties notice in accordance with the requirements set forth in section 3.1207 of this article. The code enforcement authority shall also:

- (a) Inspect or cause to be inspected, when necessary, any building or structure within the incorporated limits of the city, including public buildings, schools, halls, churches, theaters, hotels, tenements, or apartments, multifamily residences, single-family residences, garages, warehouses, and other commercial and industrial structures of any nature whatsoever for the purpose of determining whether any conditions exist which render such places a "dangerous building" as defined herein.
- (b) Inspect or cause to be inspected any building, wall or structure about which complaints have been filed by any person to the effect that a building, wall or structure is or may be existing in violation of this article.

- (c) Report to the building and standards commission any noncompliance with the minimum standards set forth in this article. The city code enforcement authority shall obtain from the chairman of the building and standards commission a hearing date for a public hearing by the building and standards commission on any building believed to be a dangerous building and shall provide the chairman of the building and standards commission with copies of the written notice to persons with interests in the property as required under this article.
- (d)  Appear at all hearings conducted by the building and standards commission and testify as to the conditions of dangerous buildings within the city.
- (e) Place a notice on all dangerous buildings reading as follows: “This building has been found to be a dangerous building by the City of Lago Vista code enforcement authority. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner(s), occupant(s) and person(s) with interests in the property and the tax appraisal district. It is unlawful to remove this notice until such notice is complied with.”
- (f) The code enforcement authority or city manager, as applicable, may acquire appropriate engineer(s) or building inspector(s) to provide additional inspections, reports and act as an expert witness at hearings.
- (g) Make a diligent effort to determine the identity and address of each owner, lienholder, or mortgagee. The code enforcement authority satisfies the requirements of this subsection to make a diligent effort, to use best efforts, or to make a reasonable effort to determine the identity and address of an owner, a lienholder, or a mortgagee if the code enforcement authority searches the following records:
 - (1) County real property records of the county in which the building is located; 
 - (2) Appraisal district records of the appraisal district in which the building is located;
 - (3) Records of the secretary of state;
 - (4) Assumed name records of the county in which the building is located;
 - (5) Tax records of the city; and
 - (6) Utility records of the city.
- (h)  Perform the other requirements with respect to notification of public hearings as are set forth more specifically in this article.

Sec 3.1207 Notice Of Dangerous Building Or Dangerous Condition Of Property

- (a) Should the code enforcement authority determine that a building within the city is a dangerous building, he/she shall, in the manner provided for in this section and the Property Maintenance Code, attempt to identify all the responsible parties that have an interest in the building, and give written notification of the dangerous building or condition by certified mail return receipt requested and regular U.S. mail to each of the identified responsible parties that are identified by the search made pursuant to subsection (a)(4) below. Such notice shall include:
 - (1) The address or legal description of the property where the building or structure deemed unsafe is located;

- (2) A statement of the specific conditions, violations, or defects which make the building or structure a dangerous building;
 - (3) Notice of the date and time of a public hearing before the building commission to determine whether the building complies with the standards set out in this article; and
 - (4) A statement that the owner, lienholder, mortgagee, or persons with a legal interest in the building will be required to submit at the hearing proof of the scope of any work that may be required to comply with the article and the amount of time it will take to reasonably perform the work.
- (b) The notice required under this section must be either personally delivered or mailed on or before the 10th day before the date of the hearing unless the code enforcement authority determines that the property, building, or structure is in immediate need to be secured, repaired, or abated and the property, building, or structure presents an immediate threat to the health, safety, and welfare of the public. For purposes of providing the minimum notice under this subsection, the notice of dangerous building or dangerous condition of property shall be deemed served upon the responsible parties on the date the notice is deposited with the U.S. Postal Service.
 - (c) Such notice shall be served upon the responsible parties both by certified mail and regular U.S. mail as required in this section.

Sec 3.1208 Sufficiency Of Notice

- (a) A notice of dangerous building or dangerous condition of property as required under this article shall include notice of the date and time of a public hearing and shall be deemed properly served upon the responsible parties if a copy thereof is:
 - (1) Served upon him/her personally;
 - (2) Sent by registered or certified mail, return receipt requested, and regular U.S. mail to the last known address of such person as shown on the records of the city; or
 - (3) Posted in a conspicuous place in or about the building affected by the notice.
- (b) When the city mails a notice in accordance with this section to a property owner, lienholder, or mortgagee, and the United States Postal Service returns the notice “refused” or “unclaimed,” the validity of the notice is not affected, and the notice is considered delivered.
- (c) The city shall file notice of the hearing in the public records of real property of the county.

Sec 3.1209 Securing Dangerous Building

- (a) Should the code enforcement authority determine that any building or structure within the incorporated limits of the city is a dangerous building, or is unoccupied and unsecured, or is occupied only by persons who do not have a right of possession of the building, he/she shall cause the building to be secured.
- (b) Before the 11th day after the date the building is secured, the city shall give notice to the owner by:
 - (1) Personally serving the owner with written notice;

- (2) Depositing the notice in the United States mail addressed to the owner at the owner's post office address;
 - (3) Publishing the notice at least twice within a 10-day period in a newspaper of general circulation in the county in which the building is located if personal service cannot be obtained and the owner's post office address is unknown; or
 - (4) Posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.
- (c) The notice must contain:
- (1) Identification, which is not required to be a legal description, of the building and the property on which it is located;
 - (2) A description of the violation of the city standards that is present at the building;
 - (3) A statement that the city will secure or has secured, as the case may be, the building; and
 - (4) An explanation of the owner's entitlement to request a hearing about any matter relating to the municipality's securing of the building.
- (d) The building and standards commission shall conduct a hearing at which any of the responsible parties may testify and present witnesses and written information about any matter relating to the city's securing of the building, if, within 30 days after the date the code enforcement authority secures or causes to be secured the building, a responsible party files a written request for the hearing. The building and standards commission shall conduct the hearing within 20 days after the date the request is filed with the city.
- (e) The city may impose a lien against the land on which the building stands, unless it is a homestead, to secure the payment of the cost of securing the building. Promptly after the imposition of the lien, the city shall file for record, in recordable form in the official public records of the county, a written notice of the imposition of the lien. The notice shall contain a legal description of the land.

Sec 3.1210 Duties Of The Building And Standards Commission

The building and standards commission shall:

- (a) Schedule and conduct a hearing and hear testimony from the code enforcement authority, any expert witnesses acquired by the city, the owner and other persons having an interest in the dangerous building, and any person desiring to present factual evidence relevant to the dangerous building. Such testimony shall relate to the determination of the question of whether the building or structure in question is a dangerous building and the scope of any work that may be required to comply with this article and the amount of time it will take to reasonably perform the work. The owner or a person having an interest in the dangerous building shall have the burden of proof to demonstrate the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work.
- (b) Upon conclusion of the hearing, the building and standards commission shall determine by majority vote whether the building or structure in question is a dangerous building. Upon a determination that the building or structure in question constitutes a dangerous building, the building and standards commission shall issue a written order:

- (1) Containing an identification of the building and the property on which it is located;
 - (2) Making written findings of the minimum standards violations that are present at the building;
 - (3) Requiring the owner and persons having an interest in the building to secure, repair, vacate, and/or demolish the building within 30 days from the issuance of such order, unless the owner or a person with an interest in the building establishes at the hearing that the work cannot reasonably be performed within 30 days, in which instance the building and standards commission shall specify a reasonable time for the completion of the work; and further provided that the building and standards commission may require the owner and occupants to vacate the building within a shorter period of time if the building has fallen, is at risk of immediate collapse, or is in such a condition that life is endangered by further occupation of the building; and
 - (4) Containing a statement that the city will vacate, secure, remove or demolish the dangerous building and relocate the occupants of the building if the ordered action is not taken within the time specified by the building and standards commission and it is found and determined by the building and standards commission in its order that there is an immediate clear and present danger to other property or the public.
- (c) If repair or demolition is ordered, the building and standards commission shall send a copy of the order by certified mail to the owner and all persons having an interest in the property, including all identifiable mortgagees and lienholders within a reasonable period of time after the hearing. Within 10 days after the date that the order is issued, the city shall:
- (1) File a copy of the order in the office of the city secretary; and
 - (2) Publish in a newspaper of general circulation in the municipality in which the building is located a notice containing:
 - (A) The street address or legal description of the property;
 - (B) The date of the hearing;
 - (C) A brief statement indicating the results of the order (may be a copy of the order); and
 - (D) If not provided in the notice, instructions stating where a complete copy of the order may be obtained.
- (d) If repair or demolition is ordered and notice of public hearing was not filed in the official public records of real property of the county, the city may file and record a copy of the order in such records of the county.
- (e) If the building and standards commission allows the owner or a person with an interest in the dangerous building more than the 30 days to repair, remove, or demolish the building, the building and standards commission in its written order shall establish specific time schedules for the commencement and performance of the work and shall require the owner or person to secure the property in a reasonable manner from unauthorized entry while the work is being performed. The securing of the property shall be in a manner found to be acceptable by the city code enforcement authority. Any required permits or approvals shall be obtained prior to commencing the repair, removal, or demolition of the building.

- (f) The building and standards commission may not allow the owner or person with an interest in the dangerous building more than 90 days to repair, remove, or demolish the building or fully perform all work required to comply with the written order unless the owner or person:
 - (1) Submits a detailed plan and time schedule for the work at the hearing; and
 - (2) Establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.
- (g) If the building and standards commission allows the owner or person with an interest in the dangerous building more than 90 days to complete any part of the work required to repair, remove, or demolish the building, the building and standards commission shall require the owner or person to regularly submit progress reports to the building and standards commission to demonstrate that the owner or person has complied with the time schedules established for commencement and performance of the work. The written order may require that the owner or person with an interest in the building appear before the city code enforcement authority to demonstrate compliance with the time schedules.
- (h) In the event the owner or a person with an interest in a dangerous building fails to comply with the order within the time specified therein, the city may cause any occupants of the dangerous building to be relocated, and may cause the dangerous building to be secured, removed, or demolished at the city's expense. The city may assess the expenses on, and the city may file a lien against, unless it is a homestead as protected by the state constitution, the property on which the dangerous building was located. The lien is extinguished if the property owner or a person having an interest in the building reimburses the city for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed in the office of the county clerk in the county in which the property is located. The notice of lien must contain:
 - (1) The name and address of the owner of the dangerous building if that information can be determined by a diligent effort;
 - (2) A legal description of the real property on which the building was located;
 - (3) The amount of expenses incurred by the city; and
 - (4) The balance due.
- (i) Such lien is a privileged lien subordinate only to tax liens and all previously recorded bona fide mortgage liens attached to the real property.
- (j) In addition to the authority set forth in subsection (h) above, after the expiration of the time allotted in the order for the repair, removal, or demolition of a dangerous building or structure, the city may repair the building or structure and its premises at its expense and assess the expenses on the land on which the building, structure, and premises stands or to which it is attached. The repairs contemplated by this section may only be accomplished to the extent necessary to bring the building, structure and premises into compliance with the minimum standards established by city ordinance, and to the extent such repairs do not exceed minimum city code of ordinance standards. . The city shall follow the procedures set forth in subsection (h) above for filing a lien on the property on which the building, structure or premises is located.

Sec 3.1211 Appeal Of The Building And Standards Commission Order

- (a) Any responsible party affected by a building and standards commission order who desires to appeal the decision of the building and standards commission or the findings set forth in the building and standards commission order, must appeal the order of the building and standards commission to the city council in accordance with the following procedures:
- (1) The responsible party shall file a written notice of appeal with the building and standards commission and the code enforcement authority within 30 calendar days of receiving the building and standards commission order.
 - (2) The notice of appeal must set forth and describe the factual and legal grounds why the building and standards commission decision is in error, wrong, or incorrect.
 - (3) The responsible party must request a public hearing before the city council.
 - (4) The responsible party has the burden of proof of demonstrating at a public hearing before the city council that the building and standards commission order is in error, wrong, or incorrect.
 - (5) The city council shall only consider evidence that was available to the building and standards commission at the time of the hearing before the building and standards commission.
 - (6) The building and standards commission order shall be deemed final and not subject to further appeal if a responsible party fails to timely submit an appeal in accordance with this section.
-  (b) In conducting its review of a building and standards commission order, the city council shall by ordinance either affirm the order or modify or reverse the order.
- (c) If the city council affirms the building and standards commission order, the findings and decision set forth in the building and standards commission order shall be deemed final and the city council's ordinance shall include the following:
- (1) Findings of fact as to the specific conditions which make the building or structure a dangerous building;
 - (2) If city council orders the demolition of the dangerous building, the ordinance ordering the demolition of the dangerous building must include:
 - (A) A finding that there is an immediate clear and present danger to other property or the public; and
 - (B) The ordinance must specify that the demolition of the dangerous building cannot occur earlier than 35 calendar days from the date of the city council's order affirming the building and standards commission.
- (d) If the city council reverses the building and standards commission order, the city council shall set forth in factual findings in the ordinance the grounds and reasons for the reversal.
- (e) The building and standards commission order shall be deemed final:
- (1) In the absence of a timely filed appeal in accordance with the appeal procedures established in this section; or
 - (2) Due to a failure of an appealing party to comply with the appeal procedures set forth in this section.

Sec 3.1212 City Council Action

If the responsible parties that have an interest in a building or structure that is ordered to be repaired, rehabilitated, demolished, or removed, fail to timely comply with such order, the city council may:

- (a) Authorize the code enforcement authority to obtain the repair and/or securing of the building or structure, and to file a lien against such property for the cost and expense of such work;
- (b) By ordinance, assess a civil penalty of up to \$1,000.00 per day against the owners and persons having an interest in the property; and
- (c) Authorize and take such other action as contemplated by this article, or chapter 214, TLGC, as is necessary or advisable in the judgment of the city council to protect the public health, safety or welfare.

Sec 3.1213 Judicial Review

- (a) Any owner, lienholder, or mortgagee of record of property jointly or severally aggrieved by an order of the city council issued under this article and section 214.001 of the Texas Local Government Code may file in district court a verified petition setting forth that the decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be filed by an owner, lienholder, or mortgagee within 30 calendar days after the respective dates a copy of the final decision of the municipality is personally delivered to them, mailed to them by first class mail with certified return receipt requested, or delivered to them by the United States Postal Service using signature confirmation service, or such decision shall become final as to each of them upon the expiration of each such 30 calendar day period.
- (b) On the filing of the petition, the court may issue a writ of certiorari directed to the municipality to review the order of the municipality and shall prescribe in the writ the time within which a return on the writ must be made, which must be longer than 10 days, and served on the relator or the relator's attorney.
- (c) The city may not be required to return the original papers acted on by it, but it is sufficient for the municipality to return certified or sworn copies of the papers or of parts of the papers as may be called for by the writ.
- (d) The return must concisely set forth other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.
- (e) The issuance of the writ does not stay proceedings on the decision appealed from.
- (f) Appeal in the district court shall be limited to a hearing under the substantial evidence rule. The court may reverse or affirm, in whole or in part, or may modify the decision brought up for review.
- (g) Costs may not be allowed against the city.
- (h) If the decision of the municipality is affirmed or not substantially reversed but only modified, the district court shall allow to the city all attorney's fees and other costs and expenses incurred by it and shall enter a judgment for those items, which may be entered against the property owners, lienholders, or mortgagees as well as all persons subject to the proceedings before the city.

Sec 3.1214 Assessment Of Expenses And Penalties

- (a) If the time allotted for the repair, removal or demolition of a building under this article has expired, then the city council may, in addition to the authority granted under chapter 214, TLGC, and the foregoing sections of this article:
 - (1) Order the repair of the building at the city's expense and assess the expenses on the land on which the building stands or to which it is attached;
 - (2) Assess a civil penalty of up to \$1,000.00 per day against the responsible party for failure to repair, remove, or demolish the building; or
 - (3) Authorize the city code enforcement authority to invite at least two or more building contractors to make estimates pertaining to the needed repair, removal or demolition of a building. The code enforcement authority shall cause to be made an assessment of expenses, and may also recommend civil penalties, based on such estimates. The code enforcement authority shall endeavor to minimize the expenses of any building repairs, removal or demolitions order pursuant to this article.
- (b) The city may impose a lien against the land on which the building stands or stood, unless it is a homestead as protected by the state constitution, to secure the payment of the repair, removal, or demolition expenses or the civil penalty. Promptly after the imposition of the lien, the city shall file for record, in recordable form in the office of the county clerk, a written notice of the imposition of the lien. The notice shall contain a legal description of the land.
- (c) The city's lien to secure the payment of a civil penalty or the costs of repairs, removal, or demolition is inferior to any previously recorded bona fide mortgage lien attached to the real property to which the city's lien attaches if the mortgage lien was filed for record in the office of the county clerk before the date the civil penalty is assessed or the repair, removal, or demolition is begun by the city. The city's lien is superior to all other previously recorded judgment liens.
- (d) Any civil penalty or other assessment imposed under this section accrues interest at the rate of 10 percent a year from the date of the assessment until paid in full. The city may further file with the district clerk a copy of an ordinance assessing a civil penalty pursuant to this article.
- (e) In any judicial proceeding regarding enforcement of the city's rights under this section, the prevailing party is entitled to recover reasonable attorney's fees as otherwise provided by statute.
- (f) A lien acquired under this section by the city for repair expenses may not be foreclosed if the property on which the repairs were made is occupied as a residential homestead by a person 65 years of age or older.

Sec 3.1215 Violations

- (a) The owner of any building, structure or premises who shall fail to comply with any notice or order to repair, secure, vacate or demolish said building or structure, such notice or order given by the authority of the building and standards commission, or the city council, shall be guilty of a misdemeanor.
- (b) An occupant or lessee in possession of any dangerous or unsafe building, structure, or premises who fails to comply with any notice or order to vacate such building and fails to repair such building in accordance with an order given by the building and standards commission or the city council shall be guilty of a misdemeanor.

- (c) Any person removing the notice of a secured building as provided for in this article, shall be guilty of a misdemeanor.

Sec 3.1216 Penalty

Any person who shall violate any of the provisions of this article, or shall fail to comply therewith, or with any of the requirements thereof, within the city limits shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of two thousand dollars (\$2,000.00). Each day the violation exists shall constitute a separate offense. Such penalty shall be in addition to all the other remedies provided herein. To the extent of any conflict between this section and a penalty provision in the codes adopted herein, such penalty provision shall be amended and this section shall control.

Sec 3.1217 Enforcement Of Regulations

- (a) No building permit, certificate of occupancy, plumbing permit, electrical permit, or utility tap shall be issued by the city for or with respect to any lot, tract or parcel of land within the city limits, after the effective date of this article, except in compliance with all then applicable requirements of this article and the above codes.
- (b) Whenever any building work is being done contrary to the provisions of this article, another controlling ordinance or statute governing the building, the building official or code enforcement officer designated by the city manager may order the work stopped by notice verbally or in writing served on any persons engaged in the doing or causing such work to be done and the city shall post a stop-work order on the property adjacent to the posted building permit, and any such persons shall forthwith stop such work until authorized by the building official or code enforcement officer to proceed with the work. If no permit has been issued, all work shall stop until a permit has been properly issued and all errors corrected to the satisfaction of the building official or code enforcement officer. The building official or code enforcement officer may also issue a work correction order, which shall be served upon any persons who are working on a certain aspect of the construction project. The work on other aspects of the construction not in violation of the city's ordinances may proceed, but work shall cease as to that aspect in violation of the city's ordinances.
- (c) This article and any code or provision adopted by this article may be further enforced by injunction and other judicial proceedings, either at law or in equity; and, in lieu of or in addition to any other authorized enforcement or action taken, any person who violates any term or provision of this article, with respect to any land, building or development within the city, by fine and penalties as provided herein.

Sec 3.1218 Amendment Of Ordinances

All other ordinances, or parts thereof, regulating the abatement of dangerous structures, that are in conflict herewith are amended to the extent of such conflict only. In the event of a conflict or inconsistency between this article and any other code or ordinance of the city, the terms and provisions of this article shall govern.

ORDINANCE NO. 26-xxxx

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING CHAPTER 9, ARTICLE 9.8, SECTION 9.805 OF THE CODE OF ORDINANCES ALSO KNOWN AS “DUTIES AND POWERS”; PROVIDING FOR A FINDING OF FACT CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A PROJECTS IN TRANSITION CLAUSE; PROVIDING FOR A CODIFICATION AND PUBLICATION CLAUSE AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Building and Standards Commission has been asked by the City Council to review and make recommendations about possible amendments to Chapters 3, 3.5, 5, 6 and 11, Code of Ordinances, as a matter of practice;

Whereas, the Building and Standards Commission has initiated amendments to Chapters 3, 3.5, 5, 6, and 11, Code of Ordinances;

Whereas, at the January 7th 2026 meeting of the Building and Standards Commission, the following modifications for Chapter 3, Article 3.1, Section 3.110 of the Code of Ordinances also know as “Permits and Approvals” was unanimously recommended;

Whereas, the City Council finds that the aforementioned practice should be codified;

Whereas, the Building and Standards Commission has unanimously recommended the following amendment;

Whereas, the City Council finds that first referring possible ordinance amendments within the Building and Standards Commission authority for review and recommendation by the Building and Standards Commission to the City Council will enhance procedural consistency across policy recommending commissions, ensure technical review and subject-matter input before City Council action, and strengthen transparency and accountability in legislative changes related to building safety, street access management, aesthetics, flood damage prevention, sign regulation, and enforcement; and

Whereas, the City Council finds that the following will improve the health, safety, and general welfare of current and future citizens of Lago Vista.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF

THE CITY OF LAGO VISTA, TEXAS, THAT:

Section 1. Amendment. The City Council of Lago Vista does hereby amend Chapter 9, Article 9.8, Section 9.805 of Code of Ordinances also known as “Duties and Powers” as follows:

Sec 9.805 Duties And Powers

- (a) The building commission will have overall authority and responsibility to monitor, review and make recommendations to the city council concerning building, flood damage prevention, unsafe building, and sign construction standards, processes, and ordinances. The building commission may also make recommendations to the city council concerning aesthetic guidelines or standards.
- (b) All proposed amendments to ordinances that fall within the purview of the Building and Standards Commission shall first be referred to the Building and Standards Commission for recommendation prior to City Council consideration. This includes, but not limited to, amendments to Chapters 3 (Building Regulations), 3.5 (Site Development), 5 (Signs), 6 (Property Maintenance and Nuisances), and 11 (Right-of-Way Access and Management), and any other provisions relating to building safety, code enforcement, or property maintenance subject to the Commission's jurisdiction.

Section 2. Finding of Fact. All the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

Section 3. Severability. If any section, subsection, article, paragraph, sentence, clause, or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 4. Repealing. All ordinances and parts thereof in conflict herewith expressly repealed insofar as they conflict herewith. are hereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 5. Projects in Transition. Projects in transition shall be reviewed and regulated in accordance with the Code in effect at the time a complete application

was filed.

Section 6. Codification and Publication. The City Secretary is hereby directed to record, codify, and publish the attached amendments to the City's Code of Ordinances as authorized by Section 52.013 of the Texas Local Government Code.

Section 7. Open Meetings Clause. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on the ____ day of February 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion on An Ordinance Of The City Of Lago Vista, Texas, Amending Chapter 3, Article 3.1, Section 3.110 Of The Code Of Ordinances Also Known As "Permits And Approvals"; Providing For A Finding Of Fact Clause; Providing For Severability; Providing For A Repealer; Providing An Effective Date; Providing For A Projects In Transition Clause; Providing For A Codification And Publication Clause And Providing An Open Meetings Clause

ATTACHMENTS:

[BSC_Sec_3.110_Permits_and_Approvals_REDLINE.pdf](#)

[BSC_Section_3.110_Subcomm \(1\).pdf](#)

[Ord._No. 26--Ch3BSC.pdf](#)

Sec 3.110 Permits And Approvals

Permits shall only be obtained under the following rules and regulations.

(a) Work Requiring Approval and/or Permit.

- (1) It is unlawful for any person or entity to erect, construct, enlarge, alter, perform repairs, move, improve, remove, convert, demolish any building, structure, or manufactured home, or to install plumbing, electrical, mechanical, or irrigation systems governed by the aforementioned codes or state statutes, without first obtaining a city permit. An owner may make minor improvements and repairs on any structure without a permit provided such improvements and repairs are not regulated by this section or other ordinances and/or building codes. An owner planning such improvements and/or repairs shall first contact the city to determine in each instance whether or not a permit is required. The city manager, the building official, a building inspector, or their designee shall have the right to inspect all such improvements and/or repairs.
- (2) Grading/Site Development. Fill dirt may be removed from or added to an area within the city, and grading or site development (including removal of any trees other than ashe junipers) without a permit may occur only upon approval of the city manager or their designee in accordance with this article and/or the site development regulations. Grading plans signed and sealed by an engineer registered in the state may be required to be submitted to the city prior to obtaining such approval. Generally, no one shall be permitted to deliberately alter the topographic conditions of a lot or parcel of land in any way that would permit additional quantities of water from any source, other than what nature originally intended to flow from his property onto any adjoining property or to concentrate runoff that would cause erosion. Upon consultation and approval of the city, the owner shall direct, through the grading of the property and/or the construction of drainage facilities, drainage runoff to the nearest drainage culvert, public right-of-way with a roadside ditch, drainage easement or natural drainageway.

(b) On-Site Sewage Facility (OSSF) Approval. Before a city building permit of any type will be issued for any construction on an unimproved lot requiring an OSSF, a permit to construct a private sewage facility from all applicable governing agencies (including the city or LCRA) must accompany the plans and specifications. A private sewage operating license must be presented to the city prior to scheduling an inspection for a certificate of occupancy on new construction.

(c) Application Procedures. To obtain a permit, the applicant shall file an application on a form provided by the city with the city as provided hereinafter along with the required fee and shall:

- (1) Request a utility extension cost estimate:
 - (A) Upon receipt of a building permit application for a residential dwelling or commercial structure the city manager or their designee will initiate the preparation of a utility extension estimate for water and sewer service for the purpose of determining the availability and cost of extending water and/or sewer service to the property described in the permit application;
 - (B) The cost of preparing the estimate shall be assessed to the individual or entity submitting the application at the time the application is submitted. The fee to be assessed for the estimate shall be based on the city fee schedule, unless unusual circumstances are encountered requiring professional engineering review by the city, in which case the fee shall be determined by the city manager, or their designee based upon the actual cost of preparation plus an administrative charge designed to recover any and all costs incurred by the city for preparation of the estimate;
 - (C) (C) The estimate requirement may be waived by the city at the discretion of the city manager or their designee on the following basis:

- (i) A current and accurate estimate exists for the extension of water and/or sewer service to the property;
 - (ii) The applicant provides a written affidavit to the city that water and/or wastewater services will be provided to the property by other means approved by the city manager or their designee.
- (2) Submit the application with a set of appropriately scaled plans, specifications, and other documents as may be required in a digital format approved in advance by the building official, including but not limited to the items described in subsections (d) and (e) below;
- (3) Identify and describe the work to be covered by the permit for which application is made;
- (4) Describe the site on which the proposed work is to be done by lot, section, street address, or similar description that will readily and definitively identify and locate the proposed work;
- (5) Indicate the use or occupancy for which the proposed work is intended;
- (6) Be signed by the applicant or his authorized agent (see Section 3.111 below) who may be required to submit evidence to indicate such authority;
- (7) Give supplemental information as reasonably may be required by the city after preliminary review of the application and plans; and
- (8) Submit a statement by the owner or the owner's representative as to whether or not the property is within the one-percent annual chance floodplain.

(d) Site Plans.

- (1) Single-Family and Two-Family Residences. All applications for single-family or two-family residential building permits shall be accompanied by a an appropriately scaled site plan in a digital format approved in advance by the building official. The site plan shall include but not be limited to the following:
 - (A) A legal description of the land included on the site plan and the addresses and telephone numbers of the owner, registered contractor, and the designer or architect;
 - (B) The municipal address of the property, amended as required with Travis County 911 Addressing to ensure consistency with the location of the designated front yard (see Chapter 14);
 - (C) Natural drainage features such as watercourses, springs, and ponds;
 - (D) Location and dimensions of easements and setbacks as described in subdivision plats, restrictive covenants, and all applicable local ordinances;
 - (E) Floodplain elevations if the lot is subject to inundation by the one-percent annual chance storm. If the building foundation is within the floodplain, the following procedure will apply:
 - (i) Prior to obtaining a building permit, the applicant shall furnish the city an elevation certificate and a letter from an architect, professional engineer or surveyor, stating that an elevation control point (temporary benchmark) has been established on the property, and indicate the elevation of the temporary benchmark, along with the floodplain elevation.
 - (ii) Immediately upon completion of the first habitable floor level, the applicant shall return a properly completed FEMA elevation certificate certifying that the first habitable floor elevation is one (1) foot above the base flood elevation (BFE) (the elevation inundated by the one-percent annual chance storm).

(iii) Any other information required by the city flood damage prevention ordinance, including the location of proposed walks, driveways and culverts.

- (F) The shape, size, and location of all buildings, including roof overhangs, decks, or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot.
- (G) The site plan shall address the drainage patterns that affect the lot or any other lots or properties that may be adversely affected by the development of the lot. Storm water leaving a site shall be directed to a roadside ditch or to a defined drainage ditch within a dedicated drainage easement. The site plan shall verify that the runoff will not drain uncontrolled onto a downstream adjacent property. The site plan shall determine and show the drainage patterns coming onto the lot and leaving the lot. The drainage patterns shall be determined for an area that includes at least two lots in addition to the subject property including the depth of two lots across the street, two lots on either side, and two lots behind the lot being developed. The drainage patterns of the roadside ditch including existing and proposed drainage culverts, shall be determined, and shown on the site plan. The city manager or their designee may require a drainage study prepared by a registered professional civil engineer with calculations for approval to ensure that there will be no adverse drainage or runoff impacts created by proposed grading or topographic changes, and constructed improvements.
- (H) A protected tree survey prepared by a registered professional land surveyor and a landscape plan in accordance with the city landscape and tree preservation ordinance. The landscape plan shall show which trees will be removed along with the trees and shrubs required for compliance with all applicable requirements.
- (I) An irrigation plan, if such is proposed, which requires a separate permit application and fee.

(2) Multifamily, Commercial and Other Development. In addition to the requirements above for a single-family or two-family residence, site plans for all other development shall be in accordance with the city's site development plan and design review ordinances as amended from time to time (see Chapter 3.5 and Section 6.105 of Chapter 14). Required site development plan and design approvals shall be secured prior to the issuance of any individual building permits.

(e) Construction Plans and Specifications. For all contemplated construction on the site, appropriately scaled plans in a digital format approved in advance by the building official shall be provided to the city and such plans shall include at least the following information:

- (1) Scaled floor plan of each floor and the basement, if any, for each building;
- (2) Plan of all attached decks, porches, covered walkways, attached garage or carport and all other structures as herein defined;
- (3) Plan shall provide the total square footage of both subsections (e),(1) and (e),(2) above;
- (4) Location of all permanently installed structures and equipment, such as closets, storage, plumbing, fixtures, appliances, etc.;
- (5) Location and symbols of all electrical equipment, including switches, outlets, fixtures, etc.;
- (6) Exterior elevations:
 - (A) All exterior elevations;
 - (B) Wall and roof finish materials;

- (C) Dimensions of overhang;
- (D) Finished floor elevations of the lowest floor and the maximum elevation of the roof ridge as related to the highest existing natural grade elevation on the property, with that highest existing natural grade elevation being identified on a topographic map or survey of the lot signed by a registered professional land surveyor;

(7) Structural section:

- (A) Cross section of typical wall construction details;
- (B) Scaled plan of the foundation with sections of typical beams, footings, and girders designed and sealed by a registered professional engineer;
- (C) Copy of specifications.

(8) An energy compliance certificate (REScheck or COMcheck as applicable).

(9) A schedule of all outdoor light fixtures and controls, including the manufacturer, model number and lamp specification (including color corrected temperature) of each fixture.

(f) Permit Issuance.

(1) If the work described in an application for a building permit conforms to the requirements of this section and other applicable ordinances, the city shall notify the applicant by email of the successful reviews, subject to minor corrections, if necessary.

- (A) The applicant must pay all applicable fees and sign the issued permit within ninety (90) days of notification by email of the successful review, or the approval expires, and a new application and local review is required.
- (B) Applications required by the expiration of a review approval submitted within one (1) year of the original approval notification shall require a local review fee that is twice the amount specified in the fee schedule.
- (C) Applications, including those that have previously obtained expired approvals, shall be reviewed under the ordinances, building codes, and fire codes applicable at the time the new application is determined to be complete.

(2) Building permit issuance does not include permission to install fences, swimming pools, irrigation systems, plumbing, electrical and/or mechanical systems, etc. Separate permits are required for fences, swimming pools, irrigation systems, and other similar improvements. Separate permit fees and review of credentials required by the Texas Department of Licensing and Regulations are a prerequisite for the installation of plumbing, electrical and/or mechanical systems in a principal building for which a permit has already been issued.

(3) Only state-licensed master plumbers, electricians, and state-licensed mechanical contractors or those designated in writing to the city by the master may be issued permits after or concurrent with the issuance of a building permit to an owner or registered contractor.

(4) All plumbing, electrical and mechanical applicants are required to register with the city and provide the city with a copy of their valid state license. See Section 3.111 of Chapter 3 below.

(5) Prior to the formal issuance of a building permit, the applicant shall be informed by email of a successful review, subject to any conditions or corrections specified in that approval. A copy of that review is stored in the digital project file and remains accessible to the applicant. Such approved plans, documents, and specifications shall not be changed, modified, or altered without authorization from the city being included in the digital project file. All work shall be done in accordance with the approved plans as modified.

(g) Retention of Plans. One set of approved plans, documents, and specifications shall be retained by the city and stored on the permitting website maintained by a third-party vendor, accessible using the credentials established when the application was originally submitted. All other requests for permit documents shall require an open records request through the City Secretary and include a review by the City Attorney.

(h) Validity. The issuance or granting of a permit, or approval of plans and specifications, shall not be construed to be authority for, or an approval of, any violation of any of the provisions of this section or any other city ordinance. No permit purporting to give authority, to violate or cancel the provisions of this section, shall be valid, except insofar as the work or use which it authorized is lawful and conforms to the requirements of this section or variance or modification granted pursuant to this article. The issuance of a permit based upon plans and specifications shall not prevent the city manager or their designee from thereafter requiring a correction of errors in said plans and specifications or from preventing building operations being carried on hereunder when in violation of this article or of any other ordinance of the city.

(i) Representations by Applicant. All representations, whether oral or written, made by the applicant or his agent in support of an application for any permit under this article become conditions upon which such permit is issued. It shall be unlawful for any applicant to vary from such representations without first applying to amend the permit and receiving approval by the city. Amendments to the approved permit documents shall require the review and processing fee established by the fee schedule.

(j) Permit Fees.

- (1) The city has established fees to cover the costs of applications, plan review, inspections and other expenses incurred by the city in the administration of this article. Where work for which a permit is required by this article is commenced prior to obtaining a required permit, the fees specified in the schedule shall be doubled. The payment of such a double fee shall not relieve any person from fully complying with the requirements of this article in the execution of the work nor from any other penalties prescribed herein. The applicant will be required to comply with all ordinances.
- (2) In the event an applicant withdraws his application submission or does not construct under the issued permit, and has paid a plan review and permit fee, at the request of the applicant the city will refund the building permit fee less fifty (50) percent of the fee to cover the cost of administrative expenses incurred as a result of the submission. When a separate plan review component is established by the schedule of fees contained elsewhere herein, no portion of that plan review fee shall be returned, even if the plan review has not been completed. When the schedule of fees does not include a separate review and permit fee, no portion of the fee shall be refunded.
- (3) In the event the application and/or plans submitted for a building permit do not meet requirements and is rejected by the city for any reason the city shall not refund any portion of the fee that is designated for plan reviews.
- (4) The city may allow for the transference or credit of fees collected for a permit to a different party who might desire to exercise any portion of those same rights on the same property. However, the right to use any existing permit documents shall require authorization from the individual or entity that provided them, subject to the review of the City Attorney.
- (5) Re-inspections required as the result of incomplete or deficient work that does not otherwise meet the provisions below shall result in additional fees assessed in accordance with the schedule contained in Appendix A.
- (6) Site visits required to investigate, or document verified violations of any provision of any applicable chapter, specifically including any regulations intended to minimize the disturbance to adjacent property owners shall be assessed at the rate established for second or subsequent re-inspections. Such fees shall be assessed against the primary building permit,

regardless of whether the violation was committed by any sub-contractor, including those that might be required to take out concurrent permits as specified above.

(k) Expirations, Extensions, Renewals, Suspensions and Revocations.

- (1) Building and subcontractor permits issued under the provisions of this chapter are valid until such time as the work authorized by that permit has been satisfactorily completed in accordance with all applicable requirements, as evidenced by a Certificate of Occupancy (not a temporary Certificate of Occupancy), or for a period as follows:

(A) Miscellaneous or accessory structure permits — six (6) months from the date of approval;

(B) Residential or site work permits:

1. five thousand (5,000) square feet in area and below — eighteen (18) months from the date of approval; and
2. greater than five thousand (5,000) square feet in area — twenty-four (24) months from the date of approval.

(C) Multifamily and nonresidential permits:

1. five thousand (5,000) square feet in area and below — ~~twelve~~ eighteen (12~~8~~)

months from the date of approval; and 2. greater than five thousand (5,000) square feet in area — twenty-four (24) months from the date of approval.

- (2) The city manager or their designee may upon written notice, suspend or revoke a permit ~~used~~ issued under the provisions of this section whenever the permit is issued in error, is based on incorrect information, or for violations of the provisions of this chapter or any other city ordinance subject to applicable permit fees as identified in Appendix A, Section 3.100 Building Permit Fees. ~~Every~~ Permits issued under the provisions of this article shall expire and become null and void, with all permit and review fees forfeited in accordance with subsection (j) above if the work authorized by such permit is not commenced within ninety (90) days from the date of approval, with the exception of a documented hardship as determined by the city building official. ~~Also~~ For additional requirements see subsection (f) Permit Issuance above. Permits shall also expire and become null and void, with all permit and review fees forfeited if the work authorized by such permit is suspended or abandoned for a period of two (2) months at any time after the work has originally commenced, with the exception of a documented hardship. Where work has stopped or been abandoned, and/or the permit has been revoked or become null and void ~~prior to completion in accordance with all applicable requirements of this chapter,~~ the unfinished work shall be deemed a violation of both the building and property maintenance regulations for which the permit holder and/or the property owner shall be held responsible. ~~as specified elsewhere herein.~~ Work Projects that ~~has~~ have been partially completed and inspected in accordance with all applicable provisions of this article and best industry practices ~~is~~ are eligible for completion pursuant to an approved new permit application and payment of fees in accordance with the schedule. See subsection (4) below for requirements related to work that has been completed without documented inspections required by this article or the applicable ~~model building code~~ adopted International Code Council (ICC).

- (3) Subject to consistent progress or documented hardship, the permit holder may apply for extensions to the time limits specified above. ~~Pursuant to the payment of a fee in an amount equal to the original permit fee or the scheduled renewal fee, whichever is greater, the building official may authorize a six (6) month extension to satisfactorily complete the work. Extension fees shall not include any portion of the permit fee specifically identifiable as a review fee. Pursuant to the payment of additional fees in an amount equal to the original permit fee or the scheduled renewal fee, whichever is greater,~~ The building official may authorize additional extensions in six month increments up to a maximum time limit of thirty-six (36) months to complete the work as defined above. Fees can be found in Appendix A, 3.100 Building Per **103**
Fees.

(4) Any permit that has not resulted in a Certificate of Occupancy within the required deadline after issuance specified above shall be ~~considered~~ permanently revoked. If applicable, the ~~code enforcement authority~~ city building official shall pursue all appropriate remedies applicable to dangerous or unsafe structures and property. After a permit has been permanently revoked, a new application, fee and review is required, along with an updated set of documents that completely and accurately reflect the current state of completion. Work that has been completed without documented inspections shall be subject to any demolition required in order to complete necessary inspections. ~~In addition, the approval of the City Council is required and shall be based only the basis of extraordinary hardship or circumstances. In accordance with Section 3.121 below, the City Council has the authority to require a performance bond as a prerequisite for a new permit approval.~~

(I) Setback and Height Verification. A form survey, prepared by a state-registered professional land surveyor, is required for any new principal building, any accessory buildings over one hundred and twenty (120) square feet, additions to any principal or accessory buildings, swimming pools, and decks if the plans submitted indicate it will be closer than ten (10) feet to any building setback or property line. When applicable, the form survey shall be provided as a condition of the first required inspection. See Section 3.112 below. The form survey shall include the elevation of the top of each level of the forms in addition to an indication of the distance between all relevant improvements and the nearest property line or dedicated easement.

(Ordinance O-02-15 adopted 1/15/15)

HISTORY

Amended by Ord. 20-10-01-02 on 10/1/2020

Amended by Ord. 24-01-04-06 on 1/4/2024

Subject: Lago Vista Building and Standards Commission Subcommittee Meeting Summary
– October 19, 2025

Dear Commission Members,

Attached is the meeting summary from the October 19, 2025, Lago Vista City Building and Standards Commission Subcommittee meeting. The subcommittee, consisting of Clifton “Wayne” McCullough, Laura Zotter, and myself, discussed proposed revisions to Chapter 3, Section 3.110 of the City Code of Ordinances. Key changes focus on permit timelines, hardship exemptions, inspection requirements, fee structures, and enforcement clarity.

Highlights include:

- Standardizing permit timelines: 24 months for structures over 5,000 sq. ft., 18 months for under or equal to 5,000 sq. ft.
- Adding a “documented hardship” exemption, reviewed by the Commission, for delays due to health, military deployment, or other valid reasons.
- Clarifying inspection and demolition rules to avoid excessive penalties.
- Simplifying fee references by pointing to Appendix A Fee Schedule, Article 3.000 Building Related Fees, Section 3.100 and excluding service fees from reapplications.
- Recommending a city permitting process flowchart for transparency.

Please review the attached detailed summary and provide feedback. We plan to finalize a draft for full commission discussion and potentially share it on a discussion board or shared drive for broader input.

Thank you,

Craig Standifer

Lago Vista City Building and Standards Commission Subcommittee

MEETING SUMMARY DRAFT...

Meeting Summary: Lago Vista City Building and Standards Commission Subcommittee

Date: October 19, 2025

Attendees: Clifton “Wayne” McCullough, Laura Zotter, Craig Standifer

Topic: Proposed edits to Chapter 3, Section 3.110 of the Lago Vista City Code of Ordinances

The subcommittee discussed revisions to streamline and clarify the city's building permit regulations, focusing on timelines, hardship exemptions, inspection requirements, and fee structures. Below is a summary of the proposed changes and key discussions:

1. Timeline Adjustments (Subsections (k)(1)(B), (k)(1)(C), and (k)(1)(D)):

- Agreed to standardize permit timelines based on square footage, regardless of residential, commercial, or multi-family status:
 - Structures over 5,000 sq. ft.: 24 months.
 - Structures under 5,000 sq. ft.: 18 months (changed from 12 months to provide more flexibility).
- Reasoning: Extends breathing room for property owners, reduces need for extensions, and minimizes government oversight burden.

2. Documented Hardship Exemption (Subsections (k), Paragraph (2)):

- Insert “with the exception of a documented hardship, reviewed by the Building Standards Commission” after:
 - “90 days from the date of approval”
 - “originally commenced”
- Hardship definition to be broad (e.g., health issues, military deployment, natural disasters), vetted by the Commission to avoid abuse (e.g., financial excuses not valid).
- Reasoning: Protects property owners facing unavoidable delays (e.g., stroke, as in Craig's example of a neighbor).

3. Permit Revocation and Abandonment (Subsection (k), Paragraph (2)):

- Change “suspend or revoke a permit used” to “suspend or revoke a permit-issued” for clarity.
- Change “Every permit” to “permits issued” and capitalize “Permits” for consistency.
- Strike “prior to completion in accordance with all applicable requirements of this chapter” as it's redundant.

- Strike “as specified elsewhere herein” due to lack of specific reference.
- Revise “Work that has been completed and inspected... is eligible for completion” to “Projects that have been partially completed and inspected... are eligible for completion pursuant to an approved new permit application” to clarify incomplete projects needing new permits.
- Remove “and best industry practices is” and add “are” before “eligible for completion...”
- Reasoning: Simplifies language, removes ambiguity, and aligns with practical enforcement.

4. Fee Structure (Subsection (k), Paragraphs (2) and (3)):

- Add at the end of the first sentence “subject to applicable permit fees as defined in Appendix A, Section 3.100 Building Permit Fees.”
- Remove fee descriptions “Pursuant to an approved new permit application, payment of fees... whichever is greater”, and starting the last sentence with, “The building official...”
- Clarify that reapplication fees exclude service/access fees (e.g., only 25 cents/sq. ft. for building permit, not 50 cents/sq. ft. for services like road access).
- Reasoning: Fees are detailed in Appendix 300 (75 cents/sq. ft., split as 25 cents for permit, 50 cents for services); avoids redundant, confusing language.

5. Inspection and Demolition (Subsection (k), Paragraph (4)):

- Change “shall be considered permanently revoked” to “shall be considered revoked”, removing the word considered, for stronger language.
- Revise “Work that has been completed without documented inspections shall be subject to demolition” to “Work that has been completed without documented inspections shall be subject to necessary demolition to the point where inspections can be completed.”
- Replace “extraordinary hardship” with “documented hardship” to align with earlier changes.
- Reasoning: Prevents excessive penalties (e.g., total demolition for minor inspection misses, like covered electrical work); ensures only necessary demolition (e.g., removing drywall to inspect wiring).

6. Code Enforcement Authority (Subsection (k), Paragraph (4)):

- Questioned who enforces code (currently police, per discussion, which surprised attendees).
- Suggested clarifying as “city inspector” or requesting city clarification to ensure proper enforcement authority.
- Reasoning: Police enforcement seems inappropriate; building inspectors are better suited.

7. Additional Recommendations:

- Recommend the city develop a process flow diagram for the permitting process to clarify steps and decision points (e.g., > 5,000 sq. ft. vs. ≤ 5,000 sq. ft.).
- Reasoning: Simplifies understanding, reduces loops, and improves transparency for applicants.

8. General Notes:

- Craig emphasized reducing government overreach, focusing on practical, fair regulations.
- Plan to compile changes into a draft for commission review, possibly shared on a discussion board or shared drive for broader input.
- Noted Technical Construction Standards Specifications (TCSS) referenced in code but not found in city documents; other cities (e.g., Bertram) have adapted versions.
- Suggested clarifying post-tension slab rules, as current code implies rebar/mesh but not strands.

Next Steps:

- Compile draft with all proposed changes for full commission review.
- Recommend the City create a permitting process flowchart.
- Request clarification on code enforcement authority and TCSS document location.

Meeting Adjourned.

ORDINANCE 26 -

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, AMENDING CHAPTER 3, ARTICLE 3.1, SECTION 3.110 OF THE CODE OF ORDINANCES ALSO KNOWN AS “PERMITS AND APPROVALS”; PROVIDING FOR A FINDING OF FACT CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A PROJECTS IN TRANSITION CLAUSE; PROVIDING FOR A CODIFICATION AND PUBLICATION CLAUSE AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Building and Standards Commission has been asked by the City Council to review and make recommendations about possible amendments to Chapters 3, 3.5, 5, 6 and 11, Code of Ordinances, as a matter of practice;

Whereas, the Building and Standards Commission has initiated amendments to Chapters 3, 3.5, 5, 6, and 11, Code of Ordinances;

Whereas, at the January 7th 2026 meeting of the Building and Standards Commission, the following modifications for Chapter 3, Article 3.1, Section 3.110 of the Code of Ordinances also know as “Permits and Approvals” was unanimously recommended;

Whereas, it has been determined that this modification promotes public health, safety, and welfare;

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

Section 1. Amendment. The City Council of Lago Vista does hereby amend Chapter 3, Article 3.1, Section 3.110 of Code of Ordinances also known as “Permits and Approvals” as included in Exhibit “A”.

Section 2. Finding of Fact. All the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

Section 3. Severability. If any section, subsection, article, paragraph, sentence, clause, or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 4. Repealing. All ordinances and parts thereof in conflict herewith expressly repealed insofar as they conflict herewith. are hereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 5. Projects in Transition. Projects in transition shall be reviewed and regulated in accordance with the Code in effect at the time a complete application was filed.

Section 6. Codification and Publication. The City Secretary is hereby directed to record, codify, **110**

and publish the attached amendments to the City's Code of Ordinances as authorized by Section 52.013 of the Texas Local Government Code.

Section 7. Open Meetings Clause. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on the ____ day of February 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

Sec 3.110 Permits And Approvals

Permits shall only be obtained under the following rules and regulations.

(a) Work Requiring Approval and/or Permit.

(1) It is unlawful for any person or entity to erect, construct, enlarge, alter, perform repairs, move, improve, remove, convert, demolish any building, structure, or manufactured home, or to install plumbing, electrical, mechanical, or irrigation systems governed by the aforementioned codes or state statutes, without first obtaining a city permit. An owner may make minor improvements and repairs on any structure without a permit provided such improvements and repairs are not regulated by this section or other ordinances and/or building codes. An owner planning such improvements and/or repairs shall first contact the city to determine in each instance whether or not a permit is required. The city manager, the building official, a building inspector, or their designee shall have the right to inspect all such improvements and/or repairs.

(2) Grading/Site Development. Fill dirt may be removed from or added to an area within the city, and grading or site development (including removal of any trees other than ashe junipers) without a permit may occur only upon approval of the city manager or their designee in accordance with this article and/or the site development regulations. Grading plans signed and sealed by an engineer registered in the state may be required to be submitted to the city prior to obtaining such approval. Generally, no one shall be permitted to deliberately alter the topographic conditions of a lot or parcel of land in any way that would permit additional quantities of water from any source, other than what nature originally intended to flow from his property onto any adjoining property or to concentrate runoff that would cause erosion. Upon consultation and approval of the city, the owner shall direct, through the grading of the property and/or the construction of drainage facilities, drainage runoff to the nearest drainage culvert, public right-of-way with a roadside ditch, drainage easement or natural drainageway.

(b) On-Site Sewage Facility (OSSF) Approval. Before a city building permit of any type will be issued for any construction on an unimproved lot requiring an OSSF, a permit to construct a private sewage facility from all applicable governing agencies (including the city or LCRA) must accompany the plans and specifications. A private sewage operating license must be presented to the city prior to scheduling an inspection for a certificate of occupancy on new construction.

(c) Application Procedures. To obtain a permit, the applicant shall file an application on a form provided by the city with the city as provided hereinafter along with the required fee and shall:

(1) Request a utility extension cost estimate:

(A) Upon receipt of a building permit application for a residential dwelling or commercial structure the city manager or their designee will initiate the preparation of a utility extension estimate for water and sewer service for the purpose of determining the availability and cost of extending water and/or sewer service to the property described in the permit application;

(B) The cost of preparing the estimate shall be assessed to the individual or entity submitting the application at the time the application is submitted. The fee to be assessed for the estimate shall be based on the city fee schedule, unless unusual circumstances are encountered requiring professional engineering review by the city, in which case the fee shall be determined by the city manager, or their designee based upon the actual cost of preparation plus an administrative charge designed to recover any and all costs incurred by the city for preparation of the estimate;

(C) (C) The estimate requirement may be waived by the city at the discretion of the city manager or their designee on the following basis:

- (i) A current and accurate estimate exists for the extension of water and/or sewer service to the property;
 - (ii) The applicant provides a written affidavit to the city that water and/or wastewater services will be provided to the property by other means approved by the city manager or their designee.
- (2) Submit the application with a set of appropriately scaled plans, specifications, and other documents as may be required in a digital format approved in advance by the building official, including but not limited to the items described in subsections (d) and (e) below;
- (3) Identify and describe the work to be covered by the permit for which application is made;
- (4) Describe the site on which the proposed work is to be done by lot, section, street address, or similar description that will readily and definitively identify and locate the proposed work;
- (5) Indicate the use or occupancy for which the proposed work is intended;
- (6) Be signed by the applicant or his authorized agent (see Section 3.111 below) who may be required to submit evidence to indicate such authority;
- (7) Give supplemental information as reasonably may be required by the city after preliminary review of the application and plans; and
- (8) Submit a statement by the owner or the owner's representative as to whether or not the property is within the one-percent annual chance floodplain.

(d) Site Plans.

- (1) Single-Family and Two-Family Residences. All applications for single-family or two-family residential building permits shall be accompanied by a an appropriately scaled site plan in a digital format approved in advance by the building official. The site plan shall include but not be limited to the following:
 - (A) A legal description of the land included on the site plan and the addresses and telephone numbers of the owner, registered contractor, and the designer or architect;
 - (B) The municipal address of the property, amended as required with Travis County 911 Addressing to ensure consistency with the location of the designated front yard (see Chapter 14);
 - (C) Natural drainage features such as watercourses, springs, and ponds;
 - (D) Location and dimensions of easements and setbacks as described in subdivision plats, restrictive covenants, and all applicable local ordinances;
 - (E) Floodplain elevations if the lot is subject to inundation by the one-percent annual chance storm. If the building foundation is within the floodplain, the following procedure will apply:
 - (i) Prior to obtaining a building permit, the applicant shall furnish the city an elevation certificate and a letter from an architect, professional engineer or surveyor, stating that an elevation control point (temporary benchmark) has been established on the property, and indicate the elevation of the temporary benchmark, along with the floodplain elevation.
 - (ii) Immediately upon completion of the first habitable floor level, the applicant shall return a properly completed FEMA elevation certificate certifying that the first habitable floor elevation is one (1) foot above the base flood elevation (BFE) (the elevation inundated by the one-percent annual chance storm).

(iii) Any other information required by the city flood damage prevention ordinance, including the location of proposed walks, driveways and culverts.

- (F) The shape, size, and location of all buildings, including roof overhangs, decks, or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot.
- (G) The site plan shall address the drainage patterns that affect the lot or any other lots or properties that may be adversely affected by the development of the lot. Storm water leaving a site shall be directed to a roadside ditch or to a defined drainage ditch within a dedicated drainage easement. The site plan shall verify that the runoff will not drain uncontrolled onto a downstream adjacent property. The site plan shall determine and show the drainage patterns coming onto the lot and leaving the lot. The drainage patterns shall be determined for an area that includes at least two lots in addition to the subject property including the depth of two lots across the street, two lots on either side, and two lots behind the lot being developed. The drainage patterns of the roadside ditch including existing and proposed drainage culverts, shall be determined, and shown on the site plan. The city manager or their designee may require a drainage study prepared by a registered professional civil engineer with calculations for approval to ensure that there will be no adverse drainage or runoff impacts created by proposed grading or topographic changes, and constructed improvements.
- (H) A protected tree survey prepared by a registered professional land surveyor and a landscape plan in accordance with the city landscape and tree preservation ordinance. The landscape plan shall show which trees will be removed along with the trees and shrubs required for compliance with all applicable requirements.
- (I) An irrigation plan, if such is proposed, which requires a separate permit application and fee.

(2) Multifamily, Commercial and Other Development. In addition to the requirements above for a single-family or two-family residence, site plans for all other development shall be in accordance with the city's site development plan and design review ordinances as amended from time to time (see Chapter 3.5 and Section 6.105 of Chapter 14). Required site development plan and design approvals shall be secured prior to the issuance of any individual building permits.

(e) Construction Plans and Specifications. For all contemplated construction on the site, appropriately scaled plans in a digital format approved in advance by the building official shall be provided to the city and such plans shall include at least the following information:

- (1) Scaled floor plan of each floor and the basement, if any, for each building;
- (2) Plan of all attached decks, porches, covered walkways, attached garage or carport and all other structures as herein defined;
- (3) Plan shall provide the total square footage of both subsections (e),(1) and (e),(2) above;
- (4) Location of all permanently installed structures and equipment, such as closets, storage, plumbing, fixtures, appliances, etc.;
- (5) Location and symbols of all electrical equipment, including switches, outlets, fixtures, etc.;
- (6) Exterior elevations:
 - (A) All exterior elevations;
 - (B) Wall and roof finish materials;

- (C) Dimensions of overhang;
- (D) Finished floor elevations of the lowest floor and the maximum elevation of the roof ridge as related to the highest existing natural grade elevation on the property, with that highest existing natural grade elevation being identified on a topographic map or survey of the lot signed by a registered professional land surveyor;

(7) Structural section:

- (A) Cross section of typical wall construction details;
- (B) Scaled plan of the foundation with sections of typical beams, footings, and girders designed and sealed by a registered professional engineer;
- (C) Copy of specifications.

(8) An energy compliance certificate (REScheck or COMcheck as applicable).

(9) A schedule of all outdoor light fixtures and controls, including the manufacturer, model number and lamp specification (including color corrected temperature) of each fixture.

(f) Permit Issuance.

(1) If the work described in an application for a building permit conforms to the requirements of this section and other applicable ordinances, the city shall notify the applicant by email of the successful reviews, subject to minor corrections, if necessary.

- (A) The applicant must pay all applicable fees and sign the issued permit within ninety (90) days of notification by email of the successful review, or the approval expires, and a new application and local review is required.
- (B) Applications required by the expiration of a review approval submitted within one (1) year of the original approval notification shall require a local review fee that is twice the amount specified in the fee schedule.
- (C) Applications, including those that have previously obtained expired approvals, shall be reviewed under the ordinances, building codes, and fire codes applicable at the time the new application is determined to be complete.

(2) Building permit issuance does not include permission to install fences, swimming pools, irrigation systems, plumbing, electrical and/or mechanical systems, etc. Separate permits are required for fences, swimming pools, irrigation systems, and other similar improvements. Separate permit fees and review of credentials required by the Texas Department of Licensing and Regulations are a prerequisite for the installation of plumbing, electrical and/or mechanical systems in a principal building for which a permit has already been issued.

(3) Only state-licensed master plumbers, electricians, and state-licensed mechanical contractors or those designated in writing to the city by the master may be issued permits after or concurrent with the issuance of a building permit to an owner or registered contractor.

(4) All plumbing, electrical and mechanical applicants are required to register with the city and provide the city with a copy of their valid state license. See Section 3.111 of Chapter 3 below.

(5) Prior to the formal issuance of a building permit, the applicant shall be informed by email of a successful review, subject to any conditions or corrections specified in that approval. A copy of that review is stored in the digital project file and remains accessible to the applicant. Such approved plans, documents, and specifications shall not be changed, modified, or altered without authorization from the city being included in the digital project file. All work shall be done in accordance with the approved plans as modified.

- (g) Retention of Plans. One set of approved plans, documents, and specifications shall be retained by the city and stored on the permitting website maintained by a third-party vendor, accessible using the credentials established when the application was originally submitted. All other requests for permit documents shall require an open records request through the City Secretary and include a review by the City Attorney.
- (h) Validity. The issuance or granting of a permit, or approval of plans and specifications, shall not be construed to be authority for, or an approval of, any violation of any of the provisions of this section or any other city ordinance. No permit purporting to give authority, to violate or cancel the provisions of this section, shall be valid, except insofar as the work or use which it authorized is lawful and conforms to the requirements of this section or variance or modification granted pursuant to this article. The issuance of a permit based upon plans and specifications shall not prevent the city manager or their designee from thereafter requiring a correction of errors in said plans and specifications or from preventing building operations being carried on hereunder when in violation of this article or of any other ordinance of the city.
- (i) Representations by Applicant. All representations, whether oral or written, made by the applicant or his agent in support of an application for any permit under this article become conditions upon which such permit is issued. It shall be unlawful for any applicant to vary from such representations without first applying to amend the permit and receiving approval by the city. Amendments to the approved permit documents shall require the review and processing fee established by the fee schedule.
- (j) Permit Fees.
- (1) The city has established fees to cover the costs of applications, plan review, inspections and other expenses incurred by the city in the administration of this article. Where work for which a permit is required by this article is commenced prior to obtaining a required permit, the fees specified in the schedule shall be doubled. The payment of such a double fee shall not relieve any person from fully complying with the requirements of this article in the execution of the work nor from any other penalties prescribed herein. The applicant will be required to comply with all ordinances.
 - (2) In the event an applicant withdraws his application submission or does not construct under the issued permit, and has paid a plan review and permit fee, at the request of the applicant the city will refund the building permit fee less fifty (50) percent of the fee to cover the cost of administrative expenses incurred as a result of the submission. When a separate plan review component is established by the schedule of fees contained elsewhere herein, no portion of that plan review fee shall be returned, even if the plan review has not been completed. When the schedule of fees does not include a separate review and permit fee, no portion of the fee shall be refunded.
 - (3) In the event the application and/or plans submitted for a building permit do not meet requirements and is rejected by the city for any reason the city shall not refund any portion of the fee that is designated for plan reviews.
 - (4) The city may allow for the transference or credit of fees collected for a permit to a different party who might desire to exercise any portion of those same rights on the same property. However, the right to use any existing permit documents shall require authorization from the individual or entity that provided them, subject to the review of the City Attorney.
 - (5) Re-inspections required as the result of incomplete or deficient work that does not otherwise meet the provisions below shall result in additional fees assessed in accordance with the schedule contained in Appendix A.
 - (6) Site visits required to investigate, or document verified violations of any provision of any applicable chapter, specifically including any regulations intended to minimize the disturbance to adjacent property owners shall be assessed at the rate established for second or subsequent re-inspections. Such fees shall be assessed against the primary building permit,

regardless of whether the violation was committed by any sub-contractor, including those that might be required to take out concurrent permits as specified above.

(k) Expirations, Extensions, Renewals, Suspensions and Revocations.

- (1) Building and subcontractor permits issued under the provisions of this chapter are valid until such time as the work authorized by that permit has been satisfactorily completed in accordance with all applicable requirements, as evidenced by a Certificate of Occupancy (not a temporary Certificate of Occupancy), or for a period as follows:
 - (A) Miscellaneous or accessory structure permits — six (6) months from the date of approval;
 - (B) Residential or site work permits:
 1. five thousand (5,000) square feet in area and below — eighteen (18) months from the date of approval; and
 2. greater than five thousand (5,000) square feet in area — twenty-four (24) months from the date of approval.
 - (C) Multifamily and nonresidential permits: 1. five thousand (5,000) square feet in area and below — eighteen (18) months from the date of approval; and 2. greater than five thousand (5,000) square feet in area — twenty-four (24) months from the date of approval.
- (2) The city manager or their designee may upon written notice, suspend or revoke a permit issued under the provisions of this section whenever the permit is issued in error, is based on incorrect information, or for violations of the provisions of this chapter or any other city ordinance subject to applicable permit fees as identified in Appendix A, Section 3.100 Building Permit Fees. Permits issued under the provisions of this article shall expire and become null and void, with all permit and review fees forfeited in accordance with subsection (j) above if the work authorized by such permit is not commenced within ninety (90) days from the date of approval, with the exception of a documented hardship as required by the city building official. For additional requirements see subsection (f) Permit Issuance above. Permits shall also expire and become null and void, with all permit and review fees forfeited if the work authorized by such permit is suspended or abandoned for a period of two (2) months at any time after the work has originally commenced, with the exception of a documented hardship. Where work has stopped or been abandoned, and/or the permit has been revoked or become null and void the unfinished work shall be deemed a violation of both the building and property maintenance regulations for which the permit holder and/or the property owner shall be held responsible. Projects that have been partially completed and inspected in accordance with all applicable provisions of this article are eligible for completion pursuant to an approved new permit application and payment of fees in accordance with the schedule. See subsection (4) below for requirements related to work that has been completed without documented inspections required by this article or the applicable adopted International Code Council (ICC).
- (3) Subject to consistent progress or documented hardship, the permit holder may apply for extensions to the time limits specified above. The building official may authorize additional extensions in six month increments up to a maximum time limit of thirty-six (36) months to complete the work as defined above. Fees can be found in Appendix A, 3.100 Building Permit Fees.
- (4) Any permit that has not resulted in a Certificate of Occupancy within the required deadline after issuance specified above shall be permanently revoked. If applicable, the City Building Official shall pursue all appropriate remedies applicable to dangerous or unsafe structures and property. After a permit has been permanently revoked, a new application, fee and review is required, along with an updated set of documents that completely and accurately reflect the current state of completion. Work that has been completed without documented inspections shall be subject to any demolition required in order to complete necessary inspections.
- (l) Setback and Height Verification. A form survey, prepared by a state-registered professional land surveyor, is required for any new principal building, any accessory buildings over one hundred and twenty (120) square feet, additions to any principal or accessory buildings, swimming pools, and decks if the plans submitted

indicate it will be closer than ten (10) feet to any building setback or property line. When applicable, the form survey shall be provided as a condition of the first required inspection. See Section 3.112 below. The form survey shall include the elevation of the top of each level of the forms in addition to an indication of the distance between all relevant improvements and the nearest property line or dedicated easement.

(Ordinance O-02-15 adopted 1/15/15)

HISTORY

Amended by Ord. 20-10-01-02 on 10/1/2020

Amended by Ord. 24-01-04-06 on 1/4/2024



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion on the request from Kenneth Belaire to waive tree mitigation fees at 20902 Monroe Cove, Lago Vista, Texas 78645.

FINDINGS: The application built an accessory building (garage) and had to cut down 3 Oak Tree, the mitigation fee is \$750, however the applicant would like to waive this fee given he has 40 Oaks trees left on the property.

ATTACHMENTS:
[Pictures.pdf](#)









Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion at the request of Lago Homes to waive permit fees for property 21313 Cardinal Ave., permit # 11783.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Budget update from Finance Department.

ATTACHMENTS:

[12.31.25 REVENUE EXPENSE REPORT.pdf](#)
[10.31.25 Investment Report.pdf](#)
[11.30.25 Investment Report.pdf](#)
[12.31.25 Investment Report .pdf](#)
[Qtr Ending 12.31.25 Investment Report .pdf](#)

AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>10-ADMINISTRATION</u>						
10-410-1110 AD VALOREM TAXES	6,100,000	1,154,991.20	1,345,706.43	0.00	4,754,293.57	22.06
10-410-1200 SALES TAXES	1,100,000	103,267.54	304,945.12	0.00	795,054.88	27.72
10-410-1208 TOWN CENTER DEVELOPMENT	45,000	0.00	7,920.54	0.00	37,079.46	17.60
10-410-1211 GENERAL FUND RESERVE ACCT I	260,000	0.00	70,240.45	0.00	189,759.55	27.02
10-410-1212 REAL ESTATE INTEREST	46,500	0.00	8,029.56	0.00	38,470.44	17.27
10-410-1213 STREET/ROADWAY IMPACT FEES	62,000	0.00	13,797.19	0.00	48,202.81	22.25
10-410-1214 LV SUNSET PARK INTEREST	13,000	0.00	2,100.44	0.00	10,899.56	16.16
10-410-1215 AUSTIN BOULEVARD PAVING INT	1,350	0.00	228.05	0.00	1,121.95	16.89
10-410-1220 MIXED BEVERAGE TAX	22,500	2,258.05	6,685.59	0.00	15,814.41	29.71
10-410-1300 ELECTRIC FRANCHISE FEE	540,000	0.00	158,421.36	0.00	381,578.64	29.34
10-410-1310 TELEPHONE FRANCHISE FEE	3,750	0.00	808.28	0.00	2,941.72	21.55
10-410-1320 CABLE TV FRANCHISE FEE	115,000	0.00	26,026.40	0.00	88,973.60	22.63
10-410-1330 GAS FRANCHISE FEES	20,000	0.00	0.00	0.00	20,000.00	0.00
10-410-1340 SOLID WASTE FRANCHISE FEES	300	0.00	0.00	0.00	300.00	0.00
10-410-1410 INVESTMENT INTEREST	3,000	125.85	284.39	0.00	2,715.61	9.48
10-410-1430 CREDIT CARD SERVICE FEE	13,000	974.22	2,342.81	0.00	10,657.19	18.02
10-410-1570 SALE OF COPIES, ETC.	750	20.40	421.10	0.00	328.90	56.15
10-410-1810 OTHER REVENUE	20,000	49.78	1,040.66	0.00	18,959.34	5.20
10-410-1815 LONG AND SHORT	0	0.00	362.69	0.00	(362.69)	0.00
10-410-2200 DIGITAL SIGN APPLICATION	2,200	105.00	405.00	0.00	1,795.00	18.41
10-410-9000 TRANSFER FROM UTILITIES	<u>1,600,000</u>	<u>0.00</u>	<u>266,666.66</u>	<u>0.00</u>	<u>1,333,333.34</u>	<u>16.67</u>
TOTAL 10-ADMINISTRATION	9,968,350	1,261,792.04	2,216,432.72	0.00	7,751,917.28	22.23

11-NON DEPARTMENTAL

10-411-1725 LAGO FEST SPONSORS/DONATION	15,000	0.00	0.00	0.00	15,000.00	0.00
10-411-1730 LAGO FEST PARKING	2,000	0.00	0.00	0.00	2,000.00	0.00
10-411-1750 LAGO FEST FOOD VENDORS	6,000	0.00	0.00	0.00	6,000.00	0.00
10-411-1760 LAGO FEST VIP TICKETS	3,250	0.00	0.00	0.00	3,250.00	0.00
10-411-1770 LAGO FEST MERCHANDISE	1,200	0.00	0.00	0.00	1,200.00	0.00
10-411-1785 CITY SPONSORED EVENTS	<u>2,500</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>20.00</u>
TOTAL 11-NON DEPARTMENTAL	29,950	0.00	500.00	0.00	29,450.00	1.67

12-DEVELOPMENT SERVICES

10-412-1430 CREDIT CARD FEES	15,000	485.61	2,103.71	0.00	12,896.29	14.02
10-412-1520 SIGN PERMITS	350	0.00	50.00	0.00	300.00	14.29
10-412-1830 REPLATS & RELEASE EASEMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
10-412-1835 SITE DEVELOPMENT REVIEWS	0	0.00	50.00	0.00	(50.00)	0.00
10-412-3100 BUILDING PERMITS	450,000	25,534.30	61,575.41	0.00	388,424.59	13.68
10-412-3103 BLDG PERMIT-STREET REPAIR	30,000	0.00	2,404.00	0.00	27,596.00	8.01
10-412-3105 MISC. PERMITS	62,250	3,478.50	8,573.50	0.00	53,676.50	13.77
10-412-3106 ZONING APPLICATION FEES	28,000	225.00	3,350.00	0.00	24,650.00	11.96
10-412-3110 REINSPECTION FEES	99,000	11,025.00	26,550.00	0.00	72,450.00	26.82
10-412-3200 MECHANICAL PERMITS	17,000	550.00	2,800.00	0.00	14,200.00	16.47
10-412-3210 PLUMBING PERMITS	12,250	125.00	1,325.00	0.00	10,925.00	10.82
10-412-3220 ELECTRICAL PERMITS	12,500	425.00	1,825.00	0.00	10,675.00	14.60
10-412-3228 TREE REPLACEMENT FEE	17,000	0.00	9,000.00	0.00	8,000.00	52.94
10-412-3240 BUILDING PLAN REVIEW	4,000	0.00	560.00	0.00	3,440.00	14.00
10-412-3250 ENGINEER REVIEW REIMBURSEME	125,000	0.00	0.00	0.00	125,000.00	0.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
10-412-3300 HEALTH DEPT INSPECTION FEES	20,000	700.00	3,575.00	0.00	16,425.00	17.88
TOTAL 12-DEVELOPMENT SERVICES	893,350	42,548.41	123,741.62	0.00	769,608.38	13.85
<u>15-MUNICIPAL COURT</u>						
10-415-2100 MUNICIPAL COURT FINES	170,000	18,397.74	44,831.14	0.00	125,168.86	26.37
10-415-2101 CITY TRUNCY PRVNTION DVERSN	6,000	664.15	1,583.12	0.00	4,416.88	26.39
10-415-2103 STATE COURT SERVICE FEE EAR	10,000	0.00	0.00	0.00	10,000.00	0.00
10-415-2105 BUILDING SECURITY FEES	5,000	0.00	0.00	0.00	5,000.00	0.00
10-415-2106 COURT TECHNOLOGY FEE	4,000	0.00	0.00	0.00	4,000.00	0.00
10-415-2112 JUDICIAL FEE - CITY	20	0.00	0.00	0.00	20.00	0.00
TOTAL 15-MUNICIPAL COURT	195,020	19,061.89	46,414.26	0.00	148,605.74	23.80
<u>20-POLICE DEPARTMENT</u>						
10-420-1230 SCHOOL OFFICER FUNDING	240,000	0.00	0.00	0.00	240,000.00	0.00
10-420-1240 CROSSING GUARD TAX	8,500	576.83	2,040.64	0.00	6,459.36	24.01
10-420-1530 WRECKER PERMITS	400	0.00	0.00	0.00	400.00	0.00
10-420-1560 ANIMAL LICENSE	2,200	0.00	80.00	0.00	2,120.00	3.64
10-420-1810 OTHER REVENUE	2,000	69.00	746.00	0.00	1,254.00	37.30
10-420-1820 PRIVATE ALARM PERMIT/FEES	7,000	235.00	595.00	0.00	6,405.00	8.50
TOTAL 20-POLICE DEPARTMENT	260,100	880.83	3,461.64	0.00	256,638.36	1.33
<u>30-PUBLIC WORKS/BUILDING</u>						
10-430-1450 CAPITAL METRO CONTRIBUTIONS	35,000	0.00	0.00	0.00	35,000.00	0.00
10-430-4025 STREET/ROADWAY IMPACT FEES	0	1,713.70	21,045.10	0.00	(21,045.10)	0.00
TOTAL 30-PUBLIC WORKS/BUILDING	35,000	1,713.70	21,045.10	0.00	13,954.90	60.13
<u>31-SOLID WASTE</u>						
10-431-1700 SOLID WASTE FEES	1,380,000	115,393.95	345,147.79	0.00	1,034,852.21	25.01
10-431-1750 HAZARDOUS WASTE FEES	69,725	5,709.60	17,080.96	0.00	52,644.04	24.50
10-431-1800 GREEN CENTER REVENUE	500	0.00	0.00	0.00	500.00	0.00
TOTAL 31-SOLID WASTE	1,450,225	121,103.55	362,228.75	0.00	1,087,996.25	24.98
<u>34-PARKS & RECREATION</u>						
<u>35-AQUATICS</u>						
10-435-3100 POOL REVENUE	17,000	0.00	0.00	0.00	17,000.00	0.00
TOTAL 35-AQUATICS	17,000	0.00	0.00	0.00	17,000.00	0.00
<u>40-AVIATION DEPARTMENT</u>						
<u>45-LIBRARY DEPARTMENT</u>						
10-445-3100 LIBRARY FINES AND REVENUE	6,500	481.31	1,665.82	0.00	4,834.18	25.63
10-445-3230 LIBRARY GRANTS	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL 45-LIBRARY DEPARTMENT	9,500	481.31	1,665.82	0.00	7,834.18	17.53
TOTAL REVENUE	12,858,495	1,447,581.73	2,775,489.91	0.00	10,083,005.09	21.58

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

10-ADMINISTRATION

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-510-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
10-510-1020 SOCIAL SECURITY / MEDICARE	13,972	589.90	3,248.11	0.00	10,723.89	23.25
10-510-1030 TMRS	16,576	0.00	1,330.06	0.00	15,245.94	8.02
10-510-1050 HEALTH, DENTAL & LIFE INS	29,419	4,808.30	13,222.77	0.00	16,196.23	44.95
10-510-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
10-510-1070 WORKERS COMPENSATION	13,841	0.00	444.33	0.00	13,396.67	3.21
10-510-1100 CITY MANAGER	175,000	7,067.32	40,721.17	0.00	134,278.83	23.27
10-510-1144 CAR ALLOWANCE	7,200	276.92	1,661.52	0.00	5,538.48	23.08
10-510-1145 LONGEVITY PAY	35	404.91	404.91	0.00 (	369.91)	1,156.89
10-510-1146 REWARDS PROGRAM	<u>405</u>	<u>34.60</u>	<u>34.60</u>	<u>0.00</u>	<u>370.40</u>	<u>8.54</u>
TOTAL PERSONNEL SERVICES	257,231	13,185.45	61,070.97	0.00	196,160.03	23.74
<u>OPERATIONS & MAINTENANCE</u>						
10-510-4000 LIABILITY & PROPERTY INS	0	0.00	19,014.94	0.00 (	19,014.94)	0.00
10-510-4110 UNIFORMS	100	0.00	0.00	0.00	100.00	0.00
10-510-4200 TRAVEL	3,000	0.00	1,328.49	0.00	1,671.51	44.28
10-510-4300 TRAINING/EDUCATION	3,500	6.50	4,818.08	0.00 (	1,318.08)	137.66
10-510-4400 DUES & SUBSCRIPTIONS	5,000	0.00	2,557.10	0.00	2,442.90	51.14
10-510-4575 BANK/CREDIT CARD FEES	0	161.80	644.40	0.00 (	644.40)	0.00
10-510-4600 TELEPHONE/INTERNET	0	118.08	335.52	0.00 (	335.52)	0.00
10-510-4750 MISCELLANEOUS EXPENSE	0	261.69	1,433.63	0.00 (	1,433.63)	0.00
10-510-4825 IT EXPENSE	<u>2,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	14,100	548.07	30,132.16	0.00 (	16,032.16)	213.70
<u>SUPPLIES</u>						
10-510-5100 BOOKS,PUBLICATIONS & FILMS	1,000	0.00	101.70	0.00	898.30	10.17
10-510-5200 POSTAGE	0	1,000.00	1,000.00	0.00 (	1,000.00)	0.00
10-510-5300 SUPPLIES	<u>2,500</u>	<u>206.22</u>	<u>2,127.82</u>	<u>0.00</u>	<u>372.18</u>	<u>85.11</u>
TOTAL SUPPLIES	3,500	1,206.22	3,229.52	0.00	270.48	92.27
<u>SERVICES</u>						
10-510-6100 PROFESSIONAL SERVICES	10,000	45.00	28,090.00	0.00 (	18,090.00)	280.90
10-510-6110 AUDIT SERVICES	15,000	0.00	0.00	0.00	15,000.00	0.00
10-510-6135 CONTRACT SERVICES	15,000	0.00	0.00	0.00	15,000.00	0.00
10-510-6400 PRINTING & BINDING SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
10-510-6500 MISCELLANEOUS SERVICES	0	0.00	5.00	0.00 (	5.00)	0.00
10-510-6540 MAINTENANCE AGREEMENTS	0	0.00	7,500.00	0.00 (	7,500.00)	0.00
10-510-6560 CITY MANAGER CONTINGENCY	<u>0</u>	<u>1,896.00</u>	<u>1,896.00</u>	(<u>440.00</u>) (	<u>1,456.00</u>)	<u>0.00</u>
TOTAL SERVICES	41,000	1,941.00	37,491.00	(440.00)	3,949.00	90.37

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

10-ADMINISTRATION

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
10-510-9710 LAND ACQUISITION	<u>0</u>	<u>28.35</u>	<u>8,604.28</u>	<u>0.00</u> (	<u>8,604.28)</u>	<u>0.00</u>
TOTAL FIXED ASSETS	0	28.35	8,604.28	0.00 (	8,604.28)	0.00
TOTAL 10-ADMINISTRATION	315,831	16,909.09	140,527.93 (	440.00)	175,743.07	44.36

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

11-NON DEPARTMENTAL

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
10-511-4700 EVENTS	95,000	4,421.87	33,629.98	20,000.00	41,370.02	56.45
10-511-4750 MISCELLANEOUS EXPENSE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-511-4800 KLVB DONATION EXPENSE	34,200	1,939.06	2,320.64	0.00	31,879.36	6.79
10-511-4850 VETERANS MEMORIAL EXPENSES	5,000	0.00	466.72	0.00	4,533.28	9.33
10-511-4875 LAGO FEST EXPENDITURES	<u>40,000</u>	<u>19.15</u>	<u>19.15</u>	<u>0.00</u>	<u>39,980.85</u>	<u>0.05</u>
TOTAL OPERATIONS & MAINTENANCE	175,200	6,380.08	36,436.49	20,000.00	118,763.51	32.21
<u>SUPPLIES</u>						
<u>SERVICES</u>						
<u>FIXED ASSETS</u>						
TOTAL 11-NON DEPARTMENTAL	175,200	6,380.08	36,436.49	20,000.00	118,763.51	32.21

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

12-DEVELOPMENT SERVICES

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>PERSONNEL SERVICES</u>						
10-512-1010 STATE UNEMPLOYMENT TAX	504	0.24	67.14	0.00	436.86	13.32
10-512-1020 SOCIAL SECURITY / MEDICARE	32,667	1,138.28	6,332.63	0.00	26,334.37	19.39
10-512-1030 TMRS	38,760	0.00	2,429.92	0.00	36,330.08	6.27
10-512-1050 HEALTH, DENTAL & LIFE INS.	66,574	7,781.26	27,089.94	0.00	39,484.06	40.69
10-512-1060 HEALTH REIMBURSEMENT ACCOUN	4,320	28.00	28.00	0.00	4,292.00	0.65
10-512-1070 WORKERS COMPENSATION	2,554	0.00	1,517.58	0.00	1,036.42	59.42
10-512-1106 DEV SVC DIRECTOR	115,000	4,423.08	19,903.83	0.00	95,096.17	17.31
10-512-1110 DEV SVC SUPERVISOR	61,922	2,805.41	14,713.42	0.00	47,208.58	23.76
10-512-1120 BUILDING OFFICIAL	83,341	1,758.67	17,785.77	0.00	65,555.23	21.34
10-512-1125 BUILDING INSPECTOR	55,000	2,380.59	11,773.40	0.00	43,226.60	21.41
10-512-1145 LONGEVITY PAY	623	809.82	809.82	0.00 (	186.82)	129.99
10-512-1146 REWARDS PROGRAM	1,215	449.82	449.82	0.00	765.18	37.02
10-512-1147 UNIFORM/BOOT ALLOWANCE	360	0.00	0.00	0.00	360.00	0.00
10-512-1148 CELL PHONE STIPEND	1,800	0.00	115.40	0.00	1,684.60	6.41
10-512-1220 DEV SER PRG COORD	62,000	2,503.84	14,265.07	0.00	47,734.93	23.01
10-512-1274 OVERTIME	0	93.78	1,021.63	0.00 (	1,021.63)	0.00
10-512-1405 COLA PAY INCREASE	24,662	0.00	0.00	0.00	24,662.00	0.00
10-512-1525 DEV SVCS SECRETARY	<u>45,760</u>	<u>0.00</u>	<u>3,822.94</u>	<u>0.00</u>	<u>41,937.06</u>	<u>8.35</u>
TOTAL PERSONNEL SERVICES	597,062	24,172.79	122,126.31	0.00	474,935.69	20.45
<u>OPERATIONS & MAINTENANCE</u>						
10-512-4000 LIABILITY & PROPERTY INS	2,141	0.00	2,387.85	0.00 (	246.85)	111.53
10-512-4110 UNIFORMS	4,000	0.00	65.44	0.00	3,934.56	1.64
10-512-4200 TRAVEL	5,000	0.00	0.00	0.00	5,000.00	0.00
10-512-4300 TRAINING/EDUCATION	15,000	3,135.88	4,594.61	0.00	10,405.39	30.63
10-512-4400 DUES & SUBSCRIPTIONS	2,500	0.00	700.00	0.00	1,800.00	28.00
10-512-4525 CONTRACT INSPECTIONS	0	1,425.00	2,825.00	0.00 (	2,825.00)	0.00
10-512-4550 LEGAL NOTICES	5,000	244.13	370.13	0.00	4,629.87	7.40
10-512-4575 CREDIT CARD FEES	26,000	998.68	3,658.19	0.00	22,341.81	14.07
10-512-4600 TELEPHONE/INTERNET	1,750	214.80	492.24	0.00	1,257.76	28.13
10-512-4700 MAINTENANCE & REPAIRS	250	0.00	0.00	0.00	250.00	0.00
10-512-4725 EQUIP/VEHICLE MAINT/REPAIRS	3,000	19.00	19.00	0.00	2,981.00	0.63
10-512-4750 MISCELLANEOUS EXPENSE	5,000	0.00	0.00	741.00	4,259.00	14.82
10-512-4825 IT EXPENSE	<u>2,500</u>	<u>6,050.20</u>	<u>6,190.18</u>	<u>0.00</u> (	<u>3,690.18)</u>	<u>247.61</u>
TOTAL OPERATIONS & MAINTENANCE	72,141	12,087.69	21,302.64	741.00	50,097.36	30.56
<u>SUPPLIES</u>						
10-512-5100 BOOKS,PUBLICATIONS & FILMS	500	0.00	767.46	0.00 (	267.46)	153.49
10-512-5300 SUPPLIES	2,500	0.00	2,407.54	0.00	92.46	96.30
10-512-5400 FUEL & LUBRICANTS	<u>3,000</u>	<u>372.61</u>	<u>973.78</u>	<u>0.00</u>	<u>2,026.22</u>	<u>32.46</u>
TOTAL SUPPLIES	6,000	372.61	4,148.78	0.00	1,851.22	69.15

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

12-DEVELOPMENT SERVICES

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
10-512-6100 PROFESSIONAL SERVICES	0	1,887.50	47,217.11	0.00 (	47,217.11)	0.00
10-512-6120 LEGAL SERVICES	0	0.00	75.00	0.00 (	75.00)	0.00
10-512-6130 ENGINEERING & PLANNING SERV	95,000	9,725.03	2,847.45	0.00	92,152.55	3.00
10-512-6135 CONTRACT SERVICES	43,100	1,164.58	14,164.58	0.00	28,935.42	32.86
10-512-6500 MISCELLANEOUS SERVICES	3,000	0.00	0.00	0.00	3,000.00	0.00
10-512-6540 MAINTENANCE AGREEMENTS	<u>29,000</u>	<u>0.00</u>	<u>1,164.58</u>	<u>0.00</u>	<u>27,835.42</u>	<u>4.02</u>
TOTAL SERVICES	170,100	12,777.11	65,468.72	0.00	104,631.28	38.49
<u>FIXED ASSETS</u>						
10-512-9730 EQUIPMENT/SOFTWARE/ASSETS	<u>0</u>	<u>0.00</u>	<u>5,140.04</u>	<u>0.00</u> (	<u>5,140.04</u>)	<u>0.00</u>
TOTAL FIXED ASSETS	0	0.00	5,140.04	0.00 (	5,140.04)	0.00
TOTAL 12-DEVELOPMENT SERVICES	845,303	49,410.20	218,186.49	741.00	626,375.51	25.90

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

13-FINANCE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-513-1010 STATE UNEMPLOYMENT TAX	252	17.38	32.61	0.00	219.39	12.94
10-513-1020 SOCIAL SECURITY / MEDICARE	21,347	1,043.61	4,545.29	0.00	16,801.71	21.29
10-513-1030 TMRS	25,330	0.00	1,695.72	0.00	23,634.28	6.69
10-513-1050 HEALTH, DENTAL & LIFE INS.	75,056	8,311.76	19,927.07	0.00	55,128.93	26.55
10-513-1060 HEALTH REIMBURSEMENT ACCOUN	3,600	14.00	14.00	0.00	3,586.00	0.39
10-513-1070 WORKERS COMPENSATION	1,765	0.00	868.77	0.00	896.23	49.22
10-513-1100 PROCUREMENT MANAGER	84,000	3,327.31	19,481.16	0.00	64,518.84	23.19
10-513-1120 STAFF ACCOUNTANT	50,000	2,448.00	6,384.00	0.00	43,616.00	12.77
10-513-1125 FINANCE ASSISTANT	45,760	2,079.00	9,119.00	0.00	36,641.00	19.93
10-513-1140 FINANCE DIRECTOR	100,000	3,846.16	23,076.96	0.00	76,923.04	23.08
10-513-1145 LONGEVITY	865	1,214.73	1,214.73	0.00 (	349.73)	140.43
10-513-1146 REWARDS PROGRAM	1,215	865.05	865.05	0.00	349.95	71.20
10-513-1148 CELL PHONE STIPEND	1,200	23.08	138.48	0.00	1,061.52	11.54
10-513-1274 OVERTIME	0	0.00	148.50	0.00 (	148.50)	0.00
10-513-1405 COLA PAY INCREASE	<u>16,077</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>16,077.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	426,467	23,190.08	87,511.34	0.00	338,955.66	20.52
<u>OPERATIONS & MAINTENANCE</u>						
10-513-4110 UNIFORMS	150	0.00	0.00	0.00	150.00	0.00
10-513-4200 TRAVEL	1,000	657.74	1,138.14	0.00 (	138.14)	113.81
10-513-4300 TRAINING/EDUCATION	1,500	0.00	1,273.80	0.00	226.20	84.92
10-513-4400 DUES & SUBSCRIPTIONS	150	0.00	125.00	0.00	25.00	83.33
10-513-4420 NOTARY BONDS	0	119.95	119.95	0.00 (	119.95)	0.00
10-513-4550 LEGAL NOTICES	250	0.00	0.00	0.00	250.00	0.00
10-513-4600 TELEPHONE/INTERNET	360	30.00	90.00	0.00	270.00	25.00
10-513-4750 MISCELLANEOUS EXPENSE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-513-4825 IT EXPENSE	<u>1,000</u>	<u>0.00</u>	<u>218.78</u>	<u>0.00</u>	<u>781.22</u>	<u>21.88</u>
TOTAL OPERATIONS & MAINTENANCE	5,410	807.69	2,965.67	0.00	2,444.33	54.82
<u>SUPPLIES</u>						
10-513-5300 SUPPLIES	<u>2,000</u>	<u>39.75</u>	<u>294.96</u>	<u>0.00</u>	<u>1,705.04</u>	<u>14.75</u>
TOTAL SUPPLIES	2,000	39.75	294.96	0.00	1,705.04	14.75
<u>SERVICES</u>						
10-513-6100 PROFESSIONAL SERVICES	7,500	0.00	1,307.40	0.00	6,192.60	17.43
10-513-6200 TAX COLLECTIONS	34,000	34,457.64	34,457.64	0.00 (	457.64)	101.35
10-513-6210 TAX APPRAISAL SERVICES	<u>65,000</u>	<u>13,941.85</u>	<u>13,941.85</u>	<u>0.00</u>	<u>51,058.15</u>	<u>21.45</u>
TOTAL SERVICES	106,500	48,399.49	49,706.89	0.00	56,793.11	46.67

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

13-FINANCE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
10-513-9730 OFFICE EQUIPMENT & SOFTWARE	<u>0</u>	<u>0.00</u>	(<u>500.00</u>)	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	0	0.00	(500.00)	0.00	500.00	0.00
TOTAL 13-FINANCE	540,377	72,437.01	139,978.86	0.00	400,398.14	25.90

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

14-HUMAN RESOURCES

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-514-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
10-514-1020 SOCIAL SECURITY / MEDICARE	8,880	372.38	2,056.30	0.00	6,823.70	23.16
10-514-1030 TMRS	10,535	0.00	843.88	0.00	9,691.12	8.01
10-514-1050 HEALTH, DENTAL & LIFE INS	10,594	1,812.94	4,790.16	0.00	5,803.84	45.22
10-514-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
10-514-1070 WORKERS COMPENSATION	1,108	0.00	215.53	0.00	892.47	19.45
10-514-1122 HUMAN RESOURCES DIRECTOR	115,000	4,423.08	26,538.48	0.00	88,461.52	23.08
10-514-1145 LONGEVITY	69	404.91	404.91	0.00 (	335.91)	586.83
10-514-1146 REWARDS PROGRAM	405	69.20	69.20	0.00	335.80	17.09
10-514-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
10-514-1405 COLA PAY INCREASE	<u>6,705</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,705.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	154,679	7,109.09	35,060.44	0.00	119,618.56	22.67
<u>OPERATIONS & MAINTENANCE</u>						
10-514-4200 TRAVEL	500	0.00	1,365.34	0.00 (	865.34)	273.07
10-514-4300 TRAINING/EDUCATION	6,000	0.00	0.00	0.00	6,000.00	0.00
10-514-4400 DUES & SUBSCRIPTIONS	300	100.00	100.00	0.00	200.00	33.33
10-514-4600 TELEPHONE/INTERNET	0	39.36	39.36	0.00 (	39.36)	0.00
10-514-4700 EVENTS	12,000	1,452.75	1,452.75	0.00	10,547.25	12.11
10-514-4750 MISCELLANEOUS EXPENSE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-514-4825 INFORMATION TECHNOLOGY	<u>250</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	20,050	1,592.11	2,957.45	0.00	17,092.55	14.75
<u>SUPPLIES</u>						
10-514-5300 SUPPLIES	1,200	0.00	499.42	0.00	700.58	41.62
10-514-5350 EMPLOYEE RECOGNITION	<u>4,000</u>	<u>0.00</u>	<u>28.88</u>	<u>0.00</u>	<u>3,971.12</u>	<u>0.72</u>
TOTAL SUPPLIES	5,200	0.00	528.30	0.00	4,671.70	10.16
<u>SERVICES</u>						
10-514-6100 PROFESSIONAL SERVICES	20,000	800.00	5,299.20	0.00	14,700.80	26.50
10-514-6400 PRINTING & BINDING SERVICES	3,000	0.00	0.00	0.00	3,000.00	0.00
10-514-6500 MISCELLANEOUS SERVICES	4,000	0.00	0.00	0.00	4,000.00	0.00
10-514-6550 ADVERTISING	<u>4,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
TOTAL SERVICES	31,000	800.00	5,299.20	0.00	25,700.80	17.09
<u>FIXED ASSETS</u>						
TOTAL 14-HUMAN RESOURCES	210,929	9,501.20	43,845.39	0.00	167,083.61	20.79

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

15-MUNICIPAL COURT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-515-1010 STATE UNEMPLOYMENT TAX	126	0.00	0.00	0.00	126.00	0.00
10-515-1020 SOCIAL SECURITY / MEDICARE	8,569	425.62	2,049.12	0.00	6,519.88	23.91
10-515-1030 TMRS	10,170	0.00	834.14	0.00	9,335.86	8.20
10-515-1050 HEALTH, DENTAL & LIFE INS.	25,104	5,097.70	11,619.46	0.00	13,484.54	46.29
10-515-1060 HEALTH REIMBURSEMENT ACCOUN	1,440	7.00	7.00	0.00	1,433.00	0.49
10-515-1070 WORKERS COMPENSATION	1,108	0.00	215.53	0.00	892.47	19.45
10-515-1130 MUNICIPAL COURT CLERK	110,261	4,550.62	25,617.38	0.00	84,643.62	23.23
10-515-1145 LONGEVITY	346	809.82	809.82	0.00 (	463.82)	234.05
10-515-1146 REWARDS PROGRAM	810	346.02	346.02	0.00	463.98	42.72
10-515-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
10-515-1274 OVERTIME	0	0.00	913.20	0.00 (	913.20)	0.00
10-515-1405 COLA PAY INCREASE	<u>6,428</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,428.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	164,962	11,259.86	42,550.15	0.00	122,411.85	25.79
<u>OPERATIONS & MAINTENANCE</u>						
10-515-4110 UNIFORMS	500	0.00	0.00	0.00	500.00	0.00
10-515-4200 TRAVEL	700	220.00	381.28	0.00	318.72	54.47
10-515-4300 TRAINING/EDUCATION	1,500	0.00	593.80	0.00	906.20	39.59
10-515-4400 DUES & SUBSCRIPTIONS	350	0.00	0.00	0.00	350.00	0.00
10-515-4420 NOTARY BONDS	155	0.00	0.00	0.00	155.00	0.00
10-515-4425 JURY EXPENSE	500	0.00	0.00	0.00	500.00	0.00
10-515-4575 CREDIT CARD FEES	6,000	199.66	1,059.71	0.00	4,940.29	17.66
10-515-4750 MISCELLANEOUS EXPENSE	340	0.00	0.00	0.00	340.00	0.00
10-515-4800 COURT TECHNOLOGY FEES EXPEN	15,000	0.00	0.00	0.00	15,000.00	0.00
10-515-4825 IT EXPENSE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-515-4850 BUILDING SECURITY FEES EXPE	<u>0</u>	<u>0.00</u>	<u>10,089.82</u>	<u>0.00</u> (	<u>10,089.82)</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	26,045	419.66	12,124.61	0.00	13,920.39	46.55
<u>SUPPLIES</u>						
10-515-5100 BOOKS,PUBLICATIONS & FILMS	100	0.00	0.00	0.00	100.00	0.00
10-515-5200 POSTAGE	50	0.00	0.00	0.00	50.00	0.00
10-515-5300 SUPPLIES	<u>1,000</u>	<u>0.00</u>	<u>590.98</u>	<u>0.00</u>	<u>409.02</u>	<u>59.10</u>
TOTAL SUPPLIES	1,150	0.00	590.98	0.00	559.02	51.39
<u>SERVICES</u>						
10-515-6100 PROFESSIONAL SERVICES	41,500	2,031.97	4,763.41	0.00	36,736.59	11.48
10-515-6320 JAIL & WARRANT SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
10-515-6400 PRINTING & BINDING SERVICES	300	0.00	0.00	0.00	300.00	0.00
10-515-6500 MISCELLANEOUS SERVICES	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL SERVICES	43,300	2,031.97	4,763.41	0.00	38,536.59	11.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

15-MUNICIPAL COURT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
TOTAL 15-MUNICIPAL COURT	235,457	13,711.49	60,029.15	0.00	175,427.85	25.49

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

16-CITY SECRETARY

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-516-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
10-516-1020 SOCIAL SECURITY / MEDICARE	6,551	279.60	1,529.74	0.00	5,021.26	23.35
10-516-1030 TMRS	7,771	0.00	624.88	0.00	7,146.12	8.04
10-516-1050 HEALTH, DENTAL & LIFE INS	17,214	1,781.24	4,726.76	0.00	12,487.24	27.46
10-516-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
10-516-1070 WORKERS COMPENSATION	1,108	0.00	215.53	0.00	892.47	19.45
10-516-1110 CITY SECRETARY	85,000	3,624.97	19,971.12	0.00	65,028.88	23.50
10-516-1145 LONGEVITY	35	0.00	0.00	0.00	35.00	0.00
10-516-1146 REWARDS PROGRAM	0	34.60	34.60	0.00 (	34.60)	0.00
10-516-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
10-516-1405 COLA PAY INCREASE	<u>4,956</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,956.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	124,018	5,746.99	27,244.61	0.00	96,773.39	21.97
<u>OPERATIONS & MAINTENANCE</u>						
10-516-4200 TRAVEL	2,500	192.60	843.80	0.00	1,656.20	33.75
10-516-4300 TRAINING/EDUCATION	2,500	0.00	983.80	0.00	1,516.20	39.35
10-516-4400 DUES & SUBSCRIPTIONS	235	0.00	125.00	0.00	110.00	53.19
10-516-4420 NOTARY BONDS	150	0.00	0.00	0.00	150.00	0.00
10-516-4550 LEGAL NOTICES	6,500	0.00	661.50	0.00	5,838.50	10.18
10-516-4565 ELECTIONS	14,250	0.00	6,112.58	0.00	8,137.42	42.90
10-516-4750 MISCELLANEOUS EXPENSE	500	0.00	0.00	0.00	500.00	0.00
10-516-4825 IT EXPENSE	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	27,135	192.60	8,726.68	0.00	18,408.32	32.16
<u>SUPPLIES</u>						
10-516-5300 SUPPLIES	<u>1,000</u>	<u>0.00</u>	<u>201.38</u>	<u>0.00</u>	<u>798.62</u>	<u>20.14</u>
TOTAL SUPPLIES	1,000	0.00	201.38	0.00	798.62	20.14
<u>SERVICES</u>						
10-516-6100 PROFESSIONAL SERVICES	5,000	0.00	14,442.09	0.00 (	9,442.09)	288.84
10-516-6540 MAINTENANCE AGREEMENTS	<u>25,000</u>	<u>2,279.00</u>	<u>15,050.06</u>	<u>0.00</u>	<u>9,949.94</u>	<u>60.20</u>
TOTAL SERVICES	30,000	2,279.00	29,492.15	0.00	507.85	98.31
<u>FIXED ASSETS</u>						
TOTAL 16-CITY SECRETARY	182,153	8,218.59	65,664.82	0.00	116,488.18	36.05

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

17-ECONOMIC DEVELOPMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-517-1010 STATE UNEMPLOYMENT TAX	189	0.00	0.00	0.00	189.00	0.00
10-517-1020 SOCIAL SECURITY / MEDICARE	17,898	820.30	4,171.60	0.00	13,726.40	23.31
10-517-1030 TMRS	21,238	0.00	1,691.14	0.00	19,546.86	7.96
10-517-1050 HEALTH, DENTAL & LIFE INS	34,911	5,846.28	15,846.98	0.00	19,064.02	45.39
10-517-1060 HEALTH REIMBURSEMENT ACCOUN	2,160	10.50	10.50	0.00	2,149.50	0.49
10-517-1070 WORKERS COMPENSATION	1,240	0.00	324.96	0.00	915.04	26.21
10-517-1100 ECO DEV DIRECTOR	89,761	3,452.35	20,714.10	0.00	69,046.90	23.08
10-517-1115 EVENT COORDINATOR	63,000	2,544.23	14,659.63	0.00	48,340.37	23.27
10-517-1144 CAR ALLOWANCE	4,200	161.54	969.24	0.00	3,230.76	23.08
10-517-1145 LONGEVITY	485	1,214.73	1,214.73	0.00 (	729.73)	250.46
10-517-1146 REWARDS PROGRAM	1,215	484.42	484.42	0.00	730.58	39.87
10-517-1148 CELL PHONE STIPEND	1,800	46.16	276.96	0.00	1,523.04	15.39
10-517-1405 COLA PAY INCREASE	13,191	0.00	0.00	0.00	13,191.00	0.00
10-517-1550 COMM & MKTG	<u>73,500</u>	<u>2,968.27</u>	<u>17,102.92</u>	<u>0.00</u>	<u>56,397.08</u>	<u>23.27</u>
TOTAL PERSONNEL SERVICES	324,788	17,548.78	77,467.18	0.00	247,320.82	23.85
<u>OPERATIONS & MAINTENANCE</u>						
10-517-4200 TRAVEL	7,500	637.71	2,906.64	0.00	4,593.36	38.76
10-517-4300 TRAINING/EDUCATION	1,000	0.00	593.80	0.00	406.20	59.38
10-517-4305 CONVENTIONS	7,500	0.00	312.50	0.00	7,187.50	4.17
10-517-4400 DUES & SUBSCRIPTIONS	15,400	0.00	189.98	0.00	15,210.02	1.23
10-517-4600 TELEPHONE/INTERNET	0	39.36	118.08	0.00 (	118.08)	0.00
10-517-4750 MISCELLANEOUS EXPENSE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-517-4825 IT EXPENSE	<u>12,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	44,900	677.07	4,121.00	0.00	40,779.00	9.18
<u>SUPPLIES</u>						
10-517-5300 SUPPLIES	<u>2,000</u>	<u>0.00</u>	<u>245.48</u>	<u>0.00</u>	<u>1,754.52</u>	<u>12.27</u>
TOTAL SUPPLIES	2,000	0.00	245.48	0.00	1,754.52	12.27
<u>SERVICES</u>						
10-517-6100 PROFESSIONAL SERVICES	20,000	0.00	0.00	0.00	20,000.00	0.00
10-517-6500 MISCELLANEOUS SERVICES	3,000	0.00	267.80	0.00	2,732.20	8.93
10-517-6540 MAINTENANCE AGREEMENTS	<u>0</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u> (	<u>7,500.00)</u>	<u>0.00</u>
TOTAL SERVICES	23,000	0.00	7,767.80	0.00	15,232.20	33.77
<u>FIXED ASSETS</u>						
TOTAL 17-ECONOMIC DEVELOPMENT	394,688	18,225.85	89,601.46	0.00	305,086.54	22.70

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

18-LEGAL

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
<u>SUPPLIES</u>						
<u>SERVICES</u>						
10-518-6120 LEGAL SERVICES	450,000	0.00	0.00	0.00	450,000.00	0.00
10-518-6700 SETTLEMENT	<u>0</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>	(<u>25,000.00</u>)	<u>0.00</u>
TOTAL SERVICES	450,000	0.00	25,000.00	0.00	425,000.00	5.56
<u>FIXED ASSETS</u>						
TOTAL 18-LEGAL	450,000	0.00	25,000.00	0.00	425,000.00	5.56

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

20-POLICE DEPARTMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-520-1010 STATE UNEMPLOYMENT TAX	1,512	22.08	143.15	0.00	1,368.85	9.47
10-520-1020 SOCIAL SECURITY / MEDICARE	150,286	5,535.11	30,503.65	0.00	119,782.35	20.30
10-520-1030 TMRS	180,077	0.00	13,616.18	0.00	166,460.82	7.56
10-520-1050 HEALTH, DENTAL & LIFE INS.	315,572	41,533.91	112,818.26	0.00	202,753.74	35.75
10-520-1060 HEALTH REIMBURSEMENT ACCOUN	17,280	80.50	80.50	0.00	17,199.50	0.47
10-520-1070 WORKERS COMPENSATION	52,361	0.00	42,685.58	0.00	9,675.42	81.52
10-520-1145 LONGEVITY PAY	4,602	6,073.65	6,073.65	0.00 (	1,471.65)	131.98
10-520-1146 REWARDS PROGRAM	9,718	3,148.79	3,148.79	0.00	6,569.21	32.40
10-520-1147 UNIFORM/BOOT ALLOWANCE	25,900	707.39	707.39	0.00	25,192.61	2.73
10-520-1148 CELL PHONE STIPEND	600	0.00	0.00	0.00	600.00	0.00
10-520-1200 POLICE CHIEF	143,325	0.00	0.00	0.00	143,325.00	0.00
10-520-1205 POLICE CAPTAIN	107,100	4,242.80	28,531.22	0.00	78,568.78	26.64
10-520-1210 POLICE LIEUTENANT	112,694	8,653.85	50,961.55	0.00	61,732.45	45.22
10-520-1220 DETECTIVE/SERGEANT	181,899	3,461.54	31,526.77	0.00	150,372.23	17.33
10-520-1221 POLICE SERGEANT PATROL	323,898	12,337.98	94,992.02	0.00	228,905.98	29.33
10-520-1230 POLICE OFFICERS	838,687	24,781.17	122,926.88	0.00	715,760.12	14.66
10-520-1235 SRO-SCHOOL RESOURCE OFFICER	218,504	8,740.74	44,584.16	0.00	173,919.84	20.40
10-520-1250 POLICE SECRETARY	58,968	0.00	0.00	0.00	58,968.00	0.00
10-520-1274 OVERTIME	0	695.82	13,711.58	0.00 (	13,711.58)	0.00
10-520-1400 BILINGUAL PAY	9,000	138.48	1,107.84	0.00	7,892.16	12.31
10-520-1405 COLA PAY INCREASE	105,586	0.00	0.00	0.00	105,586.00	0.00
10-520-1450 CERTIFICATION PAY	50,000	1,176.94	7,592.43	0.00	42,407.57	15.18
10-520-1455 EDUCATION PAY	20,000	553.86	3,230.85	0.00	16,769.15	16.15
10-520-1591 STANDBY TIME (SCHOOL)	<u>0</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00 (</u>	<u>150.00)</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	2,927,569	121,884.61	609,092.45	0.00	2,318,476.55	20.81
<u>OPERATIONS & MAINTENANCE</u>						
10-520-4000 LIABILITY & PROPERTY INS	37,046	0.00	34,068.08	0.00	2,977.92	91.96
10-520-4100 UNIFORMS	12,500	3,362.68	6,013.47	0.00	6,486.53	48.11
10-520-4110 BALLISTIC VEST PROGRAM	6,000	0.00	0.00	0.00	6,000.00	0.00
10-520-4200 TRAVEL	25,000	345.00	1,698.00	0.00	23,302.00	6.79
10-520-4300 TRAINING/EDUCATION	20,000	0.00	593.81	0.00	19,406.19	2.97
10-520-4320 LEOSE EXPENSE	3,300	0.00	0.00	0.00	3,300.00	0.00
10-520-4400 DUES & SUBSCRIPTIONS	2,000	0.00	0.00	0.00	2,000.00	0.00
10-520-4570 RENTAL/LEASE	0	9,314.17	27,930.59	93,342.21 (	121,272.80)	0.00
10-520-4600 TELEPHONE/INTERNET	24,750	2,714.18	7,548.41	0.00	17,201.59	30.50
10-520-4650 ELECTRICITY	15,550	1,049.73	3,382.52	0.00	12,167.48	21.75
10-520-4670 WATER SERVICE	1,100	80.15	260.50	0.00	839.50	23.68
10-520-4675 SEWER SERVICE	700	38.35	124.73	0.00	575.27	17.82
10-520-4700 MAINTENANCE & REPAIRS	12,500	0.00	185.84	0.00	12,314.16	1.49
10-520-4725 EQUIP/VEHICLE MAINT/REPAIRS	44,000	1,858.32	19,917.72	7,028.11	17,054.17	61.24
10-520-4750 MISCELLANEOUS EXPENSE	2,600	1,038.00	1,038.00	0.00	1,562.00	39.92
10-520-4775 PRE-EMPLOYMENT EXPENSES	3,000	10.21	20.42	0.00	2,979.58	0.68
10-520-4780 BUILDING EXPENSES	0	181.74	511.74	0.00 (	511.74)	0.00
10-520-4800 COMMUNITY OUTREACH	6,000	0.00	567.17	0.00	5,432.83	9.45
10-520-4825 IT EXPENSE	<u>30,550</u>	<u>0.00</u>	<u>1,253.11</u>	<u>60,110.68 (</u>	<u>30,813.79)</u>	<u>200.86</u>
TOTAL OPERATIONS & MAINTENANCE	246,596	19,992.53	105,114.11	160,481.00 (	18,999.11)	107.70

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

20-POLICE DEPARTMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SUPPLIES</u>						
10-520-5200 POSTAGE	1,000	10.48	122.42	0.00	877.58	12.24
10-520-5300 SUPPLIES	18,000	390.98	3,894.12	0.00	14,105.88	21.63
10-520-5301 QUALIFYING AMMUNITION	35,000	0.00	(3,980.82)	0.00	38,980.82	11.37-
10-520-5400 FUEL & LUBRICANTS	<u>50,000</u>	<u>3,775.26</u>	<u>10,239.32</u>	<u>0.00</u>	<u>39,760.68</u>	<u>20.48</u>
TOTAL SUPPLIES	104,000	4,176.72	10,275.04	0.00	93,724.96	9.88
 <u>SERVICES</u>						
10-520-6100 PROFESSIONAL SERVICES	23,601	45.00	5,895.22	0.00	17,705.78	24.98
10-520-6200 RADIOS / LCRA	35,500	0.00	0.00	0.00	35,500.00	0.00
10-520-6500 CONTRACT SERVICES	123,860	2,425.40	77,358.63	0.00	46,501.37	62.46
10-520-6540 MAINTENANCE AGREEMENTS	<u>137,252</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>137,252.00</u>	<u>0.00</u>
TOTAL SERVICES	320,213	2,470.40	83,253.85	0.00	236,959.15	26.00
 <u>FIXED ASSETS</u>						
10-520-9760 VEHICLES	<u>170,000</u>	<u>950.00</u>	<u>2,250.00</u>	<u>49,710.54</u>	<u>118,039.46</u>	<u>30.57</u>
TOTAL FIXED ASSETS	170,000	950.00	2,250.00	49,710.54	118,039.46	30.57
TOTAL 20-POLICE DEPARTMENT	3,768,378	149,474.26	809,985.45	210,191.54	2,748,201.01	27.07

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

22-CODE ENFORCEMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-522-1010 STATE UNEMPLOYMENT TAX	126	0.00	0.00	0.00	126.00	0.00
10-522-1020 SOCIAL SECURITY / MEDICARE	8,647	444.51	2,171.90	0.00	6,475.10	25.12
10-522-1030 TMRS	10,263	0.00	829.46	0.00	9,433.54	8.08
10-522-1050 HEALTH, DENTAL & LIFE INS.	16,141	4,150.56	11,297.32	0.00	4,843.68	69.99
10-522-1060 HEALTH REIMBURSEMENT ACCOUN	1,440	3.50	3.50	0.00	1,436.50	0.24
10-522-1070 WORKERS COMPENSATION	847	0.00	17.68	0.00	829.32	2.09
10-522-1145 LONGEVITY PAY	138	809.82	809.82	0.00 (	671.82)	586.83
10-522-1146 REWARDS PROGRAM	810	138.40	138.40	0.00	671.60	17.09
10-522-1147 UNIFORM/BOOT ALLOWANCE	360	0.00	497.59	0.00 (	137.59)	138.22
10-522-1148 CELL PHONE STIPEND	1,200	0.00	0.00	0.00	1,200.00	0.00
10-522-1240 CODE ENFORCEMENT OFFICER	110,523	4,862.45	26,074.74	0.00	84,448.26	23.59
10-522-1274 OVERTIME	0	0.00	1,289.66	0.00 (	1,289.66)	0.00
10-522-1405 COLA PAY INCREASE	6,443	0.00	0.00	0.00	6,443.00	0.00
10-522-1450 CERTIFICATION PAY	<u>1,500</u>	<u>91.31</u>	<u>594.01</u>	<u>0.00</u>	<u>905.99</u>	<u>39.60</u>
TOTAL PERSONNEL SERVICES	158,438	10,500.55	43,724.08	0.00	114,713.92	27.60
<u>OPERATIONS & MAINTENANCE</u>						
10-522-4000 LIABILITY & PROPERTY INS	0	0.00	1,353.17	0.00 (	1,353.17)	0.00
10-522-4100 UNIFORMS	0	0.00	35.99	0.00 (	35.99)	0.00
10-522-4110 UNIFORMS	0	0.00	220.72	0.00 (	220.72)	0.00
10-522-4200 TRAVEL	2,000	6.82	1,747.35	0.00	252.65	87.37
10-522-4300 TRAINING/EDUCATION	3,000	1,100.00	1,300.00	0.00	1,700.00	43.33
10-522-4600 TELEPHONE/INTERNET	1,100	0.00	0.00	0.00	1,100.00	0.00
10-522-4725 EQUIP/VEHICLE MAINT/REPAIRS	2,000	3,694.62	3,706.50	0.00 (	1,706.50)	185.33
10-522-4740 ANIMAL CONTROL	15,000	0.00	51.92	0.00	14,948.08	0.35
10-522-4750 MISCELLANEOUS EXPENSE	<u>0</u>	<u>0.00</u>	<u>17.92</u>	<u>0.00 (</u>	<u>17.92)</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	23,100	4,801.44	8,433.57	0.00	14,666.43	36.51
<u>SUPPLIES</u>						
10-522-5200 POSTAGE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-522-5300 SUPPLIES	1,500	72.38	296.33	0.00	1,203.67	19.76
10-522-5400 FUEL & LUBRICANTS	<u>2,500</u>	<u>0.00</u>	<u>512.94</u>	<u>0.00</u>	<u>1,987.06</u>	<u>20.52</u>
TOTAL SUPPLIES	5,000	72.38	809.27	0.00	4,190.73	16.19
<u>SERVICES</u>						
10-522-6100 PROFESSIONAL SERVICES	20,000	0.00	10,000.00	0.00	10,000.00	50.00
10-522-6500 CONTRACT SERVICES	<u>20,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
TOTAL SERVICES	40,000	0.00	10,000.00	0.00	30,000.00	25.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

22-CODE ENFORCEMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
TOTAL 22-CODE ENFORCEMENT	226,538	15,374.37	62,966.92	0.00	163,571.08	27.80

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

25-DISPATCHING

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>PERSONNEL SERVICES</u>						
10-525-1010 STATE UNEMPLOYMENT TAX	567	0.00	28.64	0.00	538.36	5.05
10-525-1020 SOCIAL SECURITY / MEDICARE	21,645	704.51	3,153.75	0.00	18,491.25	14.57
10-525-1030 TMRS	25,699	0.00	1,760.80	0.00	23,938.20	6.85
10-525-1050 HEALTH, DENTAL & LIFE INS.	88,538	4,924.16	21,558.10	0.00	66,979.90	24.35
10-525-1060 HEALTH REIMBURSEMENT ACCOUN	4,320	17.50	17.50	0.00	4,302.50	0.41
10-525-1070 WORKERS COMPENSATION	1,634	0.00	759.34	0.00	874.66	46.47
10-525-1145 LONGEVITY PAY	554	1,214.73	1,214.73	0.00	(660.73)	219.27
10-525-1146 REWARDS PROGRAM	1,620	449.82	449.82	0.00	1,170.18	27.77
10-525-1147 UNIFORM/BOOT ALLOWANCE	3,600	0.00	0.00	0.00	3,600.00	0.00
10-525-1260 DISPATCH SUPERVISOR	52,000	2,287.50	11,787.50	0.00	40,212.50	22.67
10-525-1261 DISPATCHERS	195,164	4,594.24	25,030.81	0.00	170,133.19	12.83
10-525-1274 OVERTIME	30,000	976.69	5,504.03	0.00	24,495.97	18.35
10-525-1400 BILINGUAL PAY	400	0.00	0.00	0.00	400.00	0.00
10-525-1405 COLA PAY INCREASE	13,818	0.00	0.00	0.00	13,818.00	0.00
10-525-1450 CERTIFICATION PAY	5,000	138.46	1,200.00	0.00	3,800.00	24.00
10-525-1455 EDUCATION PAY	<u>1,200</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,200.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	445,759	15,307.61	72,465.02	0.00	373,293.98	16.26
<u>OPERATIONS & MAINTENANCE</u>						
10-525-4110 UNIFORMS	1,000	0.00	0.00	0.00	1,000.00	0.00
10-525-4200 TRAVEL	8,000	0.00	0.00	0.00	8,000.00	0.00
10-525-4300 TRAINING/EDUCATION	12,000	0.00	287.00	0.00	11,713.00	2.39
10-525-4420 NOTARY BONDS	500	0.00	0.00	0.00	500.00	0.00
10-525-4700 REPAIRS & MAINTENANCE	1,000	0.00	0.00	0.00	1,000.00	0.00
10-525-4775 MEDICAL	<u>2,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	25,000	0.00	287.00	0.00	24,713.00	1.15
<u>SUPPLIES</u>						
10-525-5200 POSTAGE	100	0.00	0.00	0.00	100.00	0.00
10-525-5300 SUPPLIES	<u>4,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
TOTAL SUPPLIES	4,100	0.00	0.00	0.00	4,100.00	0.00
<u>SERVICES</u>						
10-525-6540 MAINTENANCE AGREEMENTS	<u>2,000</u>	<u>125.00</u>	<u>250.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>12.50</u>
TOTAL SERVICES	2,000	125.00	250.00	0.00	1,750.00	12.50
<u>FIXED ASSETS</u>						
10-525-9730 OFFICE EQUIPMENT & SOFTWARE	<u>6,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	6,000	0.00	0.00	0.00	6,000.00	0.00
TOTAL 25-DISPATCHING	482,859	15,432.61	73,002.02	0.00	409,856.98	15.12

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

30-PUBLIC WORKS STREETS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-530-1010 STATE UNEMPLOYMENT TAX	693	13.68	19.21	0.00	673.79	2.77
10-530-1020 SOCIAL SECURITY / MEDICARE	34,237	1,717.51	7,350.05	0.00	26,886.95	21.47
10-530-1030 TMRS	40,640	0.00	2,770.53	0.00	37,869.47	6.82
10-530-1050 HEALTH, DENTAL & LIFE INS.	113,624	14,883.30	37,665.55	0.00	75,958.45	33.15
10-530-1060 HEALTH REIMBURSEMENT ACCOUN	6,480	24.50	24.50	0.00	6,455.50	0.38
10-530-1070 WORKERS COMPENSATION	25,946	0.00	20,912.28	0.00	5,033.72	80.60
10-530-1145 LONGEVITY PAY	2,042	2,834.37	2,834.37	0.00 (	792.37)	138.80
10-530-1146 REWARDS PROGRAM	2,834	2,006.92	2,006.92	0.00	827.08	70.82
10-530-1147 WORK BOOT ALLOWANCE	1,620	0.00	0.00	0.00	1,620.00	0.00
10-530-1148 CELL PHONE STIPEND	600	0.00	0.00	0.00	600.00	0.00
10-530-1274 OVERTIME	19,000	800.10	6,887.87	0.00	12,112.13	36.25
10-530-1310 ST SUPERINTENDENT	85,504	3,453.03	20,076.03	0.00	65,427.97	23.48
10-530-1320 ST CREW LEADER	52,000	2,362.50	12,461.25	0.00	39,538.75	23.96
10-530-1330 ST MAINTENANCE	280,045	11,098.56	52,206.56	0.00	227,838.44	18.64
10-530-1405 COLA PAY INCREASE	24,343	0.00	0.00	0.00	24,343.00	0.00
10-530-1591 STANDBY TIME	<u>3,900</u>	<u>150.00</u>	<u>1,050.00</u>	<u>0.00</u>	<u>2,850.00</u>	<u>26.92</u>
TOTAL PERSONNEL SERVICES	693,508	39,344.47	166,265.12	0.00	527,242.88	23.97
<u>OPERATIONS & MAINTENANCE</u>						
10-530-4000 LIABILITY & PROPERTY INS	20,045	0.00	21,089.12	0.00 (	1,044.12)	105.21
10-530-4110 UNIFORMS	8,000	1,155.01	4,804.62	0.00	3,195.38	60.06
10-530-4200 TRAVEL	500	0.00	0.00	0.00	500.00	0.00
10-530-4300 TRAINING/EDUCATION	4,925	0.00	0.00	0.00	4,925.00	0.00
10-530-4570 RENTAL/LEASE EXPENSE	3,000	0.00	0.00	0.00	3,000.00	0.00
10-530-4600 TELEPHONE/INTERNET	1,340	108.72	326.16	0.00	1,013.84	24.34
10-530-4650 ELECTRICITY	79,586	7,035.03	21,162.73	0.00	58,423.27	26.59
10-530-4700 MAINTENANCE & REPAIRS	5,000	0.00	3,775.98	0.00	1,224.02	75.52
10-530-4715 UNANTICIPATED MAINT/REPAIRS	1,000	0.00	0.00	0.00	1,000.00	0.00
10-530-4725 EQUIP/VEHICLE MAINT/REPAIRS	30,000	2,275.06	16,916.06	0.00	13,083.94	56.39
10-530-4735 VEHICLE SAFETY EQUIPMENT	5,000	0.00	0.00	0.00	5,000.00	0.00
10-530-4750 MISCELLANEOUS EXPENSE	<u>500</u>	<u>157.48</u>	<u>157.48</u>	<u>0.00</u>	<u>342.52</u>	<u>31.50</u>
TOTAL OPERATIONS & MAINTENANCE	158,896	10,731.30	68,232.15	0.00	90,663.85	42.94
<u>SUPPLIES</u>						
10-530-5300 SUPPLIES	17,738	554.83	4,579.56	0.00	13,158.44	25.82
10-530-5305 SMALL TOOLS	11,000	179.00	619.12	0.00	10,380.88	5.63
10-530-5400 FUEL & LUBRICANTS	20,000	887.16	2,267.32	0.00	17,732.68	11.34
10-530-5410 STREET MATERIALS	150,000	562.43	4,329.13	0.00	145,670.87	2.89
10-530-5420 STREET SIGNS	30,000	0.00	1,273.95	0.00	28,726.05	4.25
10-530-5430 CHEMICALS	<u>1,200</u>	<u>0.00</u>	<u>1,933.44</u>	<u>0.00</u> (	<u>733.44)</u>	<u>161.12</u>
TOTAL SUPPLIES	229,938	2,183.42	15,002.52	0.00	214,935.48	6.52

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

30-PUBLIC WORKS STREETS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
10-530-6100 PROFESSIONAL SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
10-530-6135 CONTRACT SERVICES	15,000	0.00	0.00	0.00	15,000.00	0.00
10-530-6500 MISCELLANEOUS SERVICES	1,500	260.20	260.20	0.00	1,239.80	17.35
10-530-6720 STREET LIGHT MAINTENANCE	<u>2,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
TOTAL SERVICES	20,000	260.20	260.20	0.00	19,739.80	1.30
<u>FIXED ASSETS</u>						
TOTAL 30-PUBLIC WORKS STREETS	1,102,342	52,519.39	249,759.99	0.00	852,582.01	22.66

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

31-SOLID WASTE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>OPERATIONS & MAINTENANCE</u>						
10-531-4000 LIABILITY & PROPERTY INS	504	0.00	249.94	0.00	254.06	49.59
10-531-4570 RENTAL/LEASE EXPENSE	1,000	444.65	444.65	0.00	555.35	44.47
10-531-4650 ELECTRICITY	500	40.12	119.79	0.00	380.21	23.96
10-531-4670 WATER SERVICE	500	36.92	114.70	0.00	385.30	22.94
10-531-4700 MAINTENANCE & REPAIRS	3,000	0.00	2,008.86	0.00	991.14	66.96
10-531-4750 MISCELLANEOUS EXPENSE	<u>1,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	6,504	521.69	2,937.94	0.00	3,566.06	45.17
 <u>SUPPLIES</u>						
10-531-5300 SUPPLIES	<u>5,000</u>	<u>0.00</u>	<u>879.19</u>	<u>0.00</u>	<u>4,120.81</u>	<u>17.58</u>
TOTAL SUPPLIES	5,000	0.00	879.19	0.00	4,120.81	17.58
 <u>SERVICES</u>						
10-531-6100 PROFESSIONAL SERVICE	0	0.00	18,000.00	0.00 (	18,000.00)	0.00
10-531-6600 DISPOSAL SERVICE	1,179,773	92,119.24	289,545.28	0.00	890,227.72	24.54
10-531-6700 HAZARDOUS WASTE SERVICE	<u>74,363</u>	<u>11,765.60</u>	<u>17,635.20</u>	<u>0.00</u>	<u>56,727.80</u>	<u>23.72</u>
TOTAL SERVICES	1,254,136	103,884.84	325,180.48	0.00	928,955.52	25.93
 <u>FIXED ASSETS</u>						
TOTAL 31-SOLID WASTE	1,265,640	104,406.53	328,997.61	0.00	936,642.39	25.99

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

32-BUILDING MAINTENANCE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
10-532-4650 ELECTRICITY	16,000	1,275.35	3,454.11	0.00	12,545.89	21.59
10-532-4670 WATER SERVICE-CITY HALL	1,500	77.78	234.13	0.00	1,265.87	15.61
10-532-4675 SEWER SERVICE-CITY HALL	600	50.90	154.85	0.00	445.15	25.81
10-532-4700 MAINTENANCE & REPAIRS	5,000	0.00	9,154.60	0.00 (	4,154.60)	183.09
10-532-4750 MISCELLANEOUS EXPENSE	<u>250</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	23,350	1,404.03	12,997.69	0.00	10,352.31	55.66
<u>SUPPLIES</u>						
10-532-5300 SUPPLIES	<u>600</u>	<u>6.94</u>	<u>919.91</u>	<u>0.00</u> (	<u>319.91)</u>	<u>153.32</u>
TOTAL SUPPLIES	600	6.94	919.91	0.00 (	319.91)	153.32
<u>SERVICES</u>						
10-532-6500 CONTRACT SERVICES	19,180	2,797.00	6,990.71	0.00	12,189.29	36.45
10-532-6600 CITY HALL REMODELING EXPENS	<u>2,000</u>	<u>0.00</u>	<u>4,096.72</u>	<u>0.00</u> (	<u>2,096.72)</u>	<u>204.84</u>
TOTAL SERVICES	21,180	2,797.00	11,087.43	0.00	10,092.57	52.35
TOTAL 32-BUILDING MAINTENANCE	45,130	4,207.97	25,005.03	0.00	20,124.97	55.41

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

34-PARK & RECREATION

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-534-1010 STATE UNEMPLOYMENT TAX	315	0.24	1.32	0.00	313.68	0.42
10-534-1020 SOCIAL SECURITY/MEDICARE	19,948	656.10	3,507.64	0.00	16,440.36	17.58
10-534-1030 TMRS	23,670	0.00	1,415.82	0.00	22,254.18	5.98
10-534-1050 HEALTH, DENTAL & LIFE INS	70,973	4,833.50	13,159.83	0.00	57,813.17	18.54
10-534-1060 HEALTH REIMBURSEMENT ACCOUN	3,600	10.50	10.50	0.00	3,589.50	0.29
10-534-1070 WORKERS COMPENSATION	7,285	0.00	5,417.08	0.00	1,867.92	74.36
10-534-1145 LONGEVITY	173	809.82	809.82	0.00 (	636.82)	468.10
10-534-1146 REWARDS PROGRAM	810	173.00	173.00	0.00	637.00	21.36
10-534-1147 WORK BOOT ALLOWANCE	540	0.00	0.00	0.00	540.00	0.00
10-534-1148 CELL PHONE STIPEND	1,800	0.00	0.00	0.00	1,800.00	0.00
10-534-1274 OVERTIME	1,000	80.73	223.25	0.00	776.75	22.33
10-534-1405 COLA PAY INCREASE	16,042	0.00	0.00	0.00	16,042.00	0.00
10-534-1540 PARKS & REC DIRECTOR	115,000	0.00	0.00	0.00	115,000.00	0.00
10-534-1541 PR MANAGER	0	4,423.08	26,538.48	0.00 (	26,538.48)	0.00
10-534-1561 PR CREW LEAD	41,600	0.00	0.00	0.00	41,600.00	0.00
10-534-1570 PR MAINTENANCE	<u>118,560</u>	<u>3,115.39</u>	<u>18,244.14</u>	<u>0.00</u>	<u>100,315.86</u>	<u>15.39</u>
TOTAL PERSONNEL SERVICES	421,316	14,102.36	69,500.88	0.00	351,815.12	16.50
<u>OPERATIONS & MAINTENANCE</u>						
10-534-4000 LIABILITY & PROPERTY INS	3,152	0.00	2,836.85	0.00	315.15	90.00
10-534-4110 UNIFORMS	1,500	95.33	191.58	0.00	1,308.42	12.77
10-534-4300 TRAINING/EDUCATION	3,000	6.50	6.50	0.00	2,993.50	0.22
10-534-4570 RENTAL/LEASE	48,000	0.00	3,056.46	15,699.40	29,244.14	39.07
10-534-4600 TELEPHONE/INTERNET	400	0.00	78.72	0.00	321.28	19.68
10-534-4650 ELECTRICITY	2,500	141.14	551.14	0.00	1,948.86	22.05
10-534-4670 WATER SERVICE	55,000	4,409.32	14,435.96	0.00	40,564.04	26.25
10-534-4700 MAINTENANCE & REPAIRS	15,000	0.00	438.00	0.00	14,562.00	2.92
10-534-4725 EQUIP/VEHICLE MAINT/REPAIRS	3,000	480.56	495.42	0.00	2,504.58	16.51
10-534-4730 VEHICLE SAFETY EQUIPMENT	2,500	0.00	0.00	0.00	2,500.00	0.00
10-534-4750 MISCELLANEOUS EXPENSE	<u>2,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	136,552	5,132.85	22,090.63	15,699.40	98,761.97	27.67
<u>SUPPLIES</u>						
10-534-5300 SUPPLIES	16,000	512.75	2,202.96	0.00	13,797.04	13.77
10-534-5305 SMALL TOOLS	6,000	1,800.00	2,312.35	0.00	3,687.65	38.54
10-534-5400 FUEL & LUBRICANTS	13,000	332.19	1,127.89	0.00	11,872.11	8.68
10-534-5430 CHEMICALS	<u>2,500</u>	<u>0.00</u>	<u>83.06</u>	<u>0.00</u>	<u>2,416.94</u>	<u>3.32</u>
TOTAL SUPPLIES	37,500	2,644.94	5,726.26	0.00	31,773.74	15.27

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

34-PARK & RECREATION

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
10-534-6100 PROFESSIONAL SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
10-534-6135 CONTRACT SERVICES	<u>0</u>	<u>4,100.00</u>	<u>4,100.00</u>	(<u>890.00</u>)	(<u>3,210.00</u>)	<u>0.00</u>
TOTAL SERVICES	1,000	4,100.00	4,100.00	(890.00)	(2,210.00)	321.00
 <u>FIXED ASSETS</u>						
10-534-9000 FIXED ASSETS	85,000	1,800.00	68,152.00	0.00	16,848.00	80.18
10-534-9705 TURNBACK CONSERVANCY TRAILS	65,000	0.00	1,260.04	0.00	63,739.96	1.94
10-534-9710 LV SUNSET PARK	327,150	28,174.54	311,331.38	14,006.31	1,812.31	99.45
10-534-9715 POCKET PARKS	<u>15,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	492,150	29,974.54	380,743.42	14,006.31	97,400.27	80.21
TOTAL 34-PARK & RECREATION	1,088,518	55,954.69	482,161.19	28,815.71	577,541.10	46.94

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

35-AQUATICS % OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
10-535-4000 LIABILITY & PROPERTY INS	871	0.00	1,598.69	0.00	(727.69)	183.55
10-535-4300 TRAINING/EDUCATION	500	0.00	0.00	0.00	500.00	0.00
10-535-4600 TELEPHONE/INTERNET	1,000	95.49	286.47	0.00	713.53	28.65
10-535-4650 ELECTRICITY	7,000	222.04	684.15	0.00	6,315.85	9.77
10-535-4670 WATER SERVICE	15,000	1,694.66	7,086.78	0.00	7,913.22	47.25
10-535-4675 SEWER SERVICE	8,500	1,147.75	4,575.23	0.00	3,924.77	53.83
10-535-4700 MAINTENANCE & REPAIRS	30,000	0.00	0.00	0.00	30,000.00	0.00
10-535-4750 MISCELLANEOUS EXPENSE	<u>1,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	64,371	3,159.94	14,231.32	0.00	50,139.68	22.11
<u>SUPPLIES</u>						
10-535-5300 SUPPLIES	7,500	0.00	0.00	0.00	7,500.00	0.00
10-535-5430 CHEMICALS	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL SUPPLIES	8,000	0.00	0.00	0.00	8,000.00	0.00
<u>SERVICES</u>						
10-535-6100 PROFESSIONAL SERVICES	85,000	4,005.00	9,968.13	0.00	75,031.87	11.73
10-535-6500 MISCELLANEOUS SERVICES	<u>1,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
TOTAL SERVICES	86,000	4,005.00	9,968.13	0.00	76,031.87	11.59
<u>FIXED ASSETS</u>						
10-535-9000 FIXED ASSETS	<u>16,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>16,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	16,000	0.00	0.00	0.00	16,000.00	0.00
TOTAL 35-AQUATICS	174,371	7,164.94	24,199.45	0.00	150,171.55	13.88

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

45-LIBRARY DEPARTMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-545-1010 STATE UNEMPLOYMENT TAX	252	3.83	16.12	0.00	235.88	6.40
10-545-1020 SOCIAL SECURITY / MEDICARE	18,080	866.71	4,185.64	0.00	13,894.36	23.15
10-545-1030 TMRS	18,040	0.00	1,440.62	0.00	16,599.38	7.99
10-545-1050 HEALTH, DENTAL & LIFE INS.	34,841	4,976.60	13,446.03	0.00	21,394.97	38.59
10-545-1060 HEALTH REIMBURSEMENT ACCOUN	2,160	10.50	10.50	0.00	2,149.50	0.49
10-545-1070 WORKERS COMPENSATION	1,502	0.00	651.02	0.00	850.98	43.34
10-545-1120 LIBRARY DIRECTOR	94,593	3,820.13	22,011.23	0.00	72,581.77	23.27
10-545-1130 ASSISTANT LIBRARIANS	138,756	5,138.67	30,164.93	0.00	108,591.07	21.74
10-545-1145 LONGEVITY PAY	1,176	1,214.73	1,214.73	0.00 (	38.73)	103.29
10-545-1146 REWARDS PROGRAM	1,215	1,038.06	1,038.06	0.00	176.94	85.44
10-545-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
10-545-1274 OVERTIME	0	119.10	372.67	0.00 (	372.67)	0.00
10-545-1405 COLA PAY INCREASE	<u>13,604</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,604.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	324,819	17,211.41	74,690.03	0.00	250,128.97	22.99
<u>OPERATIONS & MAINTENANCE</u>						
10-545-4000 LIABILITY & PROPERTY INS	2,384	0.00	2,357.40	0.00	26.60	98.88
10-545-4200 TRAVEL	2,200	0.00	30.00	0.00	2,170.00	1.36
10-545-4300 TRAINING/EDUCATION	900	0.00	0.00	0.00	900.00	0.00
10-545-4333 TEXSHARE DATABASE FEES	130	0.00	124.00	0.00	6.00	95.38
10-545-4400 DUES & SUBSCRIPTIONS	1,500	0.00	936.00	0.00	564.00	62.40
10-545-4420 NOTARY BONDS	126	0.00	0.00	0.00	126.00	0.00
10-545-4670 WATER SERVICE	500	42.05	128.53	0.00	371.47	25.71
10-545-4675 SEWER SERVICE	400	34.05	108.61	0.00	291.39	27.15
10-545-4700 MAINTENANCE & REPAIRS	4,000	0.00	827.95	17,170.00 (	13,997.95)	449.95
10-545-4750 MISCELLANEOUS EXPENSE	3,000	91.08	91.08	4,532.87 (	1,623.95)	154.13
10-545-4800 PROGRAMS	11,000	405.37	575.79	0.00	10,424.21	5.23
10-545-4825 IT EXPENSE	<u>1,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	27,140	572.55	5,179.36	21,702.87	257.77	99.05
<u>SUPPLIES</u>						
10-545-5100 BOOKS,PUBLICATIONS & FILMS	10,000	16.21	4,816.00	0.00	5,184.00	48.16
10-545-5300 SUPPLIES	<u>6,000</u>	<u>464.67</u>	<u>1,539.24</u>	<u>0.00</u>	<u>4,460.76</u>	<u>25.65</u>
TOTAL SUPPLIES	16,000	480.88	6,355.24	0.00	9,644.76	39.72
<u>SERVICES</u>						
10-545-6100 PROFESSIONAL SERVICES	6,300	0.00	936.00	0.00	5,364.00	14.86
10-545-6500 MISCELLANEOUS SERVICES	3,150	0.00	0.00	0.00	3,150.00	0.00
10-545-6540 MAINTENANCE AGREEMENTS	<u>4,020</u>	<u>375.62</u>	<u>847.58</u>	<u>0.00</u>	<u>3,172.42</u>	<u>21.08</u>
TOTAL SERVICES	13,470	375.62	1,783.58	0.00	11,686.42	13.24

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

45-LIBRARY DEPARTMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
TOTAL 45-LIBRARY DEPARTMENT	381,429	18,640.46	88,008.21	21,702.87	271,717.92	28.76

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

50-CITY COUNCIL MEMBERS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
10-550-4200 TRAVEL	12,000	0.00	577.56	0.00	11,422.44	4.81
10-550-4300 TRAINING/EDUCATION	5,000	0.00	638.80	0.00	4,361.20	12.78
10-550-4400 DUES & SUBSCRIPTIONS	0	450.00	450.00	0.00	(450.00)	0.00
10-550-4750 MISCELLANEOUS EXPENSE	<u>7,000</u>	<u>0.00</u>	<u>62.27</u>	<u>0.00</u>	<u>6,937.73</u>	<u>0.89</u>
TOTAL OPERATIONS & MAINTENANCE	24,000	450.00	1,728.63	0.00	22,271.37	7.20
<u>SUPPLIES</u>						
10-550-5300 SUPPLIES	<u>1,500</u>	<u>50.80</u>	<u>770.51</u>	<u>0.00</u>	<u>729.49</u>	<u>51.37</u>
TOTAL SUPPLIES	1,500	50.80	770.51	0.00	729.49	51.37
<u>SERVICES</u>						
10-550-6100 PROFESSIONAL SERVICES	2,500	0.00	0.00	0.00	2,500.00	0.00
10-550-6500 MISCELLANEOUS SERVICES	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL SERVICES	3,000	0.00	0.00	0.00	3,000.00	0.00
TOTAL 50-CITY COUNCIL MEMBERS	28,500	500.80	2,499.14	0.00	26,000.86	8.77

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

58-GENERAL FUND INFO TECH

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
10-558-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
10-558-1020 SOCIAL SECURITY/MEDICARE	10,101	278.76	1,403.72	0.00	8,697.28	13.90
10-558-1030 TMRS	11,987	0.00	588.38	0.00	11,398.62	4.91
10-558-1050 HEALTH, DENTAL & LIFE INS	15,441	51.13	5,556.65	0.00	9,884.35	35.99
10-558-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
10-558-1070 WORKERS COMPENSATION	1,240	0.00	434.38	0.00	805.62	35.03
10-558-1125 SYSTEM ADMIN	80,000	3,076.96	18,461.76	0.00	61,538.24	23.08
10-558-1130 PT IT ASSISTANT	50,000	0.00	0.00	0.00	50,000.00	0.00
10-558-1145 LONGEVITY	346	404.91	404.91	0.00	58.91	117.03
10-558-1146 REWARDS PROGRAM	405	311.42	311.42	0.00	93.58	76.89
10-558-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
10-558-1405 COLA PAY INCREASE	<u>7,579</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,579.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	178,482	4,149.76	27,303.20	0.00	151,178.80	15.30
<u>OPERATIONS & MAINTENANCE</u>						
10-558-4000 LIABILITY & PROPERTY INS	1,479	0.00	925.00	0.00	554.00	62.54
10-558-4200 TRAVEL	750	0.00	0.00	0.00	750.00	0.00
10-558-4300 TRAINING/EDUCATION	2,500	0.00	593.80	0.00	1,906.20	23.75
10-558-4570 RENTAL/LEASE	16,000	1,619.49	3,450.20	0.00	12,549.80	21.56
10-558-4600 TELEPHONE/INTERNET	35,000	1,801.90	3,596.46	0.00	31,403.54	10.28
10-558-4700 MAINTENANCE & REPAIRS	45,000	35.73	8,000.22	0.00	36,999.78	17.78
10-558-4825 INFORMATION TECHNOLOGY	<u>125,000</u>	<u>39,797.36</u>	<u>83,896.89</u>	<u>29,372.50</u>	<u>11,730.61</u>	<u>90.62</u>
TOTAL OPERATIONS & MAINTENANCE	225,729	43,254.48	100,462.57	29,372.50	95,893.93	57.52
<u>SUPPLIES</u>						
10-558-5300 SUPPLIES	<u>500</u>	<u>0.00</u>	<u>165.39</u>	<u>0.00</u>	<u>334.61</u>	<u>33.08</u>
TOTAL SUPPLIES	500	0.00	165.39	0.00	334.61	33.08
<u>SERVICES</u>						
10-558-6100 PROFESSIONAL SERVICES	20,000	0.00	0.00	0.00	20,000.00	0.00
10-558-6540 MAINTENANCE AGREEMENTS	<u>150,000</u>	<u>39,520.37</u>	<u>80,212.39</u>	<u>8,316.00</u>	<u>61,471.61</u>	<u>59.02</u>
TOTAL SERVICES	170,000	39,520.37	80,212.39	8,316.00	81,471.61	52.08
<u>FIXED ASSETS</u>						
TOTAL 58-GENERAL FUND INFO TECH	574,711	86,924.61	208,143.55	37,688.50	328,878.95	42.77

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

85-DEBT SERVICE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>catg 7 not used</u>						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

10 -GENERAL FUND

86-GENERAL FUND TRANSFERS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
10-586-9766 TRANSFER TO LVGC	350,000	0.00	0.00	0.00	350,000.00	0.00
10-586-9769 TRANSFER TO AVIATION	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	400,000	0.00	0.00	0.00	400,000.00	0.00
TOTAL 86-GENERAL FUND TRANSFERS	400,000	0.00	0.00	0.00	400,000.00	0.00
TOTAL EXPENDITURES	12,888,354	705,394.14	3,173,999.15	318,699.62	9,395,655.23	27.10
REVENUE OVER/ (UNDER) EXPENDITURES	(29,859)	742,187.59	(398,509.24)	(318,699.62)	687,349.86	2,401.99

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

11 -HOTEL FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>11-HOTEL</u>						
11-411-1230 HOTEL OCCUPANCY TAX	160,000	403.27	54,071.80	0.00	105,928.20	33.79
11-411-1410 INVESTMENT INTEREST	<u>52,000</u>	<u>0.00</u>	<u>8,025.50</u>	<u>0.00</u>	<u>43,974.50</u>	<u>15.43</u>
TOTAL 11-HOTEL	212,000	403.27	62,097.30	0.00	149,902.70	29.29
TOTAL REVENUE	212,000	403.27	62,097.30	0.00	149,902.70	29.29

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

11 -HOTEL FUND

11-HOTEL % OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SUPPLIES</u>	_____	_____	_____	_____	_____	_____
<u>SERVICES</u>	_____	_____	_____	_____	_____	_____
<u>Hotel Fund Expenses</u>						
11-511-8610 CHAMBER OF COMMERCE	100,000	0.00	0.00	0.00	100,000.00	0.00
11-511-8620 TOURISM PROMOTION	<u>90,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90,000.00</u>	<u>0.00</u>
TOTAL Hotel Fund Expenses	190,000	0.00	0.00	0.00	190,000.00	0.00
<u>FIXED ASSETS</u>	_____	_____	_____	_____	_____	_____
TOTAL 11-HOTEL	190,000	0.00	0.00	0.00	190,000.00	0.00
TOTAL EXPENDITURES	190,000	0.00	0.00	0.00	190,000.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	22,000	403.27	62,097.30	0.00 (	40,097.30)	282.26

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

14 -AVIATION FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>40-AVIATION DEPARTMENT</u>						
14-440-3103 AIRPORT FUEL REVENUE	275,000	22,587.16	71,568.99	0.00	203,431.01	26.03
14-440-3153 OVERNIGHT TIE DOWN	1,300	0.00	25.00	0.00	1,275.00	1.92
14-440-3163 TIE DOWN LEASE AGREEMENT	2,500	50.00	3,995.00	0.00	(1,495.00)	159.80
14-440-3200 RAMP GRANT REVENUE	15,000	0.00	0.00	0.00	15,000.00	0.00
14-440-9101 GENERAL FUND TRANSFER	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL 40-AVIATION DEPARTMENT	343,800	22,637.16	75,588.99	0.00	268,211.01	21.99
TOTAL REVENUE	343,800	22,637.16	75,588.99	0.00	268,211.01	21.99

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

14 -AVIATION FUND

40-AVIATION DEPARTMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
14-540-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
14-540-1020 SOCIAL SECURITY / MEDICARE	1,210	52.92	296.70	0.00	913.30	24.52
14-540-1070 WORKERS COMPENSATION	0	0.00	542.70	0.00 (	542.70)	0.00
14-540-1145 LONGEVITY PAY	35	34.60	34.60	0.00	0.40	98.86
14-540-1147 WORK BOOT ALLOWANCE	180	0.00	0.00	0.00	180.00	0.00
14-540-1148 CELL PHONE STIPEND	0	23.08	138.48	0.00 (	138.48)	0.00
14-540-1260 AIRPORT ATTENDANT	15,600	633.94	3,705.19	0.00	11,894.81	23.75
14-540-1405 COLA PAY INCREASE	<u>909</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>909.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	17,997	744.54	4,717.67	0.00	13,279.33	26.21
<u>OPERATIONS & MAINTENANCE</u>						
14-540-4000 LIABILITY & PROPERTY INS	4,077	0.00	4,209.22	0.00 (	132.22)	103.24
14-540-4110 UNIFORMS	0	14.96	29.92	0.00 (	29.92)	0.00
14-540-4575 BANK CHARGES	7,000	576.16	1,775.63	0.00	5,224.37	25.37
14-540-4600 TELEPHONE/INTERNET	3,200	251.55	754.65	0.00	2,445.35	23.58
14-540-4650 ELECTRICITY	7,750	573.28	1,143.18	0.00	6,606.82	14.75
14-540-4670 WATER SERVICE	1,200	38.50	118.66	0.00	1,081.34	9.89
14-540-4675 SEWER SERVICE	1,200	24.38	81.74	0.00	1,118.26	6.81
14-540-4700 MAINTENANCE & REPAIRS	13,000	0.00	808.65	0.00	12,191.35	6.22
14-540-4720 VEHICLE MAINTENANCE/REPAIR	1,000	0.00 (	35.00)	0.00	1,035.00	3.50-
14-540-4750 MISCELLANEOUS EXPENSE	250	0.00	18.70	0.00	231.30	7.48
14-540-4825 INFORMATION TECHNOLOGY	<u>250</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	38,927	1,478.83	8,905.35	0.00	30,021.65	22.88
<u>SUPPLIES</u>						
14-540-5300 SUPPLIES	3,500	0.00	184.41	0.00	3,315.59	5.27
14-540-5400 FUEL & LUBRICANTS	<u>230,000</u>	<u>26,411.24</u>	<u>53,713.10</u>	<u>0.00</u>	<u>176,286.90</u>	<u>23.35</u>
TOTAL SUPPLIES	233,500	26,411.24	53,897.51	0.00	179,602.49	23.08
<u>SERVICES</u>						
14-540-6100 PROFESSIONAL SERVICES	<u>24,000</u>	<u>6,919.00</u>	<u>16,789.00</u>	<u>0.00</u>	<u>7,211.00</u>	<u>69.95</u>
TOTAL SERVICES	24,000	6,919.00	16,789.00	0.00	7,211.00	69.95
<u>FIXED ASSETS</u>						
14-540-9700 FIXED ASSETS	10,000	0.00	0.00	0.00	10,000.00	0.00
14-540-9830 TXDOT CIP AWOS/AIRPORT	<u>15,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL 40-AVIATION DEPARTMENT	339,424	35,553.61	84,309.53	0.00	255,114.47	24.84
TOTAL EXPENDITURES	339,424	35,553.61	84,309.53	0.00	255,114.47	24.84
REVENUE OVER/ (UNDER) EXPENDITURES	4,376 (	12,916.45) (	8,720.54)	0.00	13,096.54	199.28-

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>10 - LVGC PRO SHOP</u>						
15-410-1100 CART RENTAL	290,000	21,299.03	61,921.43	0.00	228,078.57	21.35
15-410-1201 DRIVING RANGE REVENUE	36,000	2,573.15	7,960.73	0.00	28,039.27	22.11
15-410-1305 GREENS FEES	375,000	28,779.41	87,260.44	0.00	287,739.56	23.27
15-410-1310 HANDICAP FEES	1,138	88.00	88.00	0.00	1,050.00	7.73
15-410-1320 MEMBERSHIP FEES	115,500	6,518.72	30,552.91	0.00	84,947.09	26.45
15-410-1325 PRO SHOP SALES	68,000	5,118.10	16,103.36	0.00	51,896.64	23.68
15-410-1330 CLUB RENTAL	10,815	677.11	2,524.66	0.00	8,290.34	23.34
15-410-1340 OTHER REVENUE	8,400	968.45	5,953.54	0.00	2,446.46	70.88
15-410-1810 LONG AND SHORT	0 (	17.98) (	3.92)	0.00	3.92	0.00
15-410-1900 GC CREDIT CARD FEES	24,000	1,766.33	5,314.52	0.00	18,685.48	22.14
15-410-9101 TRANSFER FROM GENERAL FUND	<u>350,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350,000.00</u>	<u>0.00</u>
TOTAL 10 - LVGC PRO SHOP	1,278,853	67,770.32	217,675.67	0.00	1,061,177.33	17.02
<u>20 - LVGC SNACK BAR</u>						
15-420-1300 FACILITY RENTAL	<u>34,200</u>	<u>2,850.00</u>	<u>8,550.00</u>	<u>0.00</u>	<u>25,650.00</u>	<u>25.00</u>
TOTAL 20 - LVGC SNACK BAR	34,200	2,850.00	8,550.00	0.00	25,650.00	25.00
<u>30 - LVGC MAINTENANCE</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>40 - HLGc PRO SHOP</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>50 - HLGc SNACK BAR</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>60 - HLGc MAINTENANCE</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL REVENUE	1,313,053	70,620.32	226,225.67	0.00	1,086,827.33	17.23

AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

LVGC PRO SHOP/SNACK BAR

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
15-510-1010 STATE UNEMPLOYMENT TAX	756	20.05	100.28	0.00	655.72	13.26
15-510-1020 SOCIAL SECURITY / MEDICARE	20,976	1,069.03	4,842.17	0.00	16,133.83	23.08
15-510-1030 TMRS	17,865	0.00	1,338.63	0.00	16,526.37	7.49
15-510-1050 HEALTH, DENTAL & LIFE INS.	39,515	7,610.02	20,678.85	0.00	18,836.15	52.33
15-510-1060 HEALTH REIMBURSEMENT ACCOUN	2,880	14.00	14.00	0.00	2,866.00	0.49
15-510-1070 WORKERS COMPENSATION	3,868	0.00	2,712.41	0.00	1,155.59	70.12
15-510-1102 GOLF PROFESSIONAL	44,100	1,780.96	10,261.71	0.00	33,838.29	23.27
15-510-1104 PGA HEAD GOLF PROFESSIONAL	82,425	3,328.70	19,179.65	0.00	63,245.35	23.27
15-510-1106 (PT) PRO SHOP CLERK	45,000	1,697.76	10,279.57	0.00	34,720.43	22.84
15-510-1120 GLF CART KEEPERS	85,000	3,828.35	21,118.69	0.00	63,881.31	24.85
15-510-1145 LONGEVITY PAY	2,051	1,619.64	1,619.64	0.00	431.36	78.97
15-510-1146 REWARDS PROGRAM	1,620	1,942.68	1,942.68	0.00 (	322.68)	119.92
15-510-1148 CELL PHONE STIPEND	0	23.08	138.48	0.00 (	138.48)	0.00
15-510-1274 OVERTIME	2,000	0.00	0.00	0.00	2,000.00	0.00
15-510-1405 COLA PAY INCREASE	<u>15,539</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,539.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	363,595	22,934.27	94,226.76	0.00	269,368.24	25.92
<u>OPERATIONS & MAINTENANCE</u>						
15-510-4000 LIABILITY & PROPERTY INS	5,233	0.00	4,155.86	0.00	1,077.14	79.42
15-510-4110 UNIFORMS	1,200	0.00	0.00	0.00	1,200.00	0.00
15-510-4200 TRAVEL	1,500	130.06	399.64	0.00	1,100.36	26.64
15-510-4300 TRAINING/EDUCATION	1,000	0.00	100.00	0.00	900.00	10.00
15-510-4400 DUES & SUBSCRIPTIONS	1,250	0.00	0.00	0.00	1,250.00	0.00
15-510-4570 RENTAL/LEASE	47,000	0.00	11,550.02	0.00	35,449.98	24.57
15-510-4575 BANK CHARGES	17,000	1,885.22	5,330.09	0.00	11,669.91	31.35
15-510-4600 TELEPHONE/INTERNET	1,500	78.44	235.74	0.00	1,264.26	15.72
15-510-4650 ELECTRICITY	22,000	1,727.53	4,994.10	0.00	17,005.90	22.70
15-510-4670 WATER SERVICE	3,500	729.50	1,510.41	0.00	1,989.59	43.15
15-510-4675 SEWER SERVICE	3,500	636.43	1,423.39	0.00	2,076.61	40.67
15-510-4680 CABLE TV SERVICE	2,900	281.47	825.21	0.00	2,074.79	28.46
15-510-4700 MAINTENANCE & REPAIRS	12,000	1,065.00	2,001.00	0.00	9,999.00	16.68
15-510-4710 GOLF CART MAINT/REPAIRS	7,000	1,527.47	5,647.52	0.00	1,352.48	80.68
15-510-4715 UNANTICIPATED MAINT/REPAIRS	2,500	0.00	773.50	0.00	1,726.50	30.94
15-510-4750 MISCELLANEOUS EXPENSE	5,000	332.00	3,890.11	0.00	1,109.89	77.80
15-510-4775 TOURNAMENT EXPENSES	1,000	0.00	0.00	0.00	1,000.00	0.00
15-510-4825 IT EXPENSE	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	135,583	8,393.12	42,836.59	0.00	92,746.41	31.59
<u>SUPPLIES</u>						
15-510-5300 SUPPLIES	7,000	21.99	4,749.95	0.00	2,250.05	67.86
15-510-5301 PRO SHOP INVENTORY	35,000	3,757.91	13,628.75	0.00	21,371.25	38.94
15-510-5400 FUEL & LUBRICANTS	<u>9,500</u>	<u>393.39</u>	<u>2,370.06</u>	<u>0.00</u>	<u>7,129.94</u>	<u>24.95</u>
TOTAL SUPPLIES	51,500	4,173.29	20,748.76	0.00	30,751.24	40.29

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

LVGC PRO SHOP/SNACK BAR

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
15-510-6100 PROFESSIONAL SERVICES	2,500	1,375.00	1,375.00	0.00	1,125.00	55.00
15-510-6135 CONTRACT SERVICES	14,000	285.87	3,584.63	0.00	10,415.37	25.60
15-510-6400 PRINTING & BINDING SERVICES	1,200	0.00	0.00	0.00	1,200.00	0.00
15-510-6540 MAINTENANCE AGREEMENTS	7,000	0.00	0.00	0.00	7,000.00	0.00
15-510-6550 ADVERTISING	10,000	700.00	2,100.00	0.00	7,900.00	21.00
15-510-6600 DISPOSAL SERVICE	<u>1,300</u>	<u>137.66</u>	<u>412.98</u>	<u>0.00</u>	<u>887.02</u>	<u>31.77</u>
TOTAL SERVICES	36,000	2,498.53	7,472.61	0.00	28,527.39	20.76
<u>FIXED ASSETS</u>						
15-510-9000 FIXED ASSETS	<u>0</u>	<u>0.00</u>	<u>10,920.00</u>	<u>0.00</u>	(<u>10,920.00</u>)	<u>0.00</u>
TOTAL FIXED ASSETS	0	0.00	10,920.00	0.00	(10,920.00)	0.00
TOTAL LVGC PRO SHOP/SNACK BAR	586,678	37,999.21	176,204.72	0.00	410,473.28	30.03

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE
HLGC PRO SHOP/SNACK BAR

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						

AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

LVGC MAINTENANCE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
15-530-1010 STATE UNEMPLOYMENT TAX	504	0.00	0.00	0.00	504.00	0.00
15-530-1020 SOCIAL SECURITY / MEDICARE	27,591	1,408.60	6,559.85	0.00	21,031.15	23.78
15-530-1030 TMRS	32,752	0.00	2,597.83	0.00	30,154.17	7.93
15-530-1050 HEALTH, DENTAL & LIFE INS.	75,578	13,353.92	36,327.13	0.00	39,250.87	48.07
15-530-1060 HEALTH REIMBURSEMENT ACCOUN	5,760	28.00	28.00	0.00	5,732.00	0.49
15-530-1070 WORKERS COMPENSATION	8,336	0.00	6,395.27	0.00	1,940.73	76.72
15-530-1100 GLF CREW LEADER	42,598	3,308.75	11,680.75	0.00	30,917.25	27.42
15-530-1101 GLF SUPERINTENDENT	75,573	3,052.00	17,765.30	0.00	57,807.70	23.51
15-530-1105 GLF MAINTENANCE	190,000	8,892.53	54,097.54	0.00	135,902.46	28.47
15-530-1145 LONGEVITY PAY	761	2,834.37	2,834.37	0.00 (	2,073.37)	372.45
15-530-1146 REWARDS PROGRAM	3,239	622.84	622.84	0.00	2,616.16	19.23
15-530-1147 UNIFORM/BOOT ALLOWANCE	1,440	0.00	0.00	0.00	1,440.00	0.00
15-530-1274 OVERTIME	7,000	42.53	740.50	0.00	6,259.50	10.58
15-530-1405 COLA PAY INCREASE	<u>20,244</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,244.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	491,376	33,543.54	139,649.38	0.00	351,726.62	28.42
<u>OPERATIONS & MAINTENANCE</u>						
15-530-4000 LIABILITY & PROPERTY INS	7,040	0.00	9,010.49	0.00 (	1,970.49)	127.99
15-530-4110 UNIFORMS	2,500	0.00	0.00	0.00	2,500.00	0.00
15-530-4200 TRAVEL	500	0.00	0.00	0.00	500.00	0.00
15-530-4300 TRAINING/EDUCATION	1,000	0.00	0.00	0.00	1,000.00	0.00
15-530-4400 DUES & SUBSCRIPTIONS	200	0.00	0.00	0.00	200.00	0.00
15-530-4570 RENTAL/LEASE	119,678	13,610.72	31,146.29	54,442.88	34,088.83	71.52
15-530-4600 TELEPHONE/INTERNET	1,600	110.58	331.74	0.00	1,268.26	20.73
15-530-4650 ELECTRICITY	5,000	398.17	1,188.32	0.00	3,811.68	23.77
15-530-4670 WATER SERVICE - REST ROOMS	3,500	139.21	613.28	0.00	2,886.72	17.52
15-530-4675 SEWER SERVICE - REST ROOMS	2,200	59.50	373.08	0.00	1,826.92	16.96
15-530-4680 BUILDING MAINTENANCE	2,000	0.00	0.00	0.00	2,000.00	0.00
15-530-4700 EQUIPMENT MAINT/REPAIRS	20,000	1,455.14	2,925.66	0.00	17,074.34	14.63
15-530-4705 IRRIGATION MAINT/REPAIRS	8,000	241.50	463.87	0.00	7,536.13	5.80
15-530-4725 EQUIP/VEHICLE MAINT/REPAIRS	<u>2,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	175,718	16,014.82	46,052.73	54,442.88	75,222.39	57.19
<u>SUPPLIES</u>						
15-530-5300 SUPPLIES	10,000	2,851.22	6,350.39	0.00	3,649.61	63.50
15-530-5305 SMALL TOOLS	1,500	0.00	0.00	0.00	1,500.00	0.00
15-530-5400 FUEL & LUBRICANTS	8,000	1,570.26	1,690.39	0.00	6,309.61	21.13
15-530-5430 CHEMICALS	12,500	0.00	1,820.96	0.00	10,679.04	14.57
15-530-5435 FERTILIZER	5,000	0.00	2,491.88	0.00	2,508.12	49.84
15-530-5440 SAND & SOIL	5,000	0.00	0.00	0.00	5,000.00	0.00
15-530-5445 SEED	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL SUPPLIES	42,500	4,421.48	12,353.62	0.00	30,146.38	29.07

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

LVGC MAINTENANCE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
15-530-6100 PROFESSIONAL SERVICES	10,000	0.00	3,707.83	0.00	6,292.17	37.08
15-530-6135 CONTRACT SERVICES	5,000	651.00	1,811.00	0.00	3,189.00	36.22
15-530-6600 DISPOSAL SERVICE	<u>1,400</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,400.00</u>	<u>0.00</u>
TOTAL SERVICES	16,400	651.00	5,518.83	0.00	10,881.17	33.65
<u>FIXED ASSETS</u>						
TOTAL LVGC MAINTENANCE	725,994	54,630.84	203,574.56	54,442.88	467,976.56	35.54

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE

TRANSFER TO DEBT SERVIC

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
--	-------------------	-------------------	------------------------	---------------------	-------------------	-----------------

FIXED ASSETS						
--------------	--	--	--	--	--	--

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

15 -MUNICIPAL GOLF COURSE
DEPRECIATION

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CATG 8 NOT USED						
TOTAL EXPENDITURES	1,312,672	92,630.05	379,779.28	54,442.88	878,449.84	33.08
REVENUE OVER/ (UNDER) EXPENDITURES	381 (	22,009.73) (	153,553.61) (	54,442.88)	208,377.49	4,592.25-

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>30-CONTRIBUTION CAPITAL</u>						
<u>50-GENERAL OPERATION</u>						
30-450-1410 INVESTMENT INTEREST	770,000	54.78	111,226.03	0.00	658,773.97	14.44
30-450-1412 WTP EXPANSION INTEREST	33,500	0.00	5,645.13	0.00	27,854.87	16.85
30-450-1413 WATERLINE: BAR K TO BRONCO	11,000	0.00	1,793.87	0.00	9,206.13	16.31
30-450-1414 2018 LCRA REUSE WTR GRNT PR	425	0.00	63.68	0.00	361.32	14.98
30-450-1420 UTILITY EXTENSIONS REQUEST	10,000	1,200.00	4,700.00	0.00	5,300.00	47.00
30-450-1430 CREDIT CARD SERVICE FEES	<u>173,000</u>	<u>13,807.19</u>	<u>43,296.24</u>	<u>0.00</u>	<u>129,703.76</u>	<u>25.03</u>
TOTAL 50-GENERAL OPERATION	997,925	15,061.97	166,724.95	0.00	831,200.05	16.71
<u>60-WATER SERVICES</u>						
		407,017.94	1,409,392.07		3,539,607.93	28.48
30-460-4100 WATER SERVICE FEES	4,949,000	5,090,892.26	6,093,266.39	0.00 (	1,144,266.39)	123.12
30-460-4300 WATER TAP FEES	140,000	7,500.00	16,500.00	0.00	123,500.00	11.79
30-460-4360 WATER EXTENSIONS	43,000	0.00	0.00	0.00	43,000.00	0.00
30-460-4400 OTHER REVENUE	30,000	2,963.35	7,181.95	0.00	22,818.05	23.94
30-460-4500 PENALTIES-SERVICE ACCTS	<u>135,000</u>	<u>10,845.00</u>	<u>32,010.00</u>	<u>0.00</u>	<u>102,990.00</u>	<u>23.71</u>
TOTAL 60-WATER SERVICES	5,297,000	5,112,200.61	6,148,958.34	0.00 (	851,958.34)	116.08
		428,326.29	1,465,084.02		3,831,915.98	27.66
<u>70-SEWER SERVICES</u>						
30-470-4100 SEWER SERVICE FEES	3,815,000	321,829.36	960,160.57	0.00	2,854,839.43	25.17
30-470-4310 SEWER TAP FEES	225,000	10,500.00	22,500.00	0.00	202,500.00	10.00
30-470-4360 SEWER EXTENSIONS	<u>4,000</u>	<u>6,640.20</u>	<u>6,640.20</u>	<u>0.00</u>	<u>(2,640.20)</u>	<u>166.01</u>
TOTAL 70-SEWER SERVICES	4,044,000	338,969.56	989,300.77	0.00	3,054,699.23	24.46
<u>80-CAPITAL IMPROVEMENT</u>						
30-480-1100 TRANSFER FROM BOND FUND	2,370,000	0.00	0.00	0.00	2,370,000.00	0.00
30-480-1200 TRANSFER FROM WATER IMPACT	<u>3,000,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000,000.00</u>	<u>0.00</u>
TOTAL 80-CAPITAL IMPROVEMENT	5,370,000	0.00	0.00	0.00	5,370,000.00	0.00
<u>TOTAL REVENUE</u>						
	15,708,925	5,466,232.14	7,304,984.06	0.00	8,403,940.94	46.50
		782,357.82	2,621,109.74		13,087,815.26	16.69

**December 31st billing had a computer error that miss calculated water revenue. The numbers in red represent the error. The numbers above or below in black are the correct figures.

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

55-UTILITIES ADMINISTRATI

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-555-1010 STATE UNEMPLOYMENT TAX	189	0.00	0.00	0.00	189.00	0.00
30-555-1020 SOCIAL SECURITY / MEDICARE	10,402	619.81	2,592.48	0.00	7,809.52	24.92
30-555-1030 TMRS	12,347	0.00	989.94	0.00	11,357.06	8.02
30-555-1050 HEALTH, DENTAL & LIFE INS.	29,837	4,887.40	13,267.63	0.00	16,569.37	44.47
30-555-1060 HEALTH REIMBURSEMENT ACCOUN	2,160	10.50	10.50	0.00	2,149.50	0.49
30-555-1070 WORKERS COMPENSATION	1,108	0.00	215.53	0.00	892.47	19.45
30-555-1145 LONGEVITY PAY	796	1,214.73	1,214.73	0.00 (	418.73)	152.60
30-555-1146 REWARDS PROGRAM	1,215	795.84	795.84	0.00	419.16	65.50
30-555-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
30-555-1274 OVERTIME	0	26.74	184.44	0.00 (	184.44)	0.00
30-555-1405 COLA PAY INCREASE	7,775	0.00	0.00	0.00	7,775.00	0.00
30-555-1520 UTILITY BILLING CLERK	<u>133,361</u>	<u>6,058.80</u>	<u>31,659.93</u>	<u>0.00</u>	<u>101,701.07</u>	<u>23.74</u>
TOTAL PERSONNEL SERVICES	199,790	13,636.90	51,069.50	0.00	148,720.50	25.56
<u>OPERATIONS & MAINTENANCE</u>						
30-555-4000 LIABILITY & PROPERTY INS	0	0.00	1,083.86	0.00 (	1,083.86)	0.00
30-555-4110 UNIFORMS	200	0.00	0.00	0.00	200.00	0.00
30-555-4200 TRAVEL	1,250	39.88	148.38	0.00	1,101.62	11.87
30-555-4300 TRAINING/EDUCATION	1,300	0.00	593.81	0.00	706.19	45.68
30-555-4575 BANK CHARGES	144,000	10,237.12	29,498.88	0.00	114,501.12	20.49
30-555-4750 MISCELLANEOUS EXPENSE	500	63.00	563.00	0.00 (	63.00)	112.60
30-555-4825 IT EXPENSE	<u>1,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	148,750	10,340.00	31,887.93	0.00	116,862.07	21.44
<u>SUPPLIES</u>						
30-555-5200 POSTAGE	60,000	1,016.65	7,937.31	0.00	52,062.69	13.23
30-555-5300 SUPPLIES	<u>4,000</u>	<u>139.06</u>	<u>562.14</u>	<u>0.00</u>	<u>3,437.86</u>	<u>14.05</u>
TOTAL SUPPLIES	64,000	1,155.71	8,499.45	0.00	55,500.55	13.28
<u>SERVICES</u>						
30-555-6100 PROFESSIONAL SERVICES	0	45.00	90.00	0.00 (	90.00)	0.00
30-555-6110 AUDITING SERVICES	25,000	0.00	0.00	0.00	25,000.00	0.00
30-555-6400 PRINTING & BINDING SERVICES	<u>40,000</u>	<u>817.02</u>	<u>5,910.99</u>	<u>0.00</u>	<u>34,089.01</u>	<u>14.78</u>
TOTAL SERVICES	65,000	862.02	6,000.99	0.00	58,999.01	9.23
<u>FIXED ASSETS</u>						
TOTAL 55-UTILITIES ADMINISTRATI	477,540	25,994.63	97,457.87	0.00	380,082.13	20.41

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

56-GENERAL FUND TRANSFER

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
30-556-9765 TRANSFER TO GENERAL FUND	<u>1,600,000</u>	<u>0.00</u>	<u>266,666.66</u>	<u>0.00</u>	<u>1,333,333.34</u>	<u>16.67</u>
TOTAL FIXED ASSETS	1,600,000	0.00	266,666.66	0.00	1,333,333.34	16.67
TOTAL 56-GENERAL FUND TRANSFER	1,600,000	0.00	266,666.66	0.00	1,333,333.34	16.67

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

57-DEBT SRVCE FUND TRNSF

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
--	-------------------	-------------------	------------------------	---------------------	-------------------	-----------------

FIXED ASSETS						
--------------	--	--	--	--	--	--

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

58-UTILITY FUND INFO TECH

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-558-1050 HEALTH, DENTAL & LIFE INS	0	1,116.87	1,116.87	0.00 (	1,116.87)	0.00
TOTAL PERSONNEL SERVICES	0	1,116.87	1,116.87	0.00 (	1,116.87)	0.00
<u>OPERATIONS & MAINTENANCE</u>						
30-558-4000 LIABILITY & PROPERTY INS	493	0.00	925.00	0.00 (	432.00)	187.63
30-558-4570 RENTAL/LEASE	6,800	539.93	1,324.52	0.00	5,475.48	19.48
30-558-4600 TELEPHONE/INTERNET	10,000	766.47	2,592.88	0.00	7,407.12	25.93
30-558-4700 MAINTENANCE & REPAIRS	7,500	11.92	35.45	0.00	7,464.55	0.47
30-558-4825 INFORMATION TECHNOLOGY	5,000	0.00	350.89	0.00	4,649.11	7.02
TOTAL OPERATIONS & MAINTENANCE	29,793	1,318.32	5,228.74	0.00	24,564.26	17.55
<u>SUPPLIES</u>						
30-558-5300 SUPPLIES	500	0.00	0.00	0.00	500.00	0.00
TOTAL SUPPLIES	500	0.00	0.00	0.00	500.00	0.00
<u>SERVICES</u>						
30-558-6100 PROFESSIONAL SERVICES	0	875.00	875.00	0.00 (	875.00)	0.00
30-558-6500 MISCELLANEOUS SERVICES	35,000	0.00	0.00	0.00	35,000.00	0.00
30-558-6540 MAINTENANCE AGREEMENTS	0	13,153.89	13,153.89	8,316.00 (	21,469.89)	0.00
TOTAL SERVICES	35,000	14,028.89	14,028.89	8,316.00	12,655.11	63.84
<u>FIXED ASSETS</u>						
TOTAL 58-UTILITY FUND INFO TECH	65,293	16,464.08	20,374.50	8,316.00	36,602.50	43.94

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

59-PUBLIC WORKS ADMIN

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>PERSONNEL SERVICES</u>						
30-559-1010 STATE UNEMPLOYMENT TAX	252	2.68	18.06	0.00	233.94	7.17
30-559-1020 SOCIAL SECURITY / MEDICARE	34,982	926.41	4,958.15	0.00	30,023.85	14.17
30-559-1030 TMRS	38,763	0.00	1,955.15	0.00	36,807.85	5.04
30-559-1050 HEALTH, DENTAL & LIFE INS	61,818	7,628.86	20,576.42	0.00	41,241.58	33.29
30-559-1060 HEALTH REIMBURSEMENT ACCOUN	3,600	10.50	10.50	0.00	3,589.50	0.29
30-559-1070 WORKERS COMPENSATION	1,634	0.00	648.81	0.00	985.19	39.71
30-559-1100 DIRECTOR OF PUBLIC WORKS	118,766	4,423.08	8,846.16	0.00	109,919.84	7.45
30-559-1110 CIP PROJECT MANAGER	98,000	3,769.23	22,795.38	0.00	75,204.62	23.26
30-559-1130 GIS ASSISTANT	70,000	348.00	2,544.75	0.00	67,455.25	3.64
30-559-1145 LONGEVITY	450	1,214.73	1,214.73	0.00 (	764.73)	269.94
30-559-1146 REWARDS PROGRAM	1,215	415.22	415.22	0.00	799.78	34.17
30-559-1148 CELL PHONE STIPEND	1,800	46.16	276.96	0.00	1,523.04	15.39
30-559-1274 OVERTIME	0	0.00	36.23	0.00 (	36.23)	0.00
30-559-1301 ASST DIRECTOR OF PUBLIC WOR	0	0.00	17,872.32	0.00 (	17,872.32)	0.00
30-559-1303 PUBLIC WORKS ADMIN ASST	50,232	2,035.14	11,683.08	0.00	38,548.92	23.26
30-559-1405 COLA PAY INCREASE	<u>26,457</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26,457.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	507,969	20,820.01	93,851.92	0.00	414,117.08	18.48
<u>OPERATIONS & MAINTENANCE</u>						
30-559-4000 LIABILITY & PROPERTY INS	16,058	0.00	10,822.72	0.00	5,235.28	67.40
30-559-4110 UNIFORMS	1,200	0.00	723.38	0.00	476.62	60.28
30-559-4200 TRAVEL	1,500	0.00	0.00	0.00	1,500.00	0.00
30-559-4300 TRAINING/EDUCATION	3,000	0.00	1,737.56	0.00	1,262.44	57.92
30-559-4400 DUES & SUBSCRIPTIONS	10,000	0.00	4,090.00	0.00	5,910.00	40.90
30-559-4550 LEGAL NOTICES	3,500	0.00	0.00	0.00	3,500.00	0.00
30-559-4600 TELEPHONE/INTERNET	1,500	107.77	414.26	0.00	1,085.74	27.62
30-559-4700 MAINTENANCE & REPAIRS	2,000	0.00	100.58	0.00	1,899.42	5.03
30-559-4725 VEHICLE MAIN/REPAIRS	1,000	0.00	260.00	0.00	740.00	26.00
30-559-4750 MISCELLANEOUS EXPENSE	0	97.09	194.51	0.00 (	194.51)	0.00
30-559-4825 INFORMATION TECHNOLOGY	<u>9,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	49,258	204.86	18,343.01	0.00	30,914.99	37.24
<u>SUPPLIES</u>						
30-559-5100 BOOKS,PUBLICATIONS & FILMS	2,000	241.50	598.50	0.00	1,401.50	29.93
30-559-5300 SUPPLIES	3,000	0.00	647.71	0.00	2,352.29	21.59
30-559-5400 FUEL & LUBRICANTS	<u>1,200</u>	<u>128.16</u>	<u>395.90</u>	<u>0.00</u>	<u>804.10</u>	<u>32.99</u>
TOTAL SUPPLIES	6,200	369.66	1,642.11	0.00	4,557.89	26.49
<u>SERVICES</u>						
30-559-6100 PROFESSIONAL SERVICES	300,000	0.00	35,250.20	223,100.00	41,649.80	86.12
30-559-6135 CONTRACT SERVICES	30,000	0.00	25,000.00	35,000.00 (	30,000.00)	200.00
30-559-6500 MISCELLANEOUS SERVICES	3,500	591.00	1,682.00	0.00	1,818.00	48.06
30-559-6540 MAINTENANCE AGREEMENTS	<u>3,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>
TOTAL SERVICES	337,000	591.00	61,932.20	258,100.00	16,967.80	94.97

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

59-PUBLIC WORKS ADMIN

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
TOTAL 59-PUBLIC WORKS ADMIN	900,427	21,985.53	175,769.24	258,100.00	466,557.76	48.18

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

60-WATER SERVICES

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
---------------------------	-------------------	-------------------	------------------------	---------------------	-------------------	-----------------

PERSONNEL SERVICES

30-560-1010 STATE UNEMPLOYMENT TAX	504	0.00	15.29	0.00	488.71	3.03
30-560-1020 SOCIAL SECURITY / MEDICARE	30,020	1,238.09	6,076.73	0.00	23,943.27	20.24
30-560-1030 TMRS	35,632	0.00	2,363.00	0.00	33,269.00	6.63
30-560-1050 HEALTH, DENTAL & LIFE INS.	54,059	10,453.58	28,727.49	0.00	25,331.51	53.14
30-560-1060 HEALTH REIMBURSEMENT ACCOUN	5,760	24.50	24.50	0.00	5,735.50	0.43
30-560-1070 WORKERS COMPENSATION	19,219	0.00	8,125.06	0.00	11,093.94	42.28
30-560-1145 LONGEVITY PAY	1,038	2,024.55	2,024.55	0.00 (	986.55)	195.04
30-560-1146 REWARDS PROGRAM	2,834	968.86	968.86	0.00	1,865.14	34.19
30-560-1147 WORK BOOT ALLOWANCE	1,440	0.00	0.00	0.00	1,440.00	0.00
30-560-1148 CELL PHONE STIPEND	600	0.00	0.00	0.00	600.00	0.00
30-560-1274 OVERTIME	30,000	658.14	4,577.46	0.00	25,422.54	15.26
30-560-1405 COLA PAY INCREASE	20,670	0.00	0.00	0.00	20,670.00	0.00
30-560-1540 UT SUPERINTENDENT	60,000	2,307.70	14,026.20	0.00	45,973.80	23.38
30-560-1561 UT CREW LEADER	50,960	2,450.00	12,742.38	0.00	38,217.62	25.00
30-560-1570 UT MAINTENANCE	243,593	7,971.80	45,795.35	0.00	197,797.65	18.80
30-560-1591 STANDBY TIME	<u>1,950</u>	<u>0.00</u>	<u>450.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>23.08</u>
TOTAL PERSONNEL SERVICES	558,279	28,097.22	125,916.87	0.00	432,362.13	22.55

OPERATIONS & MAINTENANCE

30-560-4000 LIABILITY & PROPERTY INS	22,523	0.00	26,783.18	0.00 (	4,260.18)	118.91
30-560-4110 UNIFORMS	12,000	1,054.41	1,314.20	0.00	10,685.80	10.95
30-560-4200 TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
30-560-4300 TRAINING/EDUCATION	6,000	0.00	590.00	0.00	5,410.00	9.83
30-560-4400 DUES & SUBSCRIPTIONS	900	0.00	0.00	0.00	900.00	0.00
30-560-4570 RENTAL/LEASE EXPENSE	2,000	0.00	0.00	0.00	2,000.00	0.00
30-560-4600 TELEPHONE/INTERNET	1,200	30.00	90.00	0.00	1,110.00	7.50
30-560-4650 ELECTRICITY	9,000	416.84	1,509.49	0.00	7,490.51	16.77
30-560-4700 MAINTENANCE & REPAIRS	100,000	4,250.76	14,816.63	0.00	85,183.37	14.82
30-560-4715 UNANTICIPATED MAINT/REPAIRS	0	14,938.90	14,938.90	0.00 (	14,938.90)	0.00
30-560-4725 EQUIP/VEHICLE MAINT/REPAIRS	60,000	2,678.77	17,429.04	5,528.81	37,042.15	38.26
30-560-4730 VEHICLE SAFETY EQUIPMENT	2,000	483.27	483.27	0.00	1,516.73	24.16
30-560-4750 MISCELLANEOUS EXPENSE	1,200	349.30	366.40	0.00	833.60	30.53
30-560-4755 FIRE HYDRANT REPLACEMENT	40,000	78.54	78.54	0.00	39,921.46	0.20
30-560-4757 WATER TAP & EXTENSION EXPEN	150,000	0.00	0.00	0.00	150,000.00	0.00
30-560-4758 REBATE ON LINE EXTENSIONS	25,000	0.00	0.00	0.00	25,000.00	0.00
30-560-4761 WATER SYSTEM IMPROVEMENTS	50,000	0.00	374.22	0.00	49,625.78	0.75
30-560-4825 IT EXPENSE	<u>2,200</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	486,023	24,280.79	78,773.87	5,528.81	401,720.32	17.35

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

60-WATER SERVICES

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SUPPLIES</u>						
30-560-5300 SUPPLIES	5,000	636.35	2,775.02	0.00	2,224.98	55.50
30-560-5305 SMALL TOOLS	8,000	713.22	1,511.59	0.00	6,488.41	18.89
30-560-5350 METERS	60,000	0.00	0.00	0.00	60,000.00	0.00
30-560-5400 FUEL & LUBRICANTS	<u>30,000</u>	<u>7,355.79</u>	<u>11,980.88</u>	<u>0.00</u>	<u>18,019.12</u>	<u>39.94</u>
TOTAL SUPPLIES	103,000	8,705.36	16,267.49	0.00	86,732.51	15.79
<u>SERVICES</u>						
30-560-6135 CONTRACT SERVICES	53,500	615.17	8,620.87	0.00	44,879.13	16.11
30-560-6500 MISCELLANEOUS SERVICES	2,000	250.00	500.00	0.00	1,500.00	25.00
30-560-6540 MAINTENANCE AGREEMENTS	<u>25,000</u>	<u>0.00</u>	<u>20,922.37</u>	<u>0.00</u>	<u>4,077.63</u>	<u>83.69</u>
TOTAL SERVICES	80,500	865.17	30,043.24	0.00	50,456.76	37.32
<u>FIXED ASSETS</u>						
30-560-9720 MACHINERY & EQUIPMENT	<u>3,900</u>	<u>3,869.55</u>	<u>3,869.55</u>	<u>0.00</u>	<u>30.45</u>	<u>99.22</u>
TOTAL FIXED ASSETS	3,900	3,869.55	3,869.55	0.00	30.45	99.22
TOTAL 60-WATER SERVICES	1,231,702	65,818.09	254,871.02	5,528.81	971,302.17	21.14

AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

65-WATER PLANT ONE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-565-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
30-565-1020 SOCIAL SECURITY / MEDICARE	4,864	310.75	1,478.52	0.00	3,385.48	30.40
30-565-1030 TMRS	5,774	0.00	604.23	0.00	5,169.77	10.46
30-565-1050 HEALTH, DENTAL & LIFE INS.	9,684	1,601.28	4,366.84	0.00	5,317.16	45.09
30-565-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
30-565-1070 WORKERS COMPENSATION	845	0.00	0.00	0.00	845.00	0.00
30-565-1145 LONGEVITY PAY	381	404.91	404.91	0.00 (	23.91)	106.28
30-565-1146 REWARDS PROGRAM	405	380.62	380.62	0.00	24.38	93.98
30-565-1147 WORK BOOT ALLOWANCE	180	0.00	0.00	0.00	180.00	0.00
30-565-1274 OVERTIME	6,500	417.60	4,672.77	0.00	1,827.23	71.89
30-565-1405 COLA PAY INCREASE	3,215	0.00	0.00	0.00	3,215.00	0.00
30-565-1560 PLANT ONE OPERATORS	55,145	2,784.00	13,568.80	0.00	41,576.20	24.61
30-565-1591 STANDBY TIME	<u>975</u>	<u>75.00</u>	<u>300.00</u>	<u>0.00</u>	<u>675.00</u>	<u>30.77</u>
TOTAL PERSONNEL SERVICES	88,751	5,977.66	25,780.19	0.00	62,970.81	29.05
<u>OPERATIONS & MAINTENANCE</u>						
30-565-4000 LIABILITY & PROPERTY INS	15,407	0.00	5,490.76	0.00	9,916.24	35.64
30-565-4110 UNIFORMS	1,500	136.26	955.14	0.00	544.86	63.68
30-565-4200 TRAVEL	2,500	0.00	0.00	0.00	2,500.00	0.00
30-565-4300 TRAINING/EDUCATION	3,000	0.00	113.75	0.00	2,886.25	3.79
30-565-4400 DUES & SUBSCRIPTIONS	3,000	0.00	7,215.82	0.00 (	4,215.82)	240.53
30-565-4600 TELEPHONE/INTERNET	1,500	223.08	451.80	0.00	1,048.20	30.12
30-565-4650 ELECTRICITY	65,000	4,442.70	14,095.76	0.00	50,904.24	21.69
30-565-4700 MAINTENANCE & REPAIRS	205,000	5,535.96	40,610.10 (	326.00)	164,715.90	19.65
30-565-4715 UNANTICIPATED MAINT/REPAIRS	0	0.00	0.00	55,203.00 (	55,203.00)	0.00
30-565-4725 EQUIP/VEHICLE MAINT/REPAIRS	2,500	0.00	0.00	0.00	2,500.00	0.00
30-565-4730 VEHICLE SAFETY EQUIPMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
30-565-4825 IT EXPENSE	<u>20,000</u>	<u>0.00</u>	<u>7,979.44</u>	<u>0.00</u>	<u>12,020.56</u>	<u>39.90</u>
TOTAL OPERATIONS & MAINTENANCE	320,407	10,338.00	76,912.57	54,877.00	188,617.43	41.13
<u>SUPPLIES</u>						
30-565-5300 SUPPLIES	10,000	74.24	2,438.18	0.00	7,561.82	24.38
30-565-5305 SMALL TOOLS	1,500	0.00	0.00	0.00	1,500.00	0.00
30-565-5400 FUEL & LUBRICANTS	7,000	115.13	192.84	0.00	6,807.16	2.75
30-565-5430 CHEMICALS	<u>50,000</u>	<u>1,231.30</u>	<u>18,302.98</u>	<u>6,784.00</u>	<u>24,913.02</u>	<u>50.17</u>
TOTAL SUPPLIES	68,500	1,420.67	20,934.00	6,784.00	40,782.00	40.46
<u>SERVICES</u>						
30-565-6125 TESTING SERVICES	12,000	1,313.00	2,008.38	0.00	9,991.62	16.74
30-565-6135 CONTRACT SERVICES	22,500	1,732.36	8,267.08	0.00	14,232.92	36.74
30-565-6425 LCRA RESERVATION FEE	180,000	15,468.75	46,406.25	0.00	133,593.75	25.78
30-565-6430 BULK WATER	100,000	4,935.02	17,374.65	0.00	82,625.35	17.37
30-565-6540 MAINTENANCE AGREEMENTS	0	0.00	22,404.00	0.00 (	22,404.00)	0.00
30-565-6600 DISPOSAL SERVICE	<u>3,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
TOTAL SERVICES	317,500	23,449.13	96,460.36	0.00	221,039.64	30.38

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

65-WATER PLANT ONE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
30-565-9730 OFFICE EQUIPMENT & SOFTWARE	<u>1,500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	1,500	0.00	0.00	0.00	1,500.00	0.00
TOTAL 65-WATER PLANT ONE	796,658	41,185.46	220,087.12	61,661.00	514,909.88	35.37

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

69-WATER PLANT THREE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-569-1010 STATE UNEMPLOYMENT TAX	63	0.00	0.00	0.00	63.00	0.00
30-569-1020 SOCIAL SECURITY / MEDICARE	4,486	288.75	1,165.58	0.00	3,320.42	25.98
30-569-1030 TMRS	5,324	0.00	430.13	0.00	4,893.87	8.08
30-569-1050 HEALTH, DENTAL & LIFE INS.	33,280	2,712.70	7,397.45	0.00	25,882.55	22.23
30-569-1060 HEALTH REIMBURSEMENT ACCOUN	720	3.50	3.50	0.00	716.50	0.49
30-569-1070 WORKERS COMPENSATION	2,291	0.00	1,191.51	0.00	1,099.49	52.01
30-569-1145 LONGEVITY PAY	138	404.91	404.91	0.00 (	266.91)	293.41
30-569-1146 REWARDS PROGRAM	405	138.41	138.41	0.00	266.59	34.18
30-569-1147 WORK BOOT ALLOWANCE	180	0.00	0.00	0.00	180.00	0.00
30-569-1148 CELL PHONE STIPEND	0	23.08	138.48	0.00 (	138.48)	0.00
30-569-1274 OVERTIME	6,500	868.83	3,351.43	0.00	3,148.57	51.56
30-569-1405 COLA PAY INCREASE	2,941	0.00	0.00	0.00	2,941.00	0.00
30-569-1560 PLANT THREE OPERATORS	50,440	2,546.00	12,426.00	0.00	38,014.00	24.64
30-569-1591 STANDBY TIME	<u>975</u>	<u>0.00</u>	<u>75.00</u>	<u>0.00</u>	<u>900.00</u>	<u>7.69</u>
TOTAL PERSONNEL SERVICES	107,743	6,986.18	26,722.40	0.00	81,020.60	24.80
<u>OPERATIONS & MAINTENANCE</u>						
30-569-4000 LIABILITY & PROPERTY INS	12,573	0.00	14,720.72	0.00 (	2,147.72)	117.08
30-569-4110 UNIFORMS	1,000	0.00	818.88	0.00	181.12	81.89
30-569-4200 TRAVEL	1,000	0.00	0.00	0.00	1,000.00	0.00
30-569-4300 TRAINING/EDUCATION	1,500	50.00	50.00	0.00	1,450.00	3.33
30-569-4400 DUES & SUBSCRIPTIONS	5,000	0.00	7,125.83	0.00 (	2,125.83)	142.52
30-569-4570 RENTAL/LEASE	1,000	0.00	0.00	0.00	1,000.00	0.00
30-569-4600 TELEPHONE/INTERNET	800	30.00	168.72	0.00	631.28	21.09
30-569-4650 ELECTRICITY	90,000	6,949.74	21,197.58	0.00	68,802.42	23.55
30-569-4700 MAINTENANCE & REPAIRS	95,000	9,620.21	21,671.55	31,354.41	41,974.04	55.82
30-569-4715 UNANTICIPATED MAINT/REPAIRS	0	10,475.00	11,621.24	0.00 (	11,621.24)	0.00
30-569-4725 EQUIP/VEHICLE MAINT/REPAIRS	1,500	0.00	11.50	0.00	1,488.50	0.77
30-569-4730 VEHICLE SAFETY EQUIPMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
30-569-4750 MISCELLANEOUS EXPENSE	<u>0</u>	<u>236.53</u>	<u>236.53</u>	<u>0.00</u> (	<u>236.53</u>)	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	210,373	27,361.48	77,622.55	31,354.41	101,396.04	51.80
<u>SUPPLIES</u>						
30-569-5300 SUPPLIES	5,000	0.00	215.39	0.00	4,784.61	4.31
30-569-5305 SMALL TOOLS	1,000	0.00	0.00	0.00	1,000.00	0.00
30-569-5400 FUEL & LUBRICANTS	3,000	221.68	546.38	0.00	2,453.62	18.21
30-569-5430 CHEMICALS	<u>60,000</u>	<u>3,228.45</u>	<u>8,921.05</u>	<u>0.00</u>	<u>51,078.95</u>	<u>14.87</u>
TOTAL SUPPLIES	69,000	3,450.13	9,682.82	0.00	59,317.18	14.03

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

69-WATER PLANT THREE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
30-569-6125 TESTING SERVICES	13,000	250.00	1,148.38	0.00	11,851.62	8.83
30-569-6135 CONTRACT SERVICES	32,000	0.00	0.00	0.00	32,000.00	0.00
30-569-6425 LCRA RESERVATION FEE	180,000	15,468.75	46,406.25	0.00	133,593.75	25.78
30-569-6430 BULK WATER	120,000	6,278.19	22,778.14	0.00	97,221.86	18.98
30-569-6500 MISCELLANEOUS SERVICES	5,000	0.00	0.00	0.00	5,000.00	0.00
30-569-6540 MAINTENANCE AGREEMENTS	1,000	0.00	5,601.00	0.00	(4,601.00)	560.10
30-569-6600 DISPOSAL SERVICE	<u>30,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0.00</u>
TOTAL SERVICES	381,000	21,996.94	75,933.77	0.00	305,066.23	19.93
<u>FIXED ASSETS</u>						
30-569-9750 WTP #3 EXPANSION	<u>2,850,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,850,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	2,850,000	0.00	0.00	0.00	2,850,000.00	0.00
TOTAL 69-WATER PLANT THREE	3,618,116	59,794.73	189,961.54	31,354.41	3,396,800.05	6.12

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

70-SEWER SERVICES

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
--	-------------------	-------------------	------------------------	---------------------	-------------------	-----------------

PERSONNEL SERVICES

30-570-1010 STATE UNEMPLOYMENT TAX	504	0.00	8.75	0.00	495.25	1.74
30-570-1020 SOCIAL SECURITY / MEDICARE	31,069	1,679.32	7,649.38	0.00	23,419.62	24.62
30-570-1030 TMRS	36,883	0.00	3,008.54	0.00	33,874.46	8.16
30-570-1050 HEALTH, DENTAL & LIFE INS.	92,991	12,358.09	33,607.29	0.00	59,383.71	36.14
30-570-1060 HEALTH REIMBURSEMENT ACCOUN	5,760	28.00	28.00	0.00	5,732.00	0.49
30-570-1070 WORKERS COMPENSATION	10,557	0.00	8,115.11	0.00	2,441.89	76.87
30-570-1145 LONGEVITY PAY	2,145	2,429.46	2,429.46	0.00 (	284.46)	113.26
30-570-1146 REWARDS PROGRAM	3,239	1,937.71	1,937.71	0.00	1,301.29	59.82
30-570-1147 WORK BOOT ALLOWANCE	1,440	0.00	0.00	0.00	1,440.00	0.00
30-570-1148 CELL PHONE STIPEND	1,200	46.16	276.96	0.00	923.04	23.08
30-570-1274 OVERTIME	8,000	1,480.04	5,915.70	0.00	2,084.30	73.95
30-570-1405 COLA PAY INCREASE	22,629	0.00	0.00	0.00	22,629.00	0.00
30-570-1540 SS FIELD SUPERVISOR	65,520	3,308.00	16,371.50	0.00	49,148.50	24.99
30-570-1561 SS CREW LEADER	57,329	2,315.20	13,520.00	0.00	43,809.00	23.58
30-570-1570 SS MAINTENANCE	265,304	10,475.84	60,143.18	0.00	205,160.82	22.67
30-570-1591 STANDBY TIME	<u>1,950</u>	<u>150.00</u>	<u>525.00</u>	<u>0.00</u>	<u>1,425.00</u>	<u>26.92</u>
TOTAL PERSONNEL SERVICES	606,520	36,207.82	153,536.58	0.00	452,983.42	25.31

OPERATIONS & MAINTENANCE

30-570-4000 LIABILITY & PROPERTY INS	8,136	0.00	6,539.28	0.00	1,596.72	80.37
30-570-4110 UNIFORMS	12,000	1,054.43	1,567.05	0.00	10,432.95	13.06
30-570-4200 TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
30-570-4300 TRAINING/EDUCATION	6,000	0.00	490.00	0.00	5,510.00	8.17
30-570-4570 RENTAL/LEASE EXPENSE	2,000	0.00	0.00	0.00	2,000.00	0.00
30-570-4600 TELEPHONE/INTERNET	500	0.00	78.72	0.00	421.28	15.74
30-570-4650 ELECTRICITY	3,200	103.35	441.04	0.00	2,758.96	13.78
30-570-4700 MAINTENANCE & REPAIRS	70,000	5,620.05	12,272.99	0.00	57,727.01	17.53
30-570-4725 EQUIP/VEHICLE MAINT/REPAIRS	50,000	1,263.48	13,742.81	5,528.81	30,728.38	38.54
30-570-4730 VEHICLE SAFETY EQUIPMENT	3,000	3.98	3.98	0.00	2,996.02	0.13
30-570-4758 SEWER EXTENSION EXPENSE	150,000	0.00	6,405.64	0.00	143,594.36	4.27
30-570-4761 SEWER SYSTEM IMPROVEMENTS	<u>130,000</u>	<u>2,127.99</u>	<u>3,942.73</u>	<u>0.00</u>	<u>126,057.27</u>	<u>3.03</u>
TOTAL OPERATIONS & MAINTENANCE	436,836	10,173.28	45,484.24	5,528.81	385,822.95	11.68

SUPPLIES

30-570-5300 SUPPLIES	3,000	10.40	3,002.69	0.00 (	2.69)	100.09
30-570-5305 SMALL TOOLS	8,000	666.17	4,065.19	0.00	3,934.81	50.81
30-570-5400 FUEL & LUBRICANTS	<u>30,000</u>	<u>5,654.30</u>	<u>7,724.56</u>	<u>0.00</u>	<u>22,275.44</u>	<u>25.75</u>
TOTAL SUPPLIES	41,000	6,330.87	14,792.44	0.00	26,207.56	36.08

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

70-SEWER SERVICES

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
30-570-6135 CONTRACT SERVICES	15,000	200.00	6,988.58	0.00	8,011.42	46.59
30-570-6500 MISCELLANEOUS SERVICES	<u>0</u>	<u>250.00</u>	<u>500.00</u>	<u>0.00</u>	(<u>500.00</u>)	<u>0.00</u>
TOTAL SERVICES	15,000	450.00	7,488.58	0.00	7,511.42	49.92
 <u>FIXED ASSETS</u>						
30-570-9720 MACHINERY & EQUIPMENT	13,100	1,230.00	1,230.00	9,168.80	2,701.20	79.38
30-570-9760 VEHICLES	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	63,100	1,230.00	1,230.00	9,168.80	52,701.20	16.48
TOTAL 70-SEWER SERVICES	1,162,456	54,391.97	222,531.84	14,697.61	925,226.55	20.41

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

75-SEWER PLANT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-575-1010 STATE UNEMPLOYMENT TAX	189	0.00	0.00	0.00	189.00	0.00
30-575-1020 SOCIAL SECURITY / MEDICARE	14,619	676.16	3,345.24	0.00	11,273.76	22.88
30-575-1030 TMRS	17,350	0.00	1,343.65	0.00	16,006.35	7.74
30-575-1050 HEALTH, DENTAL & LIFE INS.	35,512	7,066.82	19,235.95	0.00	16,276.05	54.17
30-575-1060 HEALTH REIMBURSEMENT ACCOUN	2,160	7.00	7.00	0.00	2,153.00	0.32
30-575-1070 WORKERS COMPENSATION	5,576	0.00	4,010.03	0.00	1,565.97	71.92
30-575-1145 LONGEVITY PAY	450	809.82	809.82	0.00 (	359.82)	179.96
30-575-1146 REWARDS PROGRAM	1,215	415.22	415.22	0.00	799.78	34.17
30-575-1147 WORK BOOT ALLOWANCE	540	0.00	0.00	0.00	540.00	0.00
30-575-1148 CELL PHONE STIPEND	600	23.08	138.48	0.00	461.52	23.08
30-575-1274 OVERTIME	6,500	579.66	4,232.78	0.00	2,267.22	65.12
30-575-1405 COLA PAY INCREASE	10,598	0.00	0.00	0.00	10,598.00	0.00
30-575-1555 SWR PLANT SUPERINTENDENT	90,000	3,634.62	21,122.32	0.00	68,877.68	23.47
30-575-1560 SWR PLANT OPERATOR	91,790	3,820.00	19,402.00	0.00	72,388.00	21.14
30-575-1591 STANDBY TIME	<u>975</u>	<u>0.00</u>	<u>375.00</u>	<u>0.00</u>	<u>600.00</u>	<u>38.46</u>
TOTAL PERSONNEL SERVICES	278,074	17,032.38	74,437.49	0.00	203,636.51	26.77
<u>OPERATIONS & MAINTENANCE</u>						
30-575-4000 LIABILITY & PROPERTY INS	9,219	0.00	5,352.02	0.00	3,866.98	58.05
30-575-4110 UNIFORMS	2,000	57.83	1,137.55	0.00	862.45	56.88
30-575-4200 TRAVEL	1,500	372.90	372.90	0.00	1,127.10	24.86
30-575-4300 TRAINING/EDUCATION	1,500	0.00	1,217.50	0.00	282.50	81.17
30-575-4400 DUES & SUBSCRIPTIONS	1,000	0.00	0.00	0.00	1,000.00	0.00
30-575-4600 TELEPHONE/INTERNET	900	78.72	157.44	0.00	742.56	17.49
30-575-4650 ELECTRICITY	80,000	5,770.01	17,577.19	0.00	62,422.81	21.97
30-575-4700 MAINTENANCE & REPAIRS	245,000	4,900.02	26,375.56	0.00	218,624.44	10.77
30-575-4725 EQUIP/VEHICLE MAINT/REPAIRS	20,000	0.00	751.95	0.00	19,248.05	3.76
30-575-4730 VEHICLE SAFETY EQUIPMENT	1,200	0.00	0.00	0.00	1,200.00	0.00
30-575-4825 IT EXPENSE	<u>4,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	366,319	11,179.48	52,942.11	0.00	313,376.89	14.45
<u>SUPPLIES</u>						
30-575-5300 SUPPLIES	15,000	0.00	766.45	0.00	14,233.55	5.11
30-575-5305 SMALL TOOLS	2,500	0.00	242.97	0.00	2,257.03	9.72
30-575-5400 FUEL & LUBRICANTS	8,000	335.97	1,055.03	0.00	6,944.97	13.19
30-575-5430 CHEMICALS	<u>50,000</u>	<u>2,129.06</u>	<u>8,921.59</u>	<u>0.00</u>	<u>41,078.41</u>	<u>17.84</u>
TOTAL SUPPLIES	75,500	2,465.03	10,986.04	0.00	64,513.96	14.55
<u>SERVICES</u>						
30-575-6125 TESTING SERVICES	14,000	560.00	1,332.87	0.00	12,667.13	9.52
30-575-6135 CONTRACT SERVICES	6,000	0.00	0.00	0.00	6,000.00	0.00
30-575-6500 MISCELLANEOUS SERVICES	2,500	0.00	0.00	0.00	2,500.00	0.00
30-575-6600 DISPOSAL SERVICE	<u>150,000</u>	<u>4,721.06</u>	<u>9,525.21</u>	<u>0.00</u>	<u>140,474.79</u>	<u>6.35</u>
TOTAL SERVICES	172,500	5,281.06	10,858.08	0.00	161,641.92	6.29

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

75-SEWER PLANT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
30-575-9720 MACHINERY & EQUIPMENT	50,000	0.00	0.00	0.00	50,000.00	0.00
30-575-9750 WWTP EXPANSION	<u>2,370,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,370,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	2,420,000	0.00	0.00	0.00	2,420,000.00	0.00
TOTAL 75-SEWER PLANT	3,312,393	35,957.95	149,223.72	0.00	3,163,169.28	4.51

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

77-EFFLUENT DISPOSAL

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-577-1010 STATE UNEMPLOYMENT TAX	189	0.00	11.80	0.00	177.20	6.24
30-577-1020 SOCIAL SECURITY / MEDICARE	7,074	300.34	1,690.97	0.00	5,383.03	23.90
30-577-1030 TMRS	8,398	0.00	677.89	0.00	7,720.11	8.07
30-577-1050 HEALTH, DENTAL & LIFE INS.	25,166	4,106.24	11,208.68	0.00	13,957.32	44.54
30-577-1060 HEALTH REIMBURSEMENT ACCOUN	1,440	10.50	10.50	0.00	1,429.50	0.73
30-577-1070 WORKERS COMPENSATION	4,262	0.00	2,919.10	0.00	1,342.90	68.49
30-577-1145 LONGEVITY PAY	346	404.91	404.91	0.00 (	58.91)	117.03
30-577-1146 REWARDS PROGRAM	810	346.02	346.02	0.00	463.98	42.72
30-577-1147 WORK BOOT ALLOWANCE	360	0.00	0.00	0.00	360.00	0.00
30-577-1148 CELL PHONE STIPEND	0	23.08	138.48	0.00 (	138.48)	0.00
30-577-1274 OVERTIME	8,000	7.13	2,310.20	0.00	5,689.80	28.88
30-577-1405 COLA PAY INCREASE	4,784	0.00	0.00	0.00	4,784.00	0.00
30-577-1570 EFFLUENT LABORER	82,056	3,232.00	19,290.96	0.00	62,765.04	23.51
30-577-1591 STANDBY TIME	<u>900</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>	<u>750.00</u>	<u>16.67</u>
TOTAL PERSONNEL SERVICES	143,785	8,430.22	39,159.51	0.00	104,625.49	27.23
<u>OPERATIONS & MAINTENANCE</u>						
30-577-4000 LIABILITY & PROPERTY INS	3,582	0.00	3,727.79	0.00 (	145.79)	104.07
30-577-4110 UNIFORMS	1,500	0.00	0.00	0.00	1,500.00	0.00
30-577-4200 TRAVEL	1,200	0.00	189.00	0.00	1,011.00	15.75
30-577-4300 TRAINING/EDUCATION	2,000	0.00	0.00	0.00	2,000.00	0.00
30-577-4570 RENTAL/LEASE	1,000	0.00	0.00	0.00	1,000.00	0.00
30-577-4600 TELEPHONE/INTERNET	900	39.36	196.80	0.00	703.20	21.87
30-577-4650 ELECTRICITY	56,000	4,088.79	13,056.63	0.00	42,943.37	23.32
30-577-4700 MAINTENANCE & REPAIRS	150,000	671.44	20,682.77	0.00	129,317.23	13.79
30-577-4705 IRRIGATION MAINT. & REPAIRS	3,000	20,665.67	56,165.67	0.00 (	53,165.67)	1,872.19
30-577-4715 UNANTICIPATED MAINT/REPAIRS	0	0.00	5,700.00	0.00 (	5,700.00)	0.00
30-577-4725 EQUIP/VEHICLE MAINT/REPAIRS	3,500	1,231.86	1,231.86	0.00	2,268.14	35.20
30-577-4730 VEHICLE SAFETY EQUIPMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
30-577-4750 MISCELLANEOUS EXPENSE	250	0.00	29.00	0.00	221.00	11.60
30-577-4825 IT EXPENSE	<u>5,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	228,932	26,697.12	100,979.52	0.00	127,952.48	44.11
<u>SUPPLIES</u>						
30-577-5300 SUPPLIES	4,000	576.43	926.25	0.00	3,073.75	23.16
30-577-5305 SMALL TOOLS	1,200	26.72	37.62	0.00	1,162.38	3.14
30-577-5400 FUEL & LUBRICANTS	7,500	216.57	1,071.10	0.00	6,428.90	14.28
30-577-5430 CHEMICALS	2,500	0.00	1,304.52	0.00	1,195.48	52.18
30-577-5450 OTHER MATERIALS & SUPPLIES	<u>0</u>	<u>0.00</u>	<u>5,741.68</u>	<u>0.00</u>	<u>(5,741.68)</u>	<u>0.00</u>
TOTAL SUPPLIES	15,200	819.72	9,081.17	0.00	6,118.83	59.74

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

77-EFFLUENT DISPOSAL

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
30-577-6125 TESTING SERVICES	2,500	0.00	139.37	0.00	2,360.63	5.57
30-577-6135 CONTRACT SERVICES	5,000	0.00	1,250.00	0.00	3,750.00	25.00
30-577-6500 MISCELLANEOUS SERVICES	<u>5,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
TOTAL SERVICES	12,500	0.00	1,389.37	0.00	11,110.63	11.11
<u>FIXED ASSETS</u>						
30-577-9750 EFFLUENT POND REHABILITATIO	<u>4,135,000</u>	<u>475,839.25</u>	<u>1,072,112.49</u>	<u>3,513,442.87</u>	(<u>450,555.36</u>)	<u>110.90</u>
TOTAL FIXED ASSETS	4,135,000	475,839.25	1,072,112.49	3,513,442.87	(450,555.36)	110.90
TOTAL 77-EFFLUENT DISPOSAL	4,535,417	511,786.31	1,222,722.06	3,513,442.87	(200,747.93)	104.43

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

79-UTILITY FUND TRANSFER

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>catg 3 not used</u>	_____	_____	_____	_____	_____	_____
<u>FIXED ASSETS</u>	_____	_____	_____	_____	_____	_____

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

82-BOOSTER PUMP STATIONS

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>PERSONNEL SERVICES</u>						
30-582-1010 STATE UNEMPLOYMENT TAX	32	0.00	0.00	0.00	32.00	0.00
30-582-1020 SOCIAL SECURITY / MEDICARE	1,615	164.92	762.68	0.00	852.32	47.22
30-582-1030 TMRS	1,917	0.00	198.11	0.00	1,718.89	10.33
30-582-1050 HEALTH, DENTAL & LIFE INS	4,838	870.44	2,319.99	0.00	2,518.01	47.95
30-582-1060 HEALTH REIMBURSEMENT ACCOUN	360	3.50	3.50	0.00	356.50	0.97
30-582-1070 WORKERS COMPENSATION	1,472	0.00	974.87	0.00	497.13	66.23
30-582-1145 LONGEVITY	17	404.91	404.91	0.00 (	387.91)	2,381.82
30-582-1146 REWARDS PROGRAM	202	34.60	34.60	0.00	167.40	17.13
30-582-1147 WORK BOOT ALLOWANCE	90	0.00	0.00	0.00	90.00	0.00
30-582-1274 OVERTIME	700	660.00	1,965.00	0.00 (	1,265.00)	280.71
30-582-1405 COLA PAY INCREASE	1,213	0.00	0.00	0.00	1,213.00	0.00
30-582-1560 BPS PLANT OPERATOR	20,800	1,000.00	7,580.00	0.00	13,220.00	36.44
30-582-1591 STANDBY TIME	<u>488</u>	<u>75.00</u>	<u>150.00</u>	<u>0.00</u>	<u>338.00</u>	<u>30.74</u>
TOTAL PERSONNEL SERVICES	33,744	3,213.37	14,393.66	0.00	19,350.34	42.66
<u>OPERATIONS & MAINTENANCE</u>						
30-582-4000 LIABILITY & PROPERTY INS	1,095	0.00	11,369.00	0.00 (	10,274.00)	1,038.26
30-582-4110 UNIFORMS	500	0.00	54.99	0.00	445.01	11.00
30-582-4200 TRAVEL	500	0.00	698.17	0.00 (	198.17)	139.63
30-582-4300 TRAINING/EDUCATION	500	0.00	0.00	0.00	500.00	0.00
30-582-4600 TELEPHONE/INTERNET	0	19.68	59.04	0.00 (	59.04)	0.00
30-582-4650 ELECTRICITY	35,000	2,773.17	7,838.83	0.00	27,161.17	22.40
30-582-4700 MAINTENANCE & REPAIRS	160,000	16,820.00	19,447.29	0.00	140,552.71	12.15
30-582-4725 VEHICLE MAINTENANCE/REPAIRS	2,000	0.00	2,192.24	0.00 (	192.24)	109.61
30-582-4730 VEHICLE SAFETY EQUIPMENT	500	0.00	0.00	0.00	500.00	0.00
30-582-4825 IT EXPENSE	<u>5,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	205,095	19,612.85	41,659.56	0.00	163,435.44	20.31
<u>SUPPLIES</u>						
30-582-5300 SUPPLIES	2,500	0.00	0.00	0.00	2,500.00	0.00
30-582-5305 SMALL TOOLS	1,500	0.00	0.00	0.00	1,500.00	0.00
30-582-5400 FUEL & LUBRICANTS	2,500	986.29	1,967.26	0.00	532.74	78.69
30-582-5430 CHEMICALS	<u>1,000</u>	<u>0.00</u>	<u>60.00</u>	<u>0.00</u>	<u>940.00</u>	<u>6.00</u>
TOTAL SUPPLIES	7,500	986.29	2,027.26	0.00	5,472.74	27.03
<u>SERVICES</u>						
30-582-6135 CONTRACT SERVICES	<u>9,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,000.00</u>	<u>0.00</u>
TOTAL SERVICES	9,000	0.00	0.00	0.00	9,000.00	0.00
<u>FIXED ASSETS</u>						
30-582-9750 TALON HYDRO TANK	<u>150,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150,000.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL 82-BOOSTER PUMP STATIONS						
	405,339	23,812.51	58,080.48	0.00	347,258.52	14.33

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

84-LIFT STATIONS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
30-584-1010 STATE UNEMPLOYMENT TAX	32	0.00	0.00	0.00	32.00	0.00
30-584-1020 SOCIAL SECURITY / MEDICARE	1,615	152.48	275.97	0.00	1,339.03	17.09
30-584-1030 TMRS	1,917	0.00	198.11	0.00	1,718.89	10.33
30-584-1050 HEALTH, DENTAL & LIFE INS	4,838	709.78	1,998.66	0.00	2,839.34	41.31
30-584-1060 HEALTH REIMBURSEMENT ACCOUN	360	0.00	0.00	0.00	360.00	0.00
30-584-1070 WORKERS COMPENSATION	423	0.00	0.00	0.00	423.00	0.00
30-584-1145 LONGEVITY	17	0.00	0.00	0.00	17.00	0.00
30-584-1146 REWARDS PROGRAM	202	0.00	0.00	0.00	202.00	0.00
30-584-1147 WORK BOOT ALLOWANCE	90	0.00	0.00	0.00	90.00	0.00
30-584-1274 OVERTIME	700	1,215.00	1,245.00	0.00 (	545.00)	177.86
30-584-1405 COLA PAY INCREASE	1,213	0.00	0.00	0.00	1,213.00	0.00
30-584-1560 LS PLANT OPERATOR	20,800	800.00	2,400.00	0.00	18,400.00	11.54
30-584-1591 STANDBY TIME	<u>488</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>488.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	32,695	2,877.26	6,117.74	0.00	26,577.26	18.71
<u>OPERATIONS & MAINTENANCE</u>						
30-584-4000 LIABILITY & PROPERTY INS	3,209	0.00	2,638.51	0.00	570.49	82.22
30-584-4110 UNIFORMS	500	0.00	54.98	0.00	445.02	11.00
30-584-4200 TRAVEL	250	0.00	541.54	0.00 (	291.54)	216.62
30-584-4300 TRAINING/EDUCATION	1,000	0.00	985.00	0.00	15.00	98.50
30-584-4600 TELEPHONE/INTERNET	600	19.68	59.04	0.00	540.96	9.84
30-584-4650 ELECTRICITY	40,000	3,103.27	9,259.36	0.00	30,740.64	23.15
30-584-4700 MAINTENANCE & REPAIRS	200,000	3,605.79	66,870.12	0.00	133,129.88	33.44
30-584-4715 UNANTICIPATED MAINT/REPAIRS	0	14,775.17	34,275.17	0.00 (	34,275.17)	0.00
30-584-4725 VEHICLE MAINTENANCE/REPAIRS	1,500	96.66	10,740.45	0.00 (	9,240.45)	716.03
30-584-4730 VEHICLE SAFETY EQUIPMENT	2,500	0.00	0.00	0.00	2,500.00	0.00
30-584-4750 MISCELLANEOUS EXPENSE	<u>500</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	250,059	21,600.57	125,424.17	0.00	124,634.83	50.16
<u>SUPPLIES</u>						
30-584-5300 SUPPLIES	2,500	0.00	995.60	0.00	1,504.40	39.82
30-584-5305 SMALL TOOLS	1,000	0.00	0.00	0.00	1,000.00	0.00
30-584-5400 FUEL & LUBRICANTS	6,000	470.21	935.70	0.00	5,064.30	15.60
30-584-5430 CHEMICALS	<u>5,000</u>	<u>14,936.84</u>	<u>14,936.84</u>	<u>0.00</u> (	<u>9,936.84)</u>	<u>298.74</u>
TOTAL SUPPLIES	14,500	15,407.05	16,868.14	0.00 (	2,368.14)	116.33
<u>SERVICES</u>						
30-584-6135 CONTRACT SERVICES	15,000	0.00	892.36	0.00	14,107.64	5.95
30-584-6500 MISCELLANEOUS SERVICES	<u>2,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
TOTAL SERVICES	17,000	0.00	892.36	0.00	16,107.64	5.25

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

84-LIFT STATIONS

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>FIXED ASSETS</u>						
30-584-9000 LIFT STATION IMPROVEMENTS	<u>1,095</u>	<u>0.00</u>	<u>2,453.26</u>	<u>141,518.33</u>	(<u>142,876.59</u>)	<u>3,148.09</u>
TOTAL FIXED ASSETS	1,095	0.00	2,453.26	141,518.33	(142,876.59)	3,148.09
TOTAL 84-LIFT STATIONS	315,349	39,884.88	151,755.67	141,518.33	22,075.00	93.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

85-DEBT SERVICE

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>OPERATIONS & MAINTENANCE</u>	_____	_____	_____	_____	_____	_____
<u>DEPRECIATION</u>	_____	_____	_____	_____	_____	_____
<u>FIXED ASSETS</u>	_____	_____	_____	_____	_____	_____

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

30 -UTILITY FUND

86-UTILITY FUND TRANSFERS

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>FIXED ASSETS</u>						
TOTAL EXPENDITURES	18,420,690	897,076.14	3,029,501.72	4,034,619.03	11,356,569.25	38.35
REVENUE OVER/(UNDER) EXPENDITURES	(2,711,765)	4,569,156.00 (114,718.32)	4,275,482.34 (408,391.98)	(4,034,619.03)	(2,952,628.31) 1,731,246.01	

**December 31st billing had a computer error that miss calculated water revenue. The numbers in red represent the error. The numbers above or below in black are the correct figures.

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

40 -CAP IMPROVEMENT PROJECTS

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>80-CAPITAL IMPROVEMENT</u>						
40-480-1225 2024 CO RECEIVING ACCOUNT I	<u>0</u>	<u>0.00</u>	<u>139,598.33</u>	<u>0.00</u>	(<u>139,598.33</u>)	<u>0.00</u>
TOTAL 80-CAPITAL IMPROVEMENT	0	0.00	139,598.33	0.00	(139,598.33)	0.00
TOTAL REVENUE	0	0.00	139,598.33	0.00	(139,598.33)	0.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

40 -CAP IMPROVEMENT PROJECTS

80-CAPITAL IMPROVEMENT

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
<u>OPERATIONS & MAINTENANCE</u>						
<u>CIP PROJECTS</u>						
<u>CIP PROJECTS</u>						
<u>CIP PROJECTS</u>						
<u>CIP PROJECTS</u>						
40-580-8270 2025 STREET RESURFACE-CO BO	4,000,000	0.00	1,271,013.05	46,292.55	2,682,694.40	32.93
40-580-8272 LVGC IRRIGATION	<u>5,552,500</u>	<u>0.00</u>	<u>16,500.00</u>	<u>28,500.00</u>	<u>5,507,500.00</u>	<u>0.81</u>
TOTAL CIP PROJECTS	9,552,500	0.00	1,287,513.05	74,792.55	8,190,194.40	14.26
<u>CIP PROJECTS</u>						
TOTAL 80-CAPITAL IMPROVEMENT	9,552,500	0.00	1,287,513.05	74,792.55	8,190,194.40	14.26
TOTAL EXPENDITURES	9,552,500	0.00	1,287,513.05	74,792.55	8,190,194.40	14.26
REVENUE OVER/ (UNDER) EXPENDITURES	(9,552,500)	0.00	(1,147,914.72)	(74,792.55)	(8,329,792.73)	12.80

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

42 -IMPACT FEE FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>50- INVESTMENT INTEREST</u>						
42-450-1410 INTEREST ON INVESTMENT	<u>415,000</u>	<u>0.00</u>	<u>75,451.47</u>	<u>0.00</u>	<u>339,548.53</u>	<u>18.18</u>
TOTAL 50- INVESTMENT INTEREST	415,000	0.00	75,451.47	0.00	339,548.53	18.18
<u>60-WATER IMPACT REVENUE</u>						
42-460-4350 WATER IMPACT FEES	<u>345,000</u>	<u>6,972.00</u>	<u>20,916.00</u>	<u>0.00</u>	<u>324,084.00</u>	<u>6.06</u>
TOTAL 60-WATER IMPACT REVENUE	345,000	6,972.00	20,916.00	0.00	324,084.00	6.06
<u>70-SEWER IMPACT REVENUE</u>						
42-470-4350 WASTEWATER IMPACT FEES	<u>295,000</u>	<u>7,890.00</u>	<u>20,525.00</u>	<u>0.00</u>	<u>274,475.00</u>	<u>6.96</u>
TOTAL 70-SEWER IMPACT REVENUE	295,000	7,890.00	20,525.00	0.00	274,475.00	6.96
TOTAL REVENUE	1,055,000	14,862.00	116,892.47	0.00	938,107.53	11.08

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

42 -IMPACT FEE FUND

10-IMPACT FEE ADMIN

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

42 -IMPACT FEE FUND

60-IMPACT FEE WATER

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>OPERATIONS & MAINTENANCE</u>						
42-560-4765 REBATE - LVIDD WATER TANK	<u>80,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>80,000.00</u>	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	80,000	0.00	0.00	0.00	80,000.00	0.00
 <u>SUPPLIES</u>						
42-560-5000 TRANSFER WATER IMPACT FEES/	<u>3,000,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000,000.00</u>	<u>0.00</u>
TOTAL SUPPLIES	3,000,000	0.00	0.00	0.00	3,000,000.00	0.00
 <u>SERVICES</u>						
TOTAL 60-IMPACT FEE WATER	3,080,000	0.00	0.00	0.00	3,080,000.00	0.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

42 -IMPACT FEE FUND

70-IMPACT FEE SEWER

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SUPPLIES</u>						
<u>SERVICES</u>						
TOTAL EXPENDITURES	3,080,000	0.00	0.00	0.00	3,080,000.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	(2,025,000)	14,862.00	116,892.47	0.00	(2,141,892.47)	5.77-

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

43 -PARKLAND FEE FUND

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>43 PARK FUND</u>						
43-460-1410 INVESTMENT INTEREST	<u>29,000</u>	<u>0.00</u>	<u>3,877.84</u>	<u>0.00</u>	<u>25,122.16</u>	<u>13.37</u>
TOTAL 43 PARK FUND	29,000	0.00	3,877.84	0.00	25,122.16	13.37
TOTAL REVENUE	29,000	0.00	3,877.84	0.00	25,122.16	13.37

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

43 -PARKLAND FEE FUND

43 PARK FUND % OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>OPERATIONS & MAINTENANCE</u>						
<u>SERVICES</u>						
<u>FIXED ASSETS</u>						
REVENUE OVER/ (UNDER) EXPENDITURES	29,000	0.00	3,877.84	0.00	25,122.16	13.37

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

50 -DEBT SERVICE

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>80-ACCUMULATED INTEREST</u>						
50-480-1410 AD VALOREM - INTEREST INCOM	<u>40,000</u>	<u>0.00</u>	<u>5,174.70</u>	<u>0.00</u>	<u>34,825.30</u>	<u>12.94</u>
TOTAL 80-ACCUMULATED INTEREST	40,000	0.00	5,174.70	0.00	34,825.30	12.94
<u>85-AD VALOREM & OTHER</u>						
50-485-1110 AD VALOREM TAXES FOR DEBT	<u>\$ 4,335,281</u>	<u>818,340.76</u>	<u>953,467.37</u>	<u>0.00</u>	<u>3,381,813.63</u>	<u>21.99</u>
TOTAL 85-AD VALOREM & OTHER	4,335,281	818,340.76	953,467.37	0.00	3,381,813.63	21.99
TOTAL REVENUE	4,375,281	818,340.76	958,642.07	0.00	3,416,638.93	21.91

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

50 -DEBT SERVICE

80-ACCUMULATED INTEREST

% OF YEAR COMPLETED: 25.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
LEASE PURCHASE						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

50 -DEBT SERVICE

85-AD VALOREM & OTHER

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>OPERATIONS & MAINTENANCE</u>						
50-585-4575 BANK CHARGES	<u>0</u>	<u>1,100.00</u>	<u>1,100.00</u>	<u>0.00</u>	(<u>1,100.00</u>)	<u>0.00</u>
TOTAL OPERATIONS & MAINTENANCE	0	1,100.00	1,100.00	0.00	(1,100.00)	0.00
<u>LEASE PURCHASE</u>						
<u>AUDITOR ADJ</u>						
<u>FIXED ASSETS</u>						
50-585-9814 2006 C/O - PRIN	455,000	0.00	0.00	0.00	455,000.00	0.00
50-585-9815 2006 C/O - INT	29,013	0.00	0.00	0.00	29,013.00	0.00
50-585-9816 2008 C/O - PRIN	129,000	0.00	0.00	0.00	129,000.00	0.00
50-585-9817 2008 C/O - INT	13,061	0.00	0.00	0.00	13,061.00	0.00
50-585-9824 2014 CO - PRINCIPAL	115,000	0.00	0.00	0.00	115,000.00	0.00
50-585-9825 2014 CO - INTEREST	290,925	0.00	0.00	0.00	290,925.00	0.00
50-585-9826 2015 GO REFUNDING/2005 - PR	475,000	0.00	0.00	0.00	475,000.00	0.00
50-585-9827 2015 GO REFUNDING/2005 INTE	215,900	0.00	0.00	0.00	215,900.00	0.00
50-585-9832 2016A REFUNDING TAX NOTE-PR	100,000	0.00	0.00	0.00	100,000.00	0.00
50-585-9833 2016A REFUNDING TAX NOTE-IN	51,100	0.00	0.00	0.00	51,100.00	0.00
50-585-9834 2016B REFUNDING TAX NOTE-PR	205,000	0.00	0.00	0.00	205,000.00	0.00
50-585-9835 2016B REFUNDING TAX NOTE-IN	101,394	0.00	0.00	0.00	101,394.00	0.00
50-585-9836 2017 CO-PRINCIPAL	285,000	0.00	0.00	0.00	285,000.00	0.00
50-585-9837 2017 CO-INTEREST	206,138	0.00	0.00	0.00	206,138.00	0.00
50-585-9838 2024 CO - PRINCIPAL	520,000	0.00	0.00	0.00	520,000.00	0.00
50-585-9839 2024 CO - INTEREST	<u>1,143,750</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,143,750.00</u>	<u>0.00</u>
TOTAL FIXED ASSETS	4,335,281	0.00	0.00	0.00	4,335,281.00	0.00
TOTAL 85-AD VALOREM & OTHER	4,335,281	1,100.00	1,100.00	0.00	4,334,181.00	0.03
TOTAL EXPENDITURES	4,335,281	1,100.00	1,100.00	0.00	4,334,181.00	0.03
REVENUE OVER/ (UNDER) EXPENDITURES	40,000	817,240.76	957,542.07	0.00	(917,542.07)	2,393.86

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

60 -GENERAL FUND GRANTS

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

90 -GENERAL FIXED ASSETS

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUES						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

95 -GENERAL LONG-TERM DEBT

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUES						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

98 -PAYROLL CLEARING ACCOUNT

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUES						

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2025

99 -DISBURSEMENT ACCOUNT

% OF YEAR COMPLETED: 25.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET

Logic Government Investment Co-Op-FD
Average Monthly Interest Rate = 4.2418%
Average Weighted Average Maturity = 50 Days
Net Asset Value for 10/31/25 = 1.000068
All Accounts Held in Government Pools

Oct-25

Account	Description	Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance
Logic #03	Debt Service	10/1/25-10/31/25	\$ 569,303.68	\$ 16,732.16	\$ 2,071.57	\$ 2,071.57	\$ 586,035.84
Logic #04	Debt Service Interest	10/1/25-10/31/25	\$ 161,935.37	\$ 2,071.57	\$ 582.00	\$ 550.00	\$ 164,038.94
Logic #05	Utility Reserve Account	10/1/25-10/31/25	\$ 13,813,369.85	\$ -	\$ 49,763.90	\$ 49,763.90	\$ 13,813,369.85
Logic #06	Utility Reserve Account Interest	10/1/25-10/31/25	\$ 2,187,246.43	\$ 49,763.90	\$ 7,879.74	\$ -	\$ 2,244,890.07
Logic #61	Impact Fees	10/1/25-10/31/25	\$ 4,288,643.28	\$ 17,430.00	\$ 15,471.31	\$ 15,471.31	\$ 4,306,073.28
Logic #62	Park Fund	10/1/25-10/31/25	\$ 624,900.00	\$ -	\$ 1,719.93	\$ 161,018.54	\$ 465,601.39
Logic #63	Bed Tax	10/1/25-10/31/25	\$ 990,793.85	\$ 3,787.30	\$ 3,562.94	\$ 15,562.94	\$ 982,581.15
Logic #66	Customer Deposits	10/1/25-10/31/25	\$ 327,060.00	\$ 5,030.00	\$ 1,184.11	\$ 1,184.11	\$ 332,090.00
Logic #71	Impact Fees Interest	10/1/25-10/31/25	\$ 753,097.72	\$ 15,471.31	\$ 2,713.11	\$ -	\$ 771,282.14
Logic #72	Park Fund Interest	10/1/25-10/31/25	\$ 132,242.55	\$ 1,719.93	\$ 464.17	\$ 4,792.30	\$ 129,634.35
Logic #73	Bed Tax Interest	10/1/25-10/31/25	\$ 164,569.14	\$ 3,562.94	\$ 592.86	\$ -	\$ 168,724.94
Logic #76	Customer Deposits Interest	10/1/25-10/31/25	\$ 76,295.28	\$ 1,184.11	\$ 274.88	\$ -	\$ 77,754.27
Logic #96	Austin Boulevard Paving	10/1/25-10/31/25	\$ 26,049.92	\$ -	\$ 93.82	\$ 93.82	\$ 26,049.92
Logic #97	Austin Boulevard Paving Interest	10/1/25-10/31/25	\$ 6,643.16	\$ 93.82	\$ 23.93	\$ -	\$ 6,760.91
Logic #104	WasteWater Impact Fees	10/1/25-10/31/25	\$ 4,927,223.79	\$ 15,310.00	\$ 17,769.21	\$ 17,769.21	\$ 4,942,533.79
Logic #105	WasteWater Impact Fees Interest	10/1/25-10/31/25	\$ 825,695.84	\$ 17,769.21	\$ 2,974.63	\$ -	\$ 846,439.68
Logic #136	2018 LCRA Reuse Water Grant Project	10/1/25-10/31/25	\$ 6,446.87	\$ -	\$ 23.25	\$ 23.25	\$ 6,446.87
Logic #137	2018 LCRA Reuse Water Grant Project Interest	10/1/25-10/31/25	\$ 2,683.64	\$ 23.25	\$ 9.65	\$ -	\$ 2,716.54
Logic #138	Town Center Development	10/1/25-10/31/25	\$ 959,575.00	\$ -	\$ 3,456.94	\$ 3,456.94	\$ 959,575.00
Logic #139	Town Center Development Interest	10/1/25-10/31/25	\$ 175,857.23	\$ 3,456.94	\$ 633.53	\$ -	\$ 179,947.70
Logic #144	General Fund Reserve Account	10/1/25-10/31/25	\$ 10,172,117.19	\$ -	\$ 35,041.84	\$ 785,041.84	\$ 9,422,117.19
Logic #145	General Fund Reserve Account Interest	10/1/25-10/31/25	\$ 537,437.97	\$ 35,041.84	\$ 1,936.16	\$ -	\$ 574,415.97
Logic #146	Real Estate	10/1/25-10/31/25	\$ 995,817.43	\$ -	\$ 3,587.51	\$ 3,587.51	\$ 995,817.43
Logic #147	Real Estate Interest	10/1/25-10/31/25	\$ 155,654.74	\$ 3,587.51	\$ 560.75	\$ -	\$ 159,803.00
Logic #170	LV Sunset Park	10/1/25-10/31/25	\$ 252,202.63	\$ -	\$ 908.57	\$ 908.57	\$ 252,202.63
Logic #171	LV Sunset Park Interest	10/1/25-10/31/25	\$ 48,896.59	\$ 908.57	\$ 176.16	\$ -	\$ 49,981.32
Logic #172	ARPA Grant	10/1/25-10/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #173	ARPA Grant Interest	10/1/25-10/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #174	WTP Expansion	10/1/25-10/31/25	\$ 684,811.00	\$ -	\$ 2,467.09	\$ 2,467.09	\$ 684,811.00
Logic #175	WTP Expansion Interest	10/1/25-10/31/25	\$ 124,428.94	\$ 2,467.09	\$ 448.26	\$ -	\$ 127,344.29
Logic #176	Waterline: Bar-K to Bronco	10/1/25-10/31/25	\$ 177,533.99	\$ -	\$ 639.56	\$ 639.56	\$ 177,533.99
Logic #177	Waterline: Bar-K to Bronco Interest	10/1/25-10/31/25	\$ 79,625.37	\$ 639.56	\$ 286.86	\$ -	\$ 80,551.79
Logic #178	Street/Roadway Impact Fees	10/1/25-10/31/25	\$ 1,844,837.21	\$ 19,331.40	\$ 6,668.89	\$ 6,668.89	\$ 1,864,168.61
Logic #179	Street/Roadway Impact Fees Interest	10/1/25-10/31/25	\$ 120,441.27	\$ 6,668.89	\$ 433.91	\$ -	\$ 127,544.07
Logic #180	2024 CO Receiving Account	10/1/25-10/31/25	\$ 18,217,147.17	\$ -	\$ 65,628.91	\$ 65,628.91	\$ 18,217,147.17
Logic #181	2024 CO Receiving Account Interest	10/1/25-10/31/25	\$ 1,957,653.27	\$ 65,628.91	\$ 7,052.63	\$ -	\$ 2,030,334.81
			\$ -	\$ -	\$ -	\$ -	\$ -
Totals		10/1/25-10/31/25	\$ 66,388,237.37	\$ 287,680.21	\$ 237,102.58	\$ 1,136,700.26	\$ 65,776,319.90
		Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance

Logic Government Investment Co-Op-FD
Average Monthly Interest Rate = 4.0905%
Average Weighted Average Maturity = 49 Days
Net Asset Value for 11/28/25 = 1.000062
All Accounts Held in Government Pools

Nov-25

Account	Description	Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance
Logic #03	Debt Service	11/1/25-11/30/25	\$ 586,035.84	\$ -	\$ 1,970.22	\$ 1,970.22	\$ 586,035.84
Logic #04	Debt Service Interest	11/1/25-11/30/25	\$ 164,038.94	\$ 1,970.22	\$ 550.91	\$ -	\$ 166,560.07
Logic #05	Utility Reserve Account	11/1/25-11/30/25	\$ 13,813,369.85	\$ -	\$ 43,088.96	\$ 1,543,088.96	\$ 12,313,369.85
Logic #06	Utility Reserve Account Interest	11/1/25-11/30/25	\$ 2,244,890.07	\$ 43,088.96	\$ 7,534.00	\$ -	\$ 2,295,513.03
Logic #61	Impact Fees	11/1/25-11/30/25	\$ 4,306,073.28	\$ -	\$ 14,476.85	\$ 14,476.85	\$ 4,306,073.28
Logic #62	Park Fund	11/1/25-11/30/25	\$ 465,601.39	\$ -	\$ 1,258.43	\$ 275,793.66	\$ 191,066.16
Logic #63	Bed Tax	11/1/25-11/30/25	\$ 982,581.15	\$ -	\$ 3,303.41	\$ 3,303.41	\$ 982,581.15
Logic #66	Customer Deposits	11/1/25-11/30/25	\$ 332,090.00	\$ -	\$ 1,116.48	\$ 1,116.48	\$ 332,090.00
Logic #71	Impact Fees Interest	11/1/25-11/30/25	\$ 771,282.14	\$ 14,476.85	\$ 2,588.83	\$ -	\$ 788,347.82
Logic #72	Park Fund Interest	11/1/25-11/30/25	\$ 129,634.35	\$ 1,258.43	\$ 435.31	\$ -	\$ 131,328.09
Logic #73	Bed Tax Interest	11/1/25-11/30/25	\$ 168,724.94	\$ 3,303.41	\$ 566.29	\$ -	\$ 172,594.64
Logic #76	Customer Deposits Interest	11/1/25-11/30/25	\$ 77,754.27	\$ 1,116.48	\$ 261.07	\$ -	\$ 79,131.82
Logic #96	Austin Boulevard Paving	11/1/25-11/30/25	\$ 26,049.92	\$ -	\$ 87.59	\$ 87.59	\$ 26,049.92
Logic #97	Austin Boulevard Paving Interest	11/1/25-11/30/25	\$ 6,760.91	\$ 87.59	\$ 22.71	\$ -	\$ 6,871.21
Logic #104	WasteWater Impact Fees	11/1/25-11/30/25	\$ 4,942,533.79	\$ -	\$ 16,616.59	\$ 16,616.59	\$ 4,942,533.79
Logic #105	WasteWater Impact Fees Interest	11/1/25-11/30/25	\$ 846,439.68	\$ 16,616.59	\$ 2,840.94	\$ -	\$ 865,897.21
Logic #136	2018 LCRA Reuse Water Grant Project	11/1/25-11/30/25	\$ 6,446.87	\$ -	\$ 21.68	\$ 21.68	\$ 6,446.87
Logic #137	2018 LCRA Reuse Water Grant Project Interest	11/1/25-11/30/25	\$ 2,716.54	\$ 21.68	\$ 9.10	\$ -	\$ 2,747.32
Logic #138	Town Center Development	11/1/25-11/30/25	\$ 959,575.00	\$ -	\$ 3,226.05	\$ 3,226.05	\$ 959,575.00
Logic #139	Town Center Development Interest	11/1/25-11/30/25	\$ 179,947.70	\$ 3,226.05	\$ 604.02	\$ -	\$ 183,777.77
Logic #144	General Fund Reserve Account	11/1/25-11/30/25	\$ 9,422,117.19	\$ -	\$ 31,339.76	\$ 531,339.76	\$ 8,922,117.19
Logic #145	General Fund Reserve Account Interest	11/1/25-11/30/25	\$ 574,415.97	\$ 31,339.76	\$ 1,922.69	\$ -	\$ 607,678.42
Logic #146	Real Estate	11/1/25-11/30/25	\$ 995,817.43	\$ -	\$ 3,345.01	\$ 11,920.94	\$ 987,241.50
Logic #147	Real Estate Interest	11/1/25-11/30/25	\$ 159,803.00	\$ 3,345.01	\$ 536.29	\$ -	\$ 163,684.30
Logic #170	LV Sunset Park	11/1/25-11/30/25	\$ 252,202.63	\$ -	\$ 847.91	\$ 847.91	\$ 252,202.63
Logic #171	LV Sunset Park Interest	11/1/25-11/30/25	\$ 49,981.32	\$ 847.91	\$ 167.80	\$ -	\$ 50,997.03
Logic #172	ARPA Grant	11/1/25-11/30/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #173	ARPA Grant Interest	11/1/25-11/30/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #174	WTP Expansion	11/1/25-11/30/25	\$ 684,811.00	\$ -	\$ 2,302.31	\$ 2,302.31	\$ 684,811.00
Logic #175	WTP Expansion Interest	11/1/25-11/30/25	\$ 127,344.29	\$ 2,302.31	\$ 427.47	\$ -	\$ 130,074.07
Logic #176	Waterline: Bar-K to Bronco	11/1/25-11/30/25	\$ 177,533.99	\$ -	\$ 596.85	\$ 596.85	\$ 177,533.99
Logic #177	Waterline: Bar-K to Bronco Interest	11/1/25-11/30/25	\$ 80,551.79	\$ 596.85	\$ 270.60	\$ -	\$ 81,419.24
Logic #178	Street/Roadway Impact Fees	11/1/25-11/30/25	\$ 1,864,168.61	\$ -	\$ 6,267.24	\$ 6,267.24	\$ 1,864,168.61
Logic #179	Street/Roadway Impact Fees Interest	11/1/25-11/30/25	\$ 127,544.07	\$ 6,267.24	\$ 427.15	\$ -	\$ 134,238.46
Logic #180	2024 CO Receiving Account	11/1/25-11/30/25	\$ 18,217,147.17	\$ -	\$ 60,107.58	\$ 1,077,861.08	\$ 17,199,393.67
Logic #181	2024 CO Receiving Account Interest	11/1/25-11/30/25	\$ 2,030,334.81	\$ 60,107.58	\$ 6,809.21	\$ -	\$ 2,097,251.60
			\$ -	\$ -	\$ -	\$ -	\$ -
Totals		11/1/25-11/30/25	\$ 65,776,319.90	\$ 189,972.92	\$ 215,947.31	\$ 3,490,837.58	\$ 62,691,402.55
		Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance

Logic Government Investment Co-Op-FD
Average Monthly Interest Rate = 3.9519%
Average Weighted Average Maturity = 48 Days
Net Asset Value for 12/31/25 = 1.000186
All Accounts Held in Government Pools

Dec-25

Account	Description	Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance
Logic #03	Debt Service	12/1/25-12/31/25	\$ 586,035.84	\$ 135,126.61	\$ 2,154.83	\$ 2,154.83	\$ 721,162.45
Logic #04	Debt Service Interest	12/1/25-12/31/25	\$ 166,560.07	\$ 2,154.83	\$ 559.00	\$ -	\$ 169,273.90
Logic #05	Utility Reserve Account	12/1/25-12/31/25	\$ 12,313,369.85	\$ -	\$ 41,325.47	\$ 41,325.47	\$ 12,313,369.85
Logic #06	Utility Reserve Account Interest	12/1/25-12/31/25	\$ 2,295,513.03	\$ 41,325.47	\$ 7,704.08	\$ -	\$ 2,344,542.58
Logic #61	Impact Fees	12/1/25-12/31/25	\$ 4,306,073.28	\$ 13,944.00	\$ 14,471.23	\$ 14,471.23	\$ 4,320,017.28
Logic #62	Park Fund	12/1/25-12/31/25	\$ 191,066.16	\$ -	\$ 543.45	\$ 34,168.30	\$ 157,441.31
Logic #63	Bed Tax	12/1/25-12/31/25	\$ 982,581.15	\$ 53,668.53	\$ 3,372.34	\$ 3,372.34	\$ 1,036,249.68
Logic #66	Customer Deposits	12/1/25-12/31/25	\$ 332,090.00	\$ 80.00	\$ 1,114.66	\$ 1,114.66	\$ 332,170.00
Logic #71	Impact Fees Interest	12/1/25-12/31/25	\$ 788,347.82	\$ 14,471.23	\$ 2,645.79	\$ -	\$ 805,464.84
Logic #72	Park Fund Interest	12/1/25-12/31/25	\$ 131,328.09	\$ 543.45	\$ 440.75	\$ -	\$ 132,312.29
Logic #73	Bed Tax Interest	12/1/25-12/31/25	\$ 172,594.64	\$ 3,372.34	\$ 579.25	\$ -	\$ 176,546.23
Logic #76	Customer Deposits Interest	12/1/25-12/31/25	\$ 79,131.82	\$ 1,114.66	\$ 265.57	\$ -	\$ 80,512.05
Logic #96	Austin Boulevard Paving	12/1/25-12/31/25	\$ 26,049.92	\$ -	\$ 87.42	\$ 87.42	\$ 26,049.92
Logic #97	Austin Boulevard Paving Interest	12/1/25-12/31/25	\$ 6,871.21	\$ 87.42	\$ 23.05	\$ -	\$ 6,981.68
Logic #104	WasteWater Impact Fees	12/1/25-12/31/25	\$ 4,942,533.79	\$ 12,635.00	\$ 16,605.45	\$ 16,605.45	\$ 4,955,168.79
Logic #105	WasteWater Impact Fees Interest	12/1/25-12/31/25	\$ 865,897.21	\$ 16,605.45	\$ 2,906.08	\$ -	\$ 885,408.74
Logic #136	2018 LCRA Reuse Water Grant Project	12/1/25-12/31/25	\$ 6,446.87	\$ -	\$ 21.66	\$ 21.66	\$ 6,446.87
Logic #137	2018 LCRA Reuse Water Grant Project Interest	12/1/25-12/31/25	\$ 2,747.32	\$ 21.66	\$ 9.21	\$ -	\$ 2,778.19
Logic #138	Town Center Development	12/1/25-12/31/25	\$ 959,575.00	\$ -	\$ 3,220.47	\$ 3,220.47	\$ 959,575.00
Logic #139	Town Center Development Interest	12/1/25-12/31/25	\$ 183,777.77	\$ 3,220.47	\$ 616.80	\$ -	\$ 187,615.04
Logic #144	General Fund Reserve Account	12/1/25-12/31/25	\$ 8,922,117.19	\$ -	\$ 29,943.94	\$ 29,943.94	\$ 8,922,117.19
Logic #145	General Fund Reserve Account Interest	12/1/25-12/31/25	\$ 607,678.42	\$ 29,943.94	\$ 2,039.47	\$ -	\$ 639,661.83
Logic #146	Real Estate	12/1/25-12/31/25	\$ 987,241.50	\$ -	\$ 3,313.28	\$ 3,341.63	\$ 987,213.15
Logic #147	Real Estate Interest	12/1/25-12/31/25	\$ 163,684.30	\$ 3,313.28	\$ 549.36	\$ -	\$ 167,546.94
Logic #170	LV Sunset Park	12/1/25-12/31/25	\$ 252,202.63	\$ -	\$ 846.42	\$ 846.42	\$ 252,202.63
Logic #171	LV Sunset Park Interest	12/1/25-12/31/25	\$ 50,997.03	\$ 846.42	\$ 171.17	\$ -	\$ 52,014.62
Logic #172	ARPA Grant	12/1/25-12/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #173	ARPA Grant Interest	12/1/25-12/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #174	WTP Expansion	12/1/25-12/31/25	\$ 684,811.00	\$ -	\$ 2,298.33	\$ 2,298.33	\$ 684,811.00
Logic #175	WTP Expansion Interest	12/1/25-12/31/25	\$ 130,074.07	\$ 2,298.33	\$ 436.54	\$ -	\$ 132,808.94
Logic #176	Waterline: Bar-K to Bronco	12/1/25-12/31/25	\$ 177,533.99	\$ -	\$ 595.84	\$ 595.84	\$ 177,533.99
Logic #177	Waterline: Bar-K to Bronco Interest	12/1/25-12/31/25	\$ 81,419.24	\$ 595.84	\$ 273.24	\$ -	\$ 82,288.32
Logic #178	Street/Roadway Impact Fees	12/1/25-12/31/25	\$ 1,864,168.61	\$ 19,331.40	\$ 6,283.32	\$ 6,283.32	\$ 1,883,500.01
Logic #179	Street/Roadway Impact Fees Interest	12/1/25-12/31/25	\$ 134,238.46	\$ 6,283.32	\$ 450.49	\$ -	\$ 140,972.27
Logic #180	2024 CO Receiving Account	12/1/25-12/31/25	\$ 17,199,393.67	\$ -	\$ 57,723.69	\$ 57,723.69	\$ 17,199,393.67
Logic #181	2024 CO Receiving Account Interest	12/1/25-12/31/25	\$ 2,097,251.60	\$ 57,723.69	\$ 7,038.67	\$ -	\$ 2,162,013.96
			\$ -	\$ -	\$ -	\$ -	\$ -
Totals		12/1/25-12/31/25	\$ 62,691,402.55	\$ 418,707.34	\$ 210,630.32	\$ 217,575.00	\$ 63,103,165.21
		Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance

Logic Government Investment Co-Op-FD
Average Monthly Interest Rate = 4.094733%
Average Weighted Average Maturity = 49 Days
Net Asset Value for 12/31/25 = 1.000186
All Accounts Held in Government Pools

Qtr Ending 12/31/2025

Account	Description	Period	Beginning Balance	Transfers In	Interest Earned	Transfers Out	Ending Balance
Logic #03	Debt Service	10/1/25-12/31/25	\$ 569,303.68	\$ 151,858.77	\$ 6,196.62	\$ 6,196.62	\$ 721,162.45
Logic #04	Debt Service Interest	10/1/25-12/31/25	\$ 161,935.37	\$ 6,196.62	\$ 1,691.91	\$ 550.00	\$ 169,273.90
Logic #05	Utility Reserve Account	10/1/25-12/31/25	\$ 13,813,369.85	\$ -	\$ 134,178.33	\$ 1,634,178.33	\$ 12,313,369.85
Logic #06	Utility Reserve Account Interest	10/1/25-12/31/25	\$ 2,187,246.43	\$ 134,178.33	\$ 23,117.82	\$ -	\$ 2,344,542.58
Logic #61	Impact Fees	10/1/25-12/31/25	\$ 4,288,643.28	\$ 31,374.00	\$ 44,419.39	\$ 44,419.39	\$ 4,320,017.28
Logic #62	Park Fund	10/1/25-12/31/25	\$ 624,900.00	\$ -	\$ 3,521.81	\$ 470,980.50	\$ 157,441.31
Logic #63	Bed Tax	10/1/25-12/31/25	\$ 990,793.85	\$ 57,455.83	\$ 10,238.69	\$ 22,238.69	\$ 1,036,249.68
Logic #66	Customer Deposits	10/1/25-12/31/25	\$ 327,060.00	\$ 5,110.00	\$ 3,415.25	\$ 3,415.25	\$ 332,170.00
Logic #71	Impact Fees Interest	10/1/25-12/31/25	\$ 753,097.72	\$ 44,419.39	\$ 7,947.73	\$ -	\$ 805,464.84
Logic #72	Park Fund Interest	10/1/25-12/31/25	\$ 132,242.55	\$ 3,521.81	\$ 1,340.23	\$ 4,792.30	\$ 132,312.29
Logic #73	Bed Tax Interest	10/1/25-12/31/25	\$ 164,569.14	\$ 10,238.69	\$ 1,738.40	\$ -	\$ 176,546.23
Logic #76	Customer Deposits Interest	10/1/25-12/31/25	\$ 76,295.28	\$ 3,415.25	\$ 801.52	\$ -	\$ 80,512.05
Logic #96	Austin Boulevard Paving	10/1/25-12/31/25	\$ 26,049.92	\$ -	\$ 268.83	\$ 268.83	\$ 26,049.92
Logic #97	Austin Boulevard Paving Interest	10/1/25-12/31/25	\$ 6,643.16	\$ 268.83	\$ 69.69	\$ -	\$ 6,981.68
Logic #104	WasteWater Impact Fees	10/1/25-12/31/25	\$ 4,927,223.79	\$ 27,945.00	\$ 50,991.25	\$ 50,991.25	\$ 4,955,168.79
Logic #105	WasteWater Impact Fees Interest	10/1/25-12/31/25	\$ 825,695.84	\$ 50,991.25	\$ 8,721.65	\$ -	\$ 885,408.74
Logic #136	2018 LCRA Reuse Water Grant Project	10/1/25-12/31/25	\$ 6,446.87	\$ -	\$ 66.59	\$ 66.59	\$ 6,446.87
Logic #137	2018 LCRA Reuse Water Grant Project Interest	10/1/25-12/31/25	\$ 2,683.64	\$ 66.59	\$ 27.96	\$ -	\$ 2,778.19
Logic #138	Town Center Development	10/1/25-12/31/25	\$ 959,575.00	\$ -	\$ 9,903.46	\$ 9,903.46	\$ 959,575.00
Logic #139	Town Center Development Interest	10/1/25-12/31/25	\$ 175,857.23	\$ 9,903.46	\$ 1,854.35	\$ -	\$ 187,615.04
Logic #144	General Fund Reserve Account	10/1/25-12/31/25	\$ 10,172,117.19	\$ -	\$ 96,325.54	\$ 1,346,325.54	\$ 8,922,117.19
Logic #145	General Fund Reserve Account Interest	10/1/25-12/31/25	\$ 537,437.97	\$ 96,325.54	\$ 5,898.32	\$ -	\$ 639,661.83
Logic #146	Real Estate	10/1/25-12/31/25	\$ 995,817.43	\$ -	\$ 10,245.80	\$ 18,850.08	\$ 987,213.15
Logic #147	Real Estate Interest	10/1/25-12/31/25	\$ 155,654.74	\$ 10,245.80	\$ 1,646.40	\$ -	\$ 167,546.94
Logic #170	LV Sunset Park	10/1/25-12/31/25	\$ 252,202.63	\$ -	\$ 2,602.90	\$ 2,602.90	\$ 252,202.63
Logic #171	LV Sunset Park Interest	10/1/25-12/31/25	\$ 48,896.59	\$ 2,602.90	\$ 515.13	\$ -	\$ 52,014.62
Logic #172	ARPA Grant	10/1/25-12/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #173	ARPA Grant Interest	10/1/25-12/31/25	\$ -	\$ -	\$ -	\$ -	\$ -
Logic #174	WTP Expansion	10/1/25-12/31/25	\$ 684,811.00	\$ -	\$ 7,067.73	\$ 7,067.73	\$ 684,811.00
Logic #175	WTP Expansion Interest	10/1/25-12/31/25	\$ 124,428.94	\$ 7,067.73	\$ 1,312.27	\$ -	\$ 132,808.94
Logic #176	Waterline: Bar-K to Bronco	10/1/25-12/31/25	\$ 177,533.99	\$ -	\$ 1,832.25	\$ 1,832.25	\$ 177,533.99
Logic #177	Waterline: Bar-K to Bronco Interest	10/1/25-12/31/25	\$ 79,625.37	\$ 1,832.25	\$ 830.70	\$ -	\$ 82,288.32
Logic #178	Street/Roadway Impact Fees	10/1/25-12/31/25	\$ 1,844,837.21	\$ 38,662.80	\$ 19,219.45	\$ 19,219.45	\$ 1,883,500.01
Logic #179	Street/Roadway Impact Fees Interest	10/1/25-12/31/25	\$ 120,441.27	\$ 19,219.45	\$ 1,311.55	\$ -	\$ 140,972.27
Logic #180	2024 CO Receiving Account	10/1/25-12/31/25	\$ 18,217,147.17	\$ -	\$ 183,460.18	\$ 1,201,213.68	\$ 17,199,393.67
Logic #181	2024 CO Receiving Account Interest	10/1/25-12/31/25	\$ 1,957,653.27	\$ 183,460.18	\$ 20,900.51	\$ -	\$ 2,162,013.96
			\$ -	\$ -	\$ -	\$ -	\$ -
Totals		10/1/25-12/31/25 Period	\$ 66,388,237.37 Beginning Balance	\$ 896,360.47 Transfers In	\$ 663,680.21 Interest Earned	\$ 4,845,112.84 Transfers Out	\$ 63,103,165.21 Ending Balance



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Discussion and workshop on preparing the City of Lago Vista Strategic Work Plan for Fiscal Year 2025-2026.

ATTACHMENTS:
[2025 Work Plan.pdf](#)
[Framework plan.pdf](#)

City Council Work Plans

FY2025 Goals and Objectives

City Council Vision Statement

To be a diverse City of Choice for businesses and residents alike as a result of our location, natural resources, culture, and educational opportunities.

Goal #1:

Protect the quality of life for Lago Vista residents by maintaining a safe, clean and attractive community while providing sustainable conservation and smart growth.

Objectives:

- A. Implement and review progress on the 2024-2029 Capital Improvement Plan.
 - 1. Golf Course Safety Items
 - 2. Sunset Park East Driveway Entrance
 - 3. Street Rehabilitation Program
 - 4. Engineering for the New 500,000-gallon Elevated Storage Tank
 - 5. Engineering for the Water Treatment Plant #3 Upgrade
 - 6. Engineering for New Talon Hydro Tank
 - 7. Construction of Effluent Pond #17 Rehab, Effluent Pond #2 Upgrade
 - 8. Construction of Golf Course Effluent Irrigation
 - 9. Engineering for Wastewater Upgrade to 1.5 MGD with Type2 Treatment
- B. Begin implementation of the updated Comprehensive Plan and Future Land Use Map.
- C. Start executing projects outlined in the Master Park Plan.
- D. Implement recommendations from the completed Traffic Safety Analysis.
- E. Continue review and potential reversal of dormant Planned Development Districts.
- F. Launch the first Civic Academy in early summer.
- G. Conduct a comprehensive review of all water and wastewater infrastructure to identify future rehabilitation needs.
- H. Continue collaborative efforts to share knowledge, experience, tools, and equipment, when possible, to elevate partnerships among jurisdictions pertaining to water and wastewater operations and systems.
- I. Initiate a child protection training program with TrainRight.
- J. Implement the first Citizens' Police Academy.
- K. Prioritize water conservation efforts across all park facilities owned by the City of Lago Vista, including developing water-efficient landscaping, installing smart irrigation systems and water-saving features when possible, and creating educational signage in parks to promote water conservation awareness.

Goal #2:

Continue collaborative efforts with ESD, North Lake Travis Chamber of Commerce, Lago Vista ISD, Lago Vista Property Owners Association, Rusty Allen Airport Property Owners Association, and other state and federal entities.

Objectives:

- A. Establish a formal quarterly meeting schedule with the Travis County Fire Chief to enhance coordination efforts.
- B. Establish formal monthly meetings with Lago Vista Independent School District for ongoing collaboration on security, traffic control, and community development.
- C. Continue advocating for safety improvements on 1431 and explore potential joint initiatives with neighboring jurisdictions.
- D. Collaborate with the Parks and Recreation Advisory Committee to develop a multi-year plan for creating and maintaining pocket parks.
- E. Update the Lago Vista ISD Facility Maintenance and Accessibility Agreement between LVISD and the City of Lago Vista to develop clear guidelines for shared facility use and maintenance responsibilities, and to ensure its relevance and effectiveness

Goal #3:

Enhance efficiency and effectiveness of the organization through transparency and a quality workplace for employees.

Objectives:

- A. Initiate a feasibility study to provide architecture and engineering services for City Hall and Library.
- B. Implement and evaluate the effectiveness of staff comradery initiatives.
- C. Maintain GFOAT Budget Award status and implement any suggested improvements.
- D. Maintain State Comptroller Transparency Award status and strive for the highest level of recognition.
- E. Analyze trends from annual employee surveys and develop action plans to address key findings.
- F. Refine and expand Department Performance metrics to drive continuous improvement.
- G. Evaluate and enhance the Employee Appreciation Program based on feedback and best practices.
- H. Research how AI can enhance staff efficiency.
- I. Continue to implement Customer Service Assessments for the public to provide feedback on staff performance.

Goal #4

Enhance the image of Lago Vista as a great place to live and work.

Objectives:

- A. Replace 80 aging computers that have reached the end of their life cycle and upgrade older systems to support the latest operating systems.
- B. Expand the use of the OpenGov portal and provide training session for residents on how to access and interpret city data.
- C. Develop a content strategy for the digital signage along Lohman Ford Road and 1431 to maximize its effectiveness.
- D. Complete Texas Police Chief's Association Accreditation Program.
- E. Analyze usage data of the "Notify Me" system and FAQ section on the city website to improve communication effectiveness.
- F. Conduct a user satisfaction survey for the Camino software permitting and licensing system and implement improvements based on feedback.
- G. Police Department will conduct at least 7 community events with varying themes, at different times, to reach a substantial portion of our community.

[City of Lago Vista](#)

[Budget Home](#)

City of Lago Vista Strategic Work Plan – 2026

I. Vision & Mission

- **Vision:** To be a premier destination for residents and businesses, leveraging natural beauty, strong community values, and sustainable growth.
- **Mission:** Deliver high-quality municipal services, foster economic vitality, and preserve Lago Vista's unique character.

II. Guiding Principles

- Transparency & Accountability
- Fiscal Responsibility
- Sustainable Growth & Environmental Stewardship
- Community Engagement & Quality of Life

III. Strategic Goals

1. **Quality of Life**
 - Maintain a safe, clean, and attractive community.
 - Implement Parks Master Plan: expand green spaces, improve recreational facilities.
 - Enhance public amenities (pickleball courts, pocket parks, council chamber upgrades).
2. **Infrastructure & Capital Improvements**
 - Continue execution of the **2024–2029 Capital Improvement Plan**.
 - Prioritize road resurfacing projects and drainage improvements.
 - Advance water and wastewater system upgrades per the Water Master Plan.
3. **Economic Development**
 - Promote business attraction and retention.
 - Explore opportunities for a conference center or civic facility.
 - Support tourism and branding for golf courses and lakefront amenities.
4. **Government Operations & Technology**
 - Improve operational efficiency and succession planning.
 - Evaluate staffing needs (e.g., Assistant City Manager role).
 - Invest in technology: GIS updates, AI productivity tools for staff.
5. **Financial Sustainability**
 - Maintain structurally balanced budget.
 - Monitor debt obligations and funding for major projects.
 - Explore grants and partnerships for capital projects.

IV. Key Initiatives for 2026

- **Administration**
 - City Manager
 - City Secretary
 - Finance
 - Human Resources
 - Municipal Court
- **Public Safety**
 - Police Department
 - Dispatch Services
- **Public Works**
 - Water Services
 - Wastewater Services
 - Plant Operations
 - Water Plant #
 - Water Plant #3
 - Wastewater Plant
 - Street Department
- **Development Services**
 - Planning & Zoning
 - Permitting
 - Inspections
 - Code Compliance
 - Animal Control
- **Golf Course**
- **Capital Improvements Projects**
- **Aviation**
 - Rusty Allen Airport
- **Parks and Recreation**
- **Information Technology**
- **Economic Development**

V. Performance Metrics

- Quarterly progress reports to City Council.
- CIP milestones achieved vs. planned.
- Budget adherence and debt ratio targets.
- Resident satisfaction surveys.

VI. Implementation & Reporting

- Assign departmental leads for each goal.
- Publish annual progress summary.
- Adjust priorities based on community input and fiscal conditions.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Discussion and workshop on Emergency Preparedness.

ATTACHMENTS:
[CM Designation in absense of CM.pdf](#)


Administration

City of Lago Vista

512-267-1155

charles.west@lagovistatexas.gov

January 28, 2026

City Secretary
 City of Lago Vista
 5803 Thunderbird Street
 Lago Vista, TX 78645

Re: Designation of Acting City Manager in the Event of Emergency, Absence, or Disability

City Secretary:

In accordance with the City of Lago Vista Charter, I, Charles West, City Manager, hereby designate Eric Zeno as the City's second-in-command to the City Manager and as the Acting City Manager authorized to perform the duties of the City Manager in the event of an emergency and/or during my absence or disability.

This designation is subject to approval by the City Council and shall become effective upon Council approval. This designation will remain in effect until rescinded or superseded in writing.

Please file this letter in the City's official records and place this item on the next available City Council agenda for consideration and approval.

Sincerely,

A handwritten signature in blue ink that reads "Chal West".

Charles West
 City Manager
 City of Lago Vista

cc: Mayor and City Council
 Eric Zeno, EDC Director
 Robin Smith, City Secretary
 Eric DelaCruz, Asst. City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Discussion and workshop regarding updating, revising or potentially amending the Rules of Procedure, Ethics and Social Media Policies.

FINDINGS:

ATTACHMENTS:

[Rules of Procedure.pdf](#)

[Ethics Policy.pdf](#)

[EMPLOYEE GUIDELINES SOCIAL MEDIA.pdf](#)

RULES OF PROCEDURE

FOR THE CITY COUNCIL, COMMISSIONS, BOARDS, AND ADVISORY COMMITTEES OF THE CITY OF LAGO VISTA, TEXAS



Adopted: 2021
Amended April 2024

Sources Include: Robert's Rules of Order, Rosenberg's Rules of Order, National Association of Parliamentarians, and the Texas Cities of Bellaire, Huntsville, Kerrville, Killeen, Murphy, West University Place, and Weatherford.

Contents

RULES OF PROCEDURE	1
ARTICLE 1. AUTHORITY, APPLICABILITY, AMENDMENT, AND ANNUAL REVIEW.....	4
1.1 Authority.	4
1.2 Applicability.....	4
1.3 Annual Review.....	4
ARTICLE 2. GENERAL RULES OF PROCEDURE AND POLICIES	4
2.1 Construction of Authority.	4
2.2 Meetings Shall Be Public.	4
2.3 Conduct of Meetings.....	5
2.4 Regular Meetings.	5
2.5 Special/Town Hall Meetings.....	5
2.6 Emergency Meetings.....	5
2.7 Work Sessions.	5
2.8 Executive Sessions.....	6
2.9 Recessed Meetings.....	6
2.10 Quorum.	6
2.11 Conflict of Interest.	6
2.12 Presiding Officer.	6
2.13 Minutes of Meetings.....	7
2.14 Suspension of Rules.	7
2.15 Amendment of Rules.	7
ARTICLE 3. PARLIAMENTARY PROCEDURE.....	7
3.1 Purpose.	7
3.2 Model Format for an Agenda Item Discussion.....	7
3.3 The Basic Motions.....	8
3.4 The Motion to Amend.....	8
3.5 Discussion and Debate.	8
3.6 Other Motions.....	9
3.7 Motions Requiring a Three-Fourths or Supermajority Vote to Pass.	9
3.8 Motion to Reconsider.....	10
3.9 Courtesy, Decorum and Order.....	10
3.10 Enforcement of Rules and Procedures.....	12
3.11 Council May Discipline its Own Members.	12
ARTICLE 4. MEETING AGENDAS.....	13
4.1 Call to Order & Announcement of a Quorum.....	13
4.2 Executive Session Items.	14
4.3 Action on Executive Session Items.....	14
4.4 Pledge of Allegiance to the United States Flag and Texas Flag and Invocation.....	14
4.5 Citizen Comments on Non-Agenda Items.	14
4.6 Items of Community Interest.	14
4.7 Presentations & Proclamations.....	14
4.8 Public Hearings.....	14
4.9 Regular Agenda Items.	14
4.10 Citizen Comments on Agenda Items.....	15
4.11 Approval of the Minutes.	15
4.12 Consent Agenda Items.	15
4.13 Discussion Items.....	15

4.14 Staff and Council Liaison Reports.....	15
ARTICLE 5. WORK SESSION POLICIES AND PROCEDURES.....	16
5.1 Purpose.	16
5.2 Agenda.	16
5.3 Documents and Exhibits to be Presented.	16
5.4 Technical Questions.	16
5.5 Prohibitions Against Formal Actions.	16
5.6 Audience Comments or Questions.	16
ARTICLE 6. RULES GOVERNING CITIZEN COMMENTS	16
6.1 Purpose.	16
6.2 Rules Governing Citizen Comments.....	16
6.3 Preservation of Order.	17
ARTICLE 7. COMMISSIONS	17
7.1 General.....	17
7.2 Meeting Times and Agenda Order.	18
7.3 Commissions with Rulemaking, Independent Regulatory, or Quasi-Judicial Authority.	18
7.4 Commissions without Regulatory Authority.	18
7.5 Appointments.	18
7.6 Commission Members’ Service.....	18
7.7 Open Government Training.....	18
7.8 Council Liaisons and Commissions.....	19
TABLE OF MOTIONS AND POINTS OF ORDER.....	25

ARTICLE 1. AUTHORITY, APPLICABILITY, AMENDMENT, AND ANNUAL REVIEW

1.1 Authority.

Article III, Section 13 of the City Charter of the City of Lago Vista, Texas grants the City Council the right to determine its own rules of procedure; the following rules are enumerated under and by authority of said provision.

1.2 Applicability.

The rules of procedure adopted by the City Council are applicable not only to the City Council, but also to the commissions, boards, and Commissions of the City of Lago Vista, in accordance with the Charter. Whenever these Rules use the term “Commissions” that term shall mean “committees, boards, and commissions” unless otherwise indicated.

Open meeting requirements of the City Council do not apply to city Commissions without rulemaking or independent regulatory authority, nor to quasi-judicial or ad hoc Commissions except as required under state law.

Processes for disciplinary action will be similar for the City Council and the regulatory Commissions but will vary for the nonregulatory Commissions.

Any reference to Mayor also applies to the presiding officer of a Commission of the City of Lago Vista. Any reference to City Council also applies to any Commission.

Decisions made by state-mandated Commissions, like those of City Council, may require a super-majority vote. Detailed, unique information about Commissions can be found in Article 7 of this document.

1.3 Annual Review.

Following the municipal elections each year, Council may review these Rules of Procedure, make changes as appropriate, and adopt their own rules of procedure in accordance with the Charter. In the event no annual review occurs, the standing Rules of Procedure continue in effect. This does not limit the Council's right and ability to amend the rules at any other time during the year, in accordance with the Charter.

ARTICLE 2. GENERAL RULES OF PROCEDURE AND POLICIES

2.1 Construction of Authority.

The construction of authority in all matters associated with the meetings and activities of the City Council, including the agenda, shall be: (1) the U.S. Constitution and laws of the United States of America; (2) the Texas Constitution and statutes of the State of Texas; (3) the City Charter; (4) the Code of Ordinances of the City of Lago Vista, Texas; (5) these Rules; and, (6) Rosenberg's Rules of Order as amended and set forth herein.

2.2 Meetings Shall Be Public.

All meetings of the City Council shall be public, and notices thereof shall be posted as provided under the Texas Government Code, Chapter 551, Open Meetings Act. Except in the case of an

emergency meeting, notice of all meetings shall be given 72 hours before the time set for any meeting.

The Lago Vista City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required, please contact the city secretary a minimum of 24 hours in advance at (512) 267-1155.

All meetings of the City Council or Commissions with rulemaking or independent regulatory authority will be video recorded and posted to the city website. Meetings should be conducted in such a way that recordings are possible. Currently, that translates to conducting the meeting in Council chambers or a location approved by the Council Liaison.

Commissions without rulemaking or independent regulatory authority may be video recorded and posted to the city website when possible. All regulatory Commissions are mandated to conduct their meetings in the Council Chambers, where video recording software is made available.

2.3 Conduct of Meetings.

Meetings of the City Council shall be conducted according to the rules adopted by the City Council, as well as the terms and provisions of Rosenberg's Rules of Order as amended herein and when not inconsistent with these rules.

2.4 Regular Meetings.

Regular meetings of the City Council shall be on the first and third Thursday of each month at 5:30 p.m. in Council chambers. The regular session of the City Council shall begin at 6:30, but work sessions and executive sessions will be held before the regular session and may continue after the regular session. The City Council may, by majority vote at a regular meeting, change the days or times of meetings as circumstances may necessitate. Please refer to Section 1.331 of the Code of Ordinances for more information on meeting specifications.

2.5 Special/Town Hall Meetings.

Special meetings of the City Council may be called upon request of the mayor, or two members of the City Council then seated. A request for a special meeting shall be filed with the city secretary or the city manager in written/electronic format unless made at a regular meeting at which a quorum of council members is present. The city manager and all Council members shall be notified of all special meetings.

2.6 Emergency Meetings.

In case of an emergency or urgent public necessity, which shall be expressed in the meeting notice, it shall be sufficient if members receive, and notice is posted one (1) hour before the meeting is convened. Notice shall be provided also to the media in accordance with the Texas Government Code, Section 551.047.

2.7 Work Sessions.

Work sessions are special meetings called for the purpose of conducting a detailed and thorough exploration of matters that may properly come before the City Council.

2.8 Executive Sessions.

Executive sessions are sessions closed to the public. They are only permitted for the purpose of discussing matters enumerated in Chapter 551, Open Meetings Act of the Texas Government Code. Disclosure of topics to be discussed shall be made to the public in accordance with the requirements of the Open Meetings Act.

The City Council can convene into an executive session as stated on a posted agenda during a regular or special meeting. However, before said session begins, the presiding officer shall announce that the executive session is commencing and identify the section or sections of the Open Meetings Act under which the closed meeting is held. The order in which an executive session may appear on the agenda is subject to the discretion of the City Council. A certified agenda of the meeting will be created by the presiding officer or his or her designee, sealed and permanently kept in accordance with state law, subject to opening by court order. No voting or action shall be taken by the City Council during an executive session. No other subject other than that posted on the agenda is to be considered. Adjournment of the executive session and any vote needed shall be made during the open public meeting.

Legal advice discussed in executive session shall remain confidential unless the City Council votes to waive the attorney-client privilege. Except for action taken in open session, no Council Member, staff member, or legal counsel may disclose the deliberations in executive session on matters discussed under other lawful exceptions under the Open Meetings Act

2.9 Recessed Meetings.

No meeting shall be recessed for a longer period of time than allowed by state law.

2.10 Quorum.

The number of members of the City Council that shall constitute a quorum for the conduct of business shall be in accordance with the City Charter.

2.11 Conflict of Interest.

Rules governing a City Council member's ability to vote when a conflict of interest exists shall be governed by the City Charter.

2.12 Presiding Officer.

Rules governing the presiding officer are defined in the City Charter.

The Presiding Officer shall serve as the chair of all meetings and shall make final rulings on all questions pertaining to these rules. All decisions of the presiding officer are final unless overruled by the City Council through a motion to appeal as described in Article 3.9 – Courtesy, Decorum and Order of these rules.

The presiding officer is entitled to participate in the discussion and debate and is entitled to vote on all business before the City Council. Because the presiding officer conducts the meeting, it is common courtesy for the chair to take a less active role than other members of the City Council in debates and discussions. This practice in no way precludes the presiding officer from participating

in the meeting fully and freely; however the presiding officer shall not make a motion unless the remainder of the Commission or council members fail to make a motion.

The presiding officer of Commissions shall be the person selected according to the rules defined in the appropriate enabling ordinance and powers vested in that presiding officer will also be defined in that same ordinance.

2.13 Minutes of Meetings.

The city secretary shall keep an account of all proceedings of the City Council, and they shall be open to public inspection in accordance with the laws of the State of Texas.

2.14 Suspension of Rules.

Any provisions of these rules not governed by federal, state law or the City Charter may be temporarily suspended by a super majority vote (see Article 3.7 of these rules) of the City Council.

2.15 Amendment of Rules.

These rules may be amended, or new rules adopted, by a super majority vote of the members of the city council present.

ARTICLE 3. PARLIAMENTARY PROCEDURE

3.1 Purpose.

The purpose of these rules of parliamentary procedure is to establish orderly conduct of the meetings. The ultimate purpose of these rules of parliamentary procedure is to encourage and facilitate decision- making by the City Council. These rules enable the majority to express their opinion and fashion a result.

3.2 Model Format for an Agenda Item Discussion.

The following nine (9) steps may be used as a model or guidebook by the presiding officer. The meeting is governed by the agenda and the agenda constitutes the only items to be discussed. Each agenda item can be handled by the presiding officer (Mayor) in the following basic format:

- 1. *Announce the Item.*** The mayor should announce the agenda item number and should clearly state the subject matter of the agenda item by reading the caption for the item being considered.
- 2. *Receive a Report.*** The mayor should invite the appropriate people to report on the item, including any recommendation they might have.
- 3. *Council Discussion.*** The mayor should ask the council members if they have any technical questions for clarification. At this point, members of the City Council may ask clarifying questions to the people who reported on the item, and they should be given time to respond. Council discussion on an item may continue after citizen comments are given.
- 4. *Seek Citizen Input.*** The mayor should invite citizen comments – or if a public hearing, open the public hearing. Upon conclusion, the mayor should announce that public input is closed, or if a public hearing, close the public hearing.

5. **Motion First.** The mayor should invite a motion from the City Council before debate is given on the merits of the item. The mayor should announce the name of the member who makes the motion.
6. **Motion Second.** The mayor should determine if any member of the City Council wishes to second the motion. The mayor should announce the name of the member who seconds the motion. If no member of the City Council wishes to second the motion, then the motion fails, and should be so stated by the mayor.
7. **Discuss the Motion.** The mayor will announce that there is a motion and a second, and will restate the motion, and will invite the members of the City Council to discuss the motion. If there is no desired discussion, the mayor may call for a vote. If there has been no discussion or a brief discussion, then there is no need to repeat the motion before taking a vote. If the discussion has been lengthy, it is a good idea to repeat the motion before calling for the vote.
8. **Vote.** The mayor calls for the vote. A simple majority vote determines whether the motion passes or fails unless a super-majority is required for passage. All Council members, including the mayor, shall vote upon every question, ordinance, or resolution, unless recused because of a conflict of interest as defined in the City Charter. Unless so excused, any Council Member refusing to vote shall be recorded in the minutes as voting with the majority. Action items require a vote.
9. **Announce the Outcome.** The mayor announces the results of the vote and should also state what action (if any) the Council has taken.

3.3 The Basic Motions.

The basic motion is the one that puts forward a decision for consideration. A basic motion might be: "I move approval of the ordinance as submitted," or "I make a motion that we deny the resolution."

3.4 The Motion to Amend.

If a member wants to change a basic motion, the member will have to move to amend the original or previously amended motion. A motion to amend might be: "I move that we amend the motion to include the changes we discussed to the ordinance." A motion to amend seeks to retain the basic motion on the floor (a motion made and seconded), but to modify it in some way. A motion to amend requires the agreement of the person making the original motion. If the basic motion has already been seconded, the motion to amend must be acknowledged and accepted by the member who seconded the basic motion.

3.5 Discussion and Debate.

The basic rule of motions is that they are subject to discussion and debate. Accordingly, the basic motion and the motion to amend are all eligible, each in their turn for full discussion by and before the City Council. Discussion and debate can continue as long as the members wish to discuss it, or until a motion is made to limit debate (call the question or move the question) which requires a super majority. At that time, the mayor shall call for a vote on the motion.

3.6 Other Motions.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the Council to move on. The following motions are NOT debatable, and the mayor must immediately call a vote on the motion, if seconded by another Council Member.

- **Motion to Adjourn.** This motion, if passed, requires the Council to immediately adjourn to its next regularly scheduled meeting. This motion requires a simple majority vote.
- **Motion to Recess.** This motion, if passed, requires the Council to immediately take a recess. Normally the Mayor will determine the length of the recess which could last for a few minutes to several hours. It requires a simple majority vote.
- **Motion to Fix the Time to Adjourn.** This motion, if passed, requires the Council to adjourn the meeting at the specific time set in the motion. For example, "I move we adjourn this meeting at Midnight." It requires a simple majority vote.
- **Motion to Table.** This motion, if passed, requires discussion of the agenda item to be halted immediately, and the agenda item to be placed on hold. The motion may contain a specific time to bring the item up again, or it may not specify a time. If no time is specified, the item shall be placed on the agenda at the very next regular Council meeting.
- **Motion to Remove from Table.** This motion, if passed, allows the Council to remove an item previously placed on hold. A vote in favor of removing an item from the table must be made before the Council can take action on an item that was tabled.

3.7 Motions Requiring a Three-Fourths or Supermajority Vote to Pass.

Normally a super majority vote consists of six votes (four to pass as a simple majority, plus two more). For the purposes of these rules and as defined in the Charter, a three-fourths vote shall be referenced as a Supermajority vote. In exceptional circumstances where the number of council members is diminished due to vacancy, the following shall constitute a three-fourths or super majority vote:

NUMBER OF COUNCIL MEMBERS PRESENT	NUMBER OF VOTES FOR SUPER MAJORITY
6	5 or more
5	4
4	3
3	3

- **Motion to Limit Debate.** This motion is sometimes referred to as, "moving the question" or, "calling the question." When a member of the Council makes such a motion, the member is saying, "I have had enough discussion, let's vote on the issue." When such a motion is made, the mayor should ask for a second, stop the discussion and vote on the motion to limit debate. The motion requires a super majority vote to pass.

- ***Motion to Object to the Consideration of an Item.*** This motion, if passed, precludes the City Council from even considering the item on the agenda. It does not preclude the item from appearing on a future agenda. The motion requires a super majority vote to pass. (Normally, this motion is unnecessary because the objectionable item can be defeated outright or tabled.)
- ***Motion to Suspend the Rules.*** This motion is debatable but requires a super majority vote to pass. This motion allows the Council to suspend its own rules for a particular purpose. For example, the Council may desire to give a particular speaker more time than normally allowed. A “motion to suspend the rules and give the speaker ten additional minutes,” accomplishes this desire.
- ***Motion to Hire/Fire the City Manager.*** The city manager shall be appointed or removed by a vote of at least 5 members, provided that his or her salary may be set by a simple majority vote. (Charter Art. IV Section 4.01 – City Manager.)

3.8 Motion to Reconsider.

There is a special motion that requires a bit of explanation all by itself: the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure on the issue. As such, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to reconsider is made.

A motion to reconsider requires a simple majority vote to pass, but there are two special rules that apply only to the motion to reconsider.

The first rule involves timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next regular meeting (if properly noticed and on the posted agenda). A motion to reconsider made at a later time is considered untimely and it may not be considered unless the Council suspends the rules to consider it.

Second, the motion to reconsider can only be made by a member of the Council who voted in the majority on the original motion. The motion to reconsider may be seconded by any member of the City Council regardless of how they voted on the original motion. If a member of the Council who voted in the minority on the original motion seeks to make a motion to reconsider, it must be ruled out of order by the mayor. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back again and again, which would defeat the purpose of finality.

If a motion to reconsider passes, then the original matter is back before the Council, and a new original motion is in order. The matter may be discussed as if it were on the floor for the first time.

3.9 Courtesy, Decorum and Order.

These rules of order are meant to promote an atmosphere of courtesy and decorum appropriate for the efficient discussion of business. It is the responsibility of the mayor (and the members of the City Council) to maintain that atmosphere of courtesy and decorum. The mayor should always ensure that debate and discussion focus on the item and the policy in question, not on the personalities of the participants in the discussion. Debate on policy is healthy; debate on

personalities is not. In order to assist in the creation and maintenance of that atmosphere, the following rules shall govern all meetings:

1. **Request to Speak.** Before a council member, staff member or an audience member may speak, they must first be recognized by the mayor. Upon recognition the person requesting to speak shall hold the floor and shall make their point clearly and succinctly. Public comments must be kept relevant to the subject before the Council. The mayor shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, overly redundant, or slanderous remarks may be barred by the mayor from further comment before the Council during the meeting. Audience members who wish to speak during an agenda must first complete a 'request to speak card' and submit it to the city secretary. The mayor has the right to cut a speaker off if the discussion becomes too personal, too loud, too crude, irrelevant, impertinent, redundant, or slanderous.
2. **Order.** If a person fails to request to speak before speaking, the mayor shall rule them 'out of order' and remind them that they do not have the floor. While the City Council is in session, all council members must preserve order and decorum. A person shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the meeting, nor disturb any other person while speaking or refuse to obey the orders of the mayor.
3. **Improper References Prohibited.** Every person desiring to speak shall address the entire Council and shall not single out a member of the Council, the audience, or a staff member. Speakers shall confine themselves to the question under debate, avoiding all personal attacks and indecorous language.
4. **Interruptions.** A council member, once recognized, shall not be interrupted when speaking unless it is to call him or her to order, or other such interruption expressed below. If the council member, while speaking, is called to order, he or she shall cease speaking until the question of order is determined, and if the council member is found to be in order, he or she shall be permitted to proceed speaking. Allowable interruptions or points of order available to council, city manager, city secretary, or city attorney are as follows:
 - a. **Point of Privilege.** The proper interruption would be: "Point of Privilege." The mayor would then ask the interrupter to, "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room might be too hot or too cold or a fan motor might interfere with a council member's ability to hear.
 - b. **Point of Order.** The proper interruption would be: "Point of Order." The mayor would then ask the interrupter to, "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the mayor called for a vote on a motion that permits debate without allowing any discussion.
 - c. **Motion to Appeal.** If the Mayor makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the mayor by stating, "motion to appeal." If the motion is seconded and after debate if it passes by a simple majority vote, the ruling of the mayor is reversed.
 - d. **Call for orders of the day.** This is simply another way of saying, "let's return to the agenda." if a council member believes the discussion has strayed from the agenda. The

motion does not require a vote. If the Mayor discovers that the discussion has strayed from the agenda, he or she simply returns to the business of the day.

e. *Withdraw a Motion.* During the debate and discussion of a motion, the original maker of the motion on the floor, at any time, may interrupt the speaker to withdraw his or her motion. The motion is immediately deemed withdrawn and discussion on the motion shall cease. Council members are free to make the same motion or another motion.

3.10 Enforcement of Rules and Procedures.

The following provisions may be used to enforce the good order and decorum of the meeting. The action may be taken by the mayor under his or her own action, or upon a motion to enforce by any council member. Reference to sergeant at arms only refers to city council meetings and at Commission, meetings as requested by the council liaison and approved by the city manager.

1. ***Warning.*** The mayor may order any person (council member, staff member or audience member) in violation of these rules to be silent.
2. ***Removal.*** If, after receiving a warning from the mayor, the person continues to disturb the meeting or breach the peace and good order of the meeting, the mayor may order the person to leave the meeting. If the person does not leave the room, the mayor may order the sergeant-at-arms to remove the person.
3. ***Sergeant-at-Arms.*** The sergeant-at-arms shall be the highest-ranking police officer in attendance at the council meeting, or such other officer designated by the chief of police for that purpose.

Upon instruction of the mayor, it shall be the duty of the sergeant-at-arms to remove from the meeting any person who intentionally disturbs the proceedings of the City Council. A violation of these rules may be deemed an attempt to disrupt, obstruct, and/or interfere with a lawful meeting and subject the violator to prosecution under state law for disrupting a lawful meeting. (Section 42.05, Texas Penal Code).

4. ***Resisting Removal.*** Any person who resists removal by the sergeant-at-arms may be charged with violating Section 42.05 of the Texas Penal Code.
5. ***Motion to Enforce.*** Any council member may move to require the mayor to enforce these rules and the affirmative vote of a simple majority of the Council shall require the mayor to do so. A motion to enforce is an allowable interruption and is not debatable.

3.11 Council May Discipline its Own Members.

In the event a council member violates the Charter, these Rules or any other ordinance of the City or acts in a manner that causes embarrassment or disgrace to the City of Lago Vista, the City Council on supermajority vote may discipline the offending member. This process will be in force for the City council and the three commissions with regulatory authority. Discipline of advisory Commissions is addressed in Section 7.8 of this document. The issue shall be raised within 30 days of the offense, or it is no longer actionable.

Such action may only take place after an executive session is held to discuss the offense. The offending member shall be present at the executive session to answer any questions asked by members of the

City Council or make other statements as he or she may desire to make in his or her defense. If the offending member refuses to attend the executive session, the remaining members of the City Council may proceed in his or her absence.

The outcome of the executive session may be as follows and shall be made publicly in open session in accordance with the Texas Open Meetings Act:

1. **No Action.** The City Council chooses to take no action.
2. **Private Censure.** The City Council may choose to privately censure the offending member, leaving their comments to the offending member in the confines of the executive session.
3. **Public Censure.** The City Council may choose to publicly censure the offending member through a resolution passed by supermajority vote and entered into the public record. For purposes of calculating a supermajority vote under this section, the City Council shall include the total number of those members of the City Council present and voting in favor of such censure, divided by the total number of members of the City Council less any vacancies, and less the member who is the subject of the vote.

If one of the regulatory Commissions holds a disciplinary session and cannot come to a resolution about one of the above options, the council liaison will bring the matter to the council for resolution.

ARTICLE 4. MEETING AGENDAS

The mayor and the city manager or an appropriate designee, shall prepare an agenda and cause the same to be posted a minimum of 72 hours prior to the meeting. Agendas shall be delivered to the City Council, in the format requested by each council member, by days end of the day of posting, or within such other times as established by the City Council from time to time. In the event of an emergency meeting of the City Council, this provision shall be suspended when not inconsistent with the provisions of federal or state law or the City Charter.

To facilitate the agenda process, the mayor, two council members, or the city manager may place an item on the upcoming City Council agenda. Staff assistance, if required, should be requested through the city manager. Agenda items must be provided to the city manager's office at city hall by 12:00 noon on the eighth (8) calendar day preceding the date of the regular meeting.

If the agenda topic does not allow sufficient time for staff to adequately prepare the necessary reports, information, or materials for City Council's consideration, the mayor, city manager, and requesting council members shall discuss the matter and decide whether to move the item to a future Council agenda. Likewise if including the requested item(s) on the current Council agenda will result in an excessively long meeting, they shall discuss whether to move the item(s) to a future agenda meeting to balance out the City Council and staff workload. If no agreement can be reached on delaying the requested item, the requesting members shall prevail.

4.1 Call to Order & Announcement of a Quorum

The mayor shall call the meeting to order. The mayor shall announce that a quorum of the City Council is present and shall state for the record the names of all members of the City Council who are absent.

4.2 Executive Session Items.

This section is only used when it is necessary for the Council to convene in executive session. Executive sessions are sessions closed to the public. They are only permitted for the purpose of discussing matters enumerated in Chapter 551, Open Meetings Act of the Texas Government Code. Disclosure of topics to be discussed shall be made to the public in accordance with the requirements of the Open Meetings Act.

If the subject of the executive session warrants, the executive session may be held prior to the regular session and after the regular session, as necessary.

4.3 Action on Executive Session Items.

This section is only used if Council conducts an executive session. Action on executive session items must be taken during public/open session of the Council. Action may include the taking of no action at all.

4.4 Pledge of Allegiance to the United States Flag and Texas Flag and Invocation

The Council shall recite the Pledge of Allegiance to the United States Flag and pledge to the Texas Flag. In addition, an Invocation may be made at this time. Commissions can independently determine if they would like to recite the pledges and conduct an invocation.

4.5 Citizen Comments on Non-Agenda Items.

All persons desiring to speak to the City Council on a non-agenda item must submit a 'request to speak card' to the city secretary at least five (5) minutes before meeting starts.

4.6 Items of Community Interest.

The mayor, council members, and citizens will have an opportunity to speak about items of community interest.

4.7 Presentations & Proclamations.

The mayor shall make any presentation or deliver any proclamation as may be required from time to time. Outside entities and organizations granted permission to make a presentation shall be placed in this section.

4.8 Public Hearings.

This section is only used when a statutorily required public hearing is part of the order of business. The mayor shall first request staff comments. The mayor shall open the public hearing and receive citizen input. While the public hearing is open, City Council may ask questions of the speakers, but may not deliberate or argue with the public on the matter at hand. Those speaking at a public hearing are required to follow the rules established herein for citizen comments. Upon conclusion of citizen comments, the mayor shall close the public hearing. Council may deliberate or take action on the matter at hand upon the closing of the public hearing.

4.9 Regular Agenda Items.

Items for individual consideration shall be considered by the City Council individually and approved by either a simple majority vote or a super majority vote as may be required.

4.10 Citizen Comments on Agenda Items.

All persons desiring to speak to the City Council on an agenda item must submit a “request to speak card” (or its digital/remote equivalent) to the City Secretary at least five (5) minutes before meeting starts.

4.11 Approval of the Minutes.

The Council shall consider the minutes of any meeting presented for their review since the last regular meeting. This heading will only be used when there are no other items listed on a consent agenda.

4.12 Consent Agenda Items.

There is hereby established, as a part of every agenda for regular and/or special called meetings of the City Council, a portion of said agenda that shall be labeled “consent agenda.” Said consent agenda may consist of any and all business regularly coming before the City Council (except required public hearings and items requiring a supermajority vote) including approval of the minutes of previous meetings.

All items set out in the consent agenda shall be deemed passed upon passage of an affirmative motion, by a vote of the majority of the members of the City Council then seated, that the consent agenda be adopted. No further action shall be deemed necessary, and all such items appearing on the consent agenda, upon passage of such motion, shall be deemed adopted as if voted upon separately and as if the caption and/or body of any ordinance therein set out shall have been read in full.

Any member of the City Council may request that any item be removed from the consent agenda and considered separately. Such a request shall be honored as if it had been passed by majority vote.

If any item was removed from the consent agenda, it will be considered immediately following approval of the remainder of the consent agenda.

4.13 Discussion Items.

Discussion items for individual consideration shall be considered and discussed by the City Council individually.

4.14 Staff and Council Liaison Reports.

This section is used for routine reports provided by staff regarding their respective departments to the Council and discussion of staff reports previously distributed to council. Council Liaisons may report on activity taking place within their assigned Commissions. Council Liaisons may also bring forward items from their assigned Commissions for City Council consideration for future discussion and action if needed. No discussion or action may be taken on an item without the specific item first being listed on the agenda and noticed to the public. See Rules and Procedures Section 7.8(4)(d).

ARTICLE 5. WORK SESSION POLICIES AND PROCEDURES

5.1 Purpose.

City Council may call and hold work sessions for the purpose of conducting a detailed and thorough exploration of matters that may properly come before the City Council. The following rules shall prevail for the call and conduct of work session meetings.

5.2 Agenda.

Only a limited number of matters shall be considered by the City Council during a work session, and sufficient time for consideration of such matters shall be provided. An abbreviated agenda order shall be used for all work session agendas.

5.3 Documents and Exhibits to be Presented.

Staff shall make available to the City Council all documents, exhibits, maps, plats, architectural drawings, specifications, or other similar documents at the same time the agenda is posted. When necessary, the mayor and city manager can introduce new material after the agenda has been posted when the new information is vital to an agenda item.

5.4 Technical Questions.

All questions of a technical nature, which require a detailed explanation for understanding, may be considered in a work session. Council may, through the city manager, request the attendance of such staff members or outside experts as may be required to answer such questions.

5.5 Prohibitions Against Formal Actions.

No formal actions may be taken at a work session. Council may provide staff direction on the matter being considered and ask that the item be placed on a regular or special called meeting agenda for formal action.

5.6 Audience Comments or Questions.

Audience comments or questions will be considered at a work session subject to legal time constraints.

ARTICLE 6. RULES GOVERNING CITIZEN COMMENTS

6.1 Purpose.

It is the desire of the City Council to hear from the citizens of Lago Vista and to stimulate discussion and offer a forum for a cordial and meaningful public debate on matters that are properly a concern of the City Council. The following rules shall control and govern audience comments and may be included in the agenda as a reminder.

6.2 Rules Governing Citizen Comments.

1. A maximum of 30 minutes will be devoted to receiving comments from the public on non-agenda items unless the council, by simple majority vote suspends this rule.

2. Each speaker is limited to one presentation per agenda item and a maximum timed limit of three minutes on any item unless the council, by simple majority, vote to suspend this rule.
3. Notwithstanding the foregoing, one speaker may donate their allotted three minutes to another speaker to allow the donee a total of up to six minutes to present.
4. No individual may address City Council without submitting a speaker card at least five (5) minutes prior to the beginning of the meeting. The card must clearly state the subject or issue on which the citizen wishes to speak. If the subject matter does not pertain to city business, the mayor shall advise the individual and/or make recommendations as to how they may get the issue addressed. The mayor can consider comments from citizens that did not submit a request as time permits.
5. Citizens speaking on agenda items shall restrict their comments to the subject matter listed.
6. Citizens speaking on non-agenda items shall only speak on matters pertaining to city business or issues which the Council would have the authority to act upon if brought forth as an agenda item.
7. Council may not act upon or discuss any issue brought forth as a non-agenda item; except to:
 - a. Make a statement of specific factual information given in response to the inquiry, or
 - b. A recitation of existing policy in response to the inquiry.
 - c. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
8. No placards, banners or signs may be displayed in the council chambers or city hall. Exhibits relating to a presentation are acceptable.
9. Arguing, intimidation or other disruptive behavior is prohibited. Discussion and/or debate are acceptable only on items specifically listed on the agenda.
10. Unauthorized remarks from the audience, stomping of feet, applauding, whistles, yells, or any type of disruptive behavior is prohibited. Applause of appreciation may be acceptable when recognizing a significant event or achievement.
11. Proper respect, decorum, and conduct shall prevail at all times. Impertinent, slanderous, or personal attacks are strictly prohibited, and violators may be removed from the council chambers.

6.3 Preservation of Order.

Immediately preceding the opening of a public hearing, the mayor may read or may direct the city secretary to read the rules governing citizen comments. Council meetings are the workplace to carry out the business of the City of Lago Vista; therefore, any conduct that could constitute harassment in the workplace is prohibited. The mayor shall preserve order and decorum and, if necessary, shall cause to be silenced or removed from the council chambers any person speaking out of order or disrupting the order of the meeting. In all cases, the mayor shall preside over the Council meeting and ensure that proper conduct and decorum is adhered to.

ARTICLE 7. COMMISSIONS

7.1 General.

All standing Commissions are described under Article VII, Commissions and Boards, of the City of Lago Vista City Charter. Ad hoc Commissions may be temporarily appointed and terminate upon completion of a specific task or special purpose for which they are created, or when abolished by a majority vote of the City Council. Ad hoc Commissions shall have no powers other than advisory to

the City Council and all Rules of Procedure apply to them, provided that such ad hoc Commissions shall not be required to follow any open meetings rules that are not applicable to such Commission under state law.

7.2 Meeting Times and Agenda Order.

All regulatory Commissions shall be subject to these rules. Each Commission shall set their own agenda.

7.3 Commissions with Rulemaking, Independent Regulatory, or Quasi-Judicial Authority.

In no specific order: Planning and Zoning Commission, Building and Standards Commission, and Board of Adjustment. These may be referred to herein as “Regulatory Commissions”.

7.4 Commissions without Regulatory Authority.

In no specific order: Lago Vista Parks and Recreation Advisory Commission, Lago Vista Airport Advisory Board, Lago Vista Economic Development Advisory Commission, Lago Vista Library Advisory Board, Lago Vista Golf Course Advisory Commission, Lago Vista Youth Advisory Commission, and any additional non-regulatory city Commissions that are created.

7.5 Appointments.

City Council Members shall review applications of all eligible applicants for vacant positions on the City’s Commissions. Each Council Member assigned as Liaison to a Commission shall nominate appointees to the specific Commission. City Council shall vote to approve or deny nominations, by majority vote, until such time as all vacancies have been filled on the specific Commission.

7.6 Commission Members’ Service.

Members appointed to Regulatory Commissions shall serve 2-year terms in accordance with the City Charter. Members appointed to Commissions that *do not have* rulemaking, independent regulatory, or quasi-judicial authority shall also serve 2-year terms, serve at the will of the Council, and may be removed, replaced, or not reappointed at the discretion of City Council by majority vote, with or without cause. When conducting the business of the City, appointed members of all Commissions shall follow the Rules of Procedure set forth for the City Council. Members of Commissions are selected in order of best qualified in accordance with the criteria adopted by ordinance for the specific body, but secondarily by lack of membership on any other Commission so as to encourage a broad base of citizen participation.

7.7 Open Government Training.

Upon initial appointment, within 90 days of taking the oath of office or assuming duties, all Commission members shall be required to watch the Texas Public Information Act and the Texas Open Meetings Act training videos as provided by the Office of the Attorney General. At the conclusion of the training video, the appointee will be given an opportunity to print from the Attorney General’s website a Certificate of Completion. The certificate should be filed with the city secretary, as proof of Open Government training.

7.8 Council Liaisons and Commissions.

1. Definition of Liaison

Liaison: a person who establishes and maintains communication for mutual understanding and cooperation (Merriam-Webster Dictionary).

2. Council Liaison

With City Council approval, a Council member may serve for a calendar year as the City Council's Liaison (i.e., representative) to an organization, and may be reappointed for subsequent years. A Liaison is responsible for facilitating communication, collaboration, and coordination with the designated organization, and with regular reporting and accountability to the City Council. There are typically Council Liaisons to four types of organizations:

- a. a county-wide or regional policy or governing body or inter-governmental organization, such as Travis County Tax Appraisal District, Emergency Service Districts, Property Owners Associations, etc.; and
- b. A community organization, such as arts, business, or social service organizations; and
- c. A governing or inter-agency Commission, such as the Planning and Zoning Commission, Building and Standards Commission, or Board of Adjustment; and
- d. A citizen advisory Commission of the city, whether or not the City Charter calls for an ex-officio Council member, such as the Airport Advisory Board, the Library Advisory Board, Economic Development Advisory Committee, Parks and Recreation Advisory Committee, and the Golf Course Advisory Committee.

3. Council Liaison Procedures

Individual members of the City Council may be assigned as liaisons whose duties involve staying current with a group or activity by attending meetings or conferring with members and keeping the City Council informed. Liaisons may advocate City Council actions on behalf of their assigned group or activity. Liaisons' functions and duties may be further defined and/or directed by the mayor or mayor pro tem, in the absence of the mayor, with concurrence of the City Council.

4. Duties and Expectations of a Council Liaison

- a. A Council member acting as a Liaison to a Commission is not a member of the Commission. Rather, the Councilmember is a positive resource to support the Commission in the completion of its work, subject to the rules stated below.
- b. Council members, including the council liaison, shall act at all times in accordance with the City Ethics Policy's admonition to avoid the appearance of impropriety, and shall not intentionally or knowingly attempt to influence a Commission's recommendations or decisions with their own opinions, except as provided in the limited examples included as follows:
 - i To provide factual information to help support the discussions and deliberations of Commissions;
 - ii To answer Commission member questions;
 - iii To listen attentively and seek clarification regarding actions and recommendations of the Commission as needed so as to be able to be the primary two-way communication channel between the Commission and City Council; and

- iv To suggest issues for the Commission to consider as it deliberates an agenda item; or to pose questions for the Commission to address when it votes on an item on the agenda, if it appears that the Commission is unaware of such considerations.
- c. The Council liaison shall work to ensure that the Commission is only taking actions or doing work that is within the scope of the Commission as determined or approved by the City Council. The liaison can do this, for example, by reminding the Commission of the scope of work that the City Council set for the Commission.
- d. The Council liaison shall report on items and issues from their assigned Commission meetings, and shall bring to the Council, via an agenda item or during routine reports of the council liaisons, any requests from the Commission, such as the following:
 - i Questions raised by a Commission about the Commission's scope of work; and
 - ii Requests from the Commission to change the Commission's scope of work; and
 - iii Requests for expenditures of the city resources to further the Commission's work (money, staff time, or other resources); and
 - iv Requests from the Commission to place an item on a Council meeting agenda; and
 - v Items that are liaison or staff-initiated topics that need City Council input or need feedback to the Commission.

5. Selecting, replacing, and training of Commission members

- a. The council liaison takes the lead in filling vacancies, reviewing applications with the chair, and interviewing candidates for the Commission. No candidate can be nominated to a Commission without an application on file. The city council shall call for applications to be submitted by applicants in the October/November time frame and then makes appointments in the December timeframe. Vacancies that occur at other times will be filled by applicants that submitted applications during the typical October/November timeframe or subsequently. Should the list of candidates be exhausted, the City Council can make the decision to publicize the acceptance of additional applications outside the normal October – December timeframe.
- b. The council liaison is responsible for resolving any issues with a Commission member in consultation with the Commission chair and city attorney as appropriate. If the issue is with the Commission chair, the council liaison will resolve the issue in consultation with the mayor and city attorney as appropriate. If the issue is judged to be of a nature that requires the full council to review and adjudicate, then the issue will be brought to the council for action within a timely manner. If a council member becomes aware of a situation with a Commission member that is not being handled by the associated council liaison, the council member will discuss the issue with the council liaison. If the council liaison continues to not address the situation, the other council member shall bring the issue to the mayor and city attorney for evaluation.
- c. Possible actions of the Council include:
 - i. **No Action.** The City Council chooses to take no action.

- ii. ***Private Censure.*** The City Council may choose to privately censure the offending member.
 - iii. ***Public Censure.*** The City Council may choose to publicly censure the offending member through a resolution passed by supermajority vote and entered into the public record.
 - iv. ***Removal.*** If the violation is severe enough in nature, the council; may make the decision to remove the member from the Commission.
- d. Removal of a chairperson is brought to council for resolution by the liaison, working with the mayor. Any actions to remove a Commission member must conform with rules covered in the city charter, ordinances, and state law.
 - e. The council liaison and staff liaison are responsible for securing any training requirements for new or replaced Commission members. This includes appropriate legal and/or specific subject- matter content training. This may require expenditure of funds for registration and/or travel that would need to be included in the City's budget.

6. Selecting and replacing council liaisons

- a. After elections each November, the city council members will discuss each Commission, current liaison assignments, proposed changes, and make liaison assignments for the upcoming year.
- b. When a problem exists with a council liaison, the Commission chair will approach the mayor to discuss issues and resolutions related to the council liaison. The mayor will bring suggested resolutions to the full council for possible action.

7. Selecting Commission officers

Each January, each Commission is required to elect a chair, vice-chair, and secretary from among its members.

8. Planning and reporting of the annual work plan of the Commission

- a. At the beginning of each calendar year, each Commission other than the Board of Adjustment will conduct a workshop to lay out objectives for the year that tie to the Comprehensive Master Plan and create an annual work plan. The Planning and Zoning and Building and Standards Commissions generally have their work brought to them but shall develop work plans to update ordinances when necessary.
- b. The Commission and related department head will review the Commission's annual work plan once a year.
- c. Every June or July, the Commission chair will report to the city council the progress on the Commission's annual work plan. Objectives and priorities will be adjusted as required.

9. Preparing and publishing the agendas

- a. The Commission chair will have the ultimate responsibility for creating the agenda for each meeting of non-regulatory Commissions. City staff will have the ultimate responsibility for bringing forward to the Commission chair the relevant development applications for inclusion in the agenda for each meeting of Regulatory Commissions.

- i. The Commission chair is responsible for accumulating desired agenda items from the other Commission members, and city staff.
 - ii. If council liaison would like an item included on a Commission's agenda, he/she will bring that item before city council for discussion, consideration and possible action followed by the council liaison reporting back to city council the actions of the Commission on said item.
 - iii. If an item is presented by the council liaison acting on behalf of the City Council, the Commission chair cannot withhold the item from the agenda.
 - iv. If a department head or Council liaison brings forward an item that is a development application or other matter with mandatory timelines, the Commission chair cannot withhold the item from the agenda.
 - v. The Commission chair has the authority to interact with the council liaison and the department head related to the Commission for the purpose of gathering appropriate information that should accompany agenda items. Should the Commission chair feel he/she needs access to other city staff, he/she will do so through city manager.
 - vi. The agenda should be emailed to the department head related to the Commission a minimum of seven (7) days prior to the scheduled meeting, copying the city secretary and the council liaison. The department head will provide any feedback about necessary alterations, which the chairperson will be responsible for making and then forwarding to the appropriate city staff for legal posting.
- b. When deemed appropriate by the council liaison (i.e., agenda items that involve acquisition or divestiture of city assets, the expenditure of city funds, etc.), the Commission chair and council liaison will be jointly responsible for:
 - i. determining what supporting material should be provided in a packet to the Commission prior to the meeting.
 - ii. accumulating the appropriate material with support of city staff; and
 - iii. determining which city staff will be required to support the successful conduct of each item on the agenda and making the appropriate arrangements with city staff to attend the meeting.
- c. Staff shall confirm that any application for consideration by a Commission or council is complete and shall prepare and publish the associated staff report before posting or publishing any required notices.
- d. If a staff report or recommendation includes reference to an ordinance, statute, or other regulation, then staff shall include a copy of the relevant and pertinent provisions of the current version of such ordinance, statute, or regulation in the packet of materials provided to the applicable Commission, or council.
- e. If a staff report or recommendation includes reference to a property, a map or maps are required to be added to the agenda item.
- f. The Commission secretary (whether Commission member or city staff depending on whether it is a state mandated Commission), chairperson, or related department head is responsible for the distribution of final agenda and packet items to Commission members and council liaison.

10. Roles in Commission meetings

- a. Appropriate city staff and council liaison are permitted in executive sessions for their designated Commissions as appropriate for the items to be discussed.
- b. The secretary is required to take notes or audio recordings and prepare the minutes of the meeting (except for state mandated Commissions where city designated staff will record and prepare the minutes).
- c. A council liaison plays a limited role in the operation of a Commission meeting.
- d. The council liaison has no voting rights in such meetings.
- e. Council members, including the council liaison, shall act at all times in accordance with the City Ethics Policy's admonition to avoid the appearance of impropriety, and shall not intentionally or knowingly attempt to influence a Commission's recommendations or decisions with their own opinions, except as provided in the limited examples included as follows:
 - i. To provide factual information to help support the discussions and deliberations of Commissions;
 - ii. To answer Commission member questions;
 - iii. To listen attentively and seek clarification regarding actions and recommendations of the Commission as needed so as to be able to be the primary two-way communication channel between the Commission and City Council;
 - iv. To suggest issues for the Commission to consider as it deliberates an agenda item; or to pose questions for the Commission to address when it votes on an item on the agenda, if it appears that the Commission is unaware of such considerations; and
 - v. To act as Parliamentarian for the Commission.
- f. All the above apply equally to open and executive session segments of a Commission meeting.
- g. A council liaison attends all meetings of his or her assigned Commissions, and if the council liaison cannot attend a meeting in person, he or she should attend such meeting by video conference call or arrange a replacement council member.
- h. The Council liaison shall work to ensure that the Commission is only taking actions or doing work that is within the scope of the Commission as determined or approved by the City Council. The liaison can do this, for example, by reminding the Commission of the scope of work that the City Council set for the Commission.

11. Subcommittees

- a. Commissions may make use of subcommittees (a non-quorum subset of the Commission) to analyze issues and bring back recommendations to the full entity.
- b. To appropriately create a subcommittee, an item must be placed on the Commission's official agenda to discuss and possibly take action on the issue at hand and the use of a subcommittee to help study and derive recommendations on the issue. The full body can discuss the issue and vote to create a subcommittee to review the issue and report back information and recommendations to the full body. When creating a subcommittee, the full body in its motion should specify:
 - i. The issue the subcommittee will review;

- ii. The members of the subcommittee (no more than 1 less than a quorum of the full body); and
- iii. The time frame within which the sub-committee will operate.

TABLE OF MOTIONS AND POINTS OF ORDER

MOTION/ORDER	REQUIRES SECOND	DEBATABLE	AMENDABLE	VOTE TYPE
Basic Motion	Yes	Yes	Yes	Simple
Motion to Amend	*	No	Yes	N/A
Motion to Adjourn	Yes	No	No	Simple
Motion to Recess	Yes	No	Yes	Simple
Motion to Fix the Time to Adjourn	Yes	No	No	Simple
Motion to Table	Yes	No	No	Simple
Motion to Limit Debate	Yes	No	No	Super
Motion to Object to the Consideration of an Item	Yes	No	No	Super
Motion to Suspend Rules	Yes	No	No	Super
Motion to Reconsider	Yes	Yes	Yes	Simple
Point of Privilege	No	No	No	N/A
Point of Order	No	No	No	N/A
Motion to Appeal	Yes	Yes	No	Simple
Call for Orders of the Day	No	No	No	N/A
Withdraw a Motion	No	No	No	N/A
Motion to Enforce	Yes	No	No	Simple
Motion to Hire/Fire the City Manager	Yes	Yes	Yes	At least 5 votes

- For the purposes of these rules, amendments are not debatable and only require the approval of the member who made the original motion and any member who seconded the motion. An amendment to an amendment, requires first the approval of the member who made the original amendment and secondly the approval of the members who made the original motion and seconded the motion.

City of Lago Vista

Ethics Policy

Section 1. Purpose and Intent

This Ethics Policy is adopted to affirm the City of Lago Vista's commitment to lawful, ethical governance while avoiding duplication of, or inconsistency with, state law. The City relies primarily on Texas statutes and the City Charter to define ethical standards, conflicts of interest, disclosures, and enforcement. This policy is intended to be narrowly tailored, non-duplicative, and non-punitive beyond what is expressly authorized by law.

Section 2. Applicability

This policy applies to the Mayor, City Council Members, members of City boards and commissions, and City officers and employees, to the extent required by state law and the City Charter.

Section 3. Governing Law

Ethical conduct, conflicts of interest, disclosures, political activity, gifts, contracts, and related matters are governed by applicable provisions of Texas law, including but not limited to:

- Texas Local Government Code Chapters 171 and 176
- Texas Government Code Chapter 572
- Texas Election Code
- Texas Penal Code, as applicable

Nothing in this policy is intended to expand, restate, reinterpret, or supersede state law. Individuals subject to this policy are responsible for complying with all applicable statutes.

Section 4. Conflicts of Interest and Abstention

Any officer, official, or board or commission member with a conflict of interest shall comply with the applicable disclosure, affidavit, announcement, and abstention requirements set forth in Texas Local Government Code Chapter 171 and other applicable law.

Section 5. Ethics Complaints

(a) Filing Deadline

An ethics complaint alleging a violation of this policy or applicable ethics law must be filed in

writing with the City Secretary no later than fifteen (15) calendar days after the date of the alleged violation.

(b) Form and Content

Complaints must be sworn and must allege conduct that, if true, would constitute a violation of applicable state law or the City Charter. Complaints that are untimely, unsworn, or fail to allege a legally cognizable violation shall be dismissed.

(c) Processing

Ethics complaints shall be processed in accordance with the City Charter and applicable state law. The City shall not create investigative, enforcement, or penalty mechanisms beyond those authorized by statute or the Charter.

Section 6. No Independent Cause of Action

This policy does not create any private cause of action, expanded disciplinary authority, or independent basis for removal, censure, or penalty beyond those expressly provided by state law or the City Charter.

Section 7. Construction

This policy shall be construed narrowly to prevent misuse, politicization, or weaponization of the ethics complaint process. In the event of a conflict between this policy and state law or the City Charter, state law and the Charter shall control.

Section 8. Effective Date and Repeal

Upon adoption, this Ethics Policy supersedes and replaces all prior City ethics policies or ordinances to the extent permitted by law.

EMPLOYEE GUIDELINES: USE OF CITY'S SOCIAL MEDIA ON WORK TIME

Any blogging or posting of information on the Internet or other City social media sites must comply with the City's guidelines, regardless of where the blogging or posting is done.

1. Blogging or posting information of a personal nature on the Internet or other City social media sites is prohibited during work hours. Employees are not permitted to engage in Page 26 of 102 social networking of a personal nature while using any of the City's electronic social media sites.
2. Employees must obtain written authorization from the City Manager to update or post on social media sites on behalf of the City, and all content must be approved prior to posting. All of the employee's time spent updating or posting on City social media sites as part of the employee's job duties is compensable time that must be reported and counted in the calculation of overtime.
3. No use of social media on work time and on City equipment on City-operated networks is considered private or confidential, even if password protected or otherwise restricted. The City reserves the rights to access, intercept, monitor, and review all information accessed, posted, sent, stored, printed, or received through its communications systems or equipment at any time.
4. Never disclose any confidential information concerning another employee of the City in a blog or other posting to the Internet. Posting of confidential information may violate state law and subject the user to criminal penalty. All requests for City documents must be processed through the Public Information Act.
5. Employees must abide by all federal and state laws and policies of the City with regard to information sent through the City's Internet.
6. Individual supervisors do not have the authority to make exceptions to these guidelines.

EMPLOYEE GUIDELINES: USE OF PERSONAL SOCIAL MEDIA WHILE NOT ON WORK TIME

The City recognizes that many City employees utilize social media when not at work. The City requires that employees be aware of guidelines regarding posting of work-related information on personal social media sites, and they are listed below:

1. If the employee's social networking includes any information related to the City, the employee must make it clear to the readers that the views expressed are the employee's alone and not reflective of the views of the City.

2. Do not put anything on your personal social media site that may constitute a violation of the City's harassment policy. Do not post any pornographic pictures of any type that could identify you as an employee of the City. Be mindful that the City's harassment policy covers both work and non-work time, including postings on social media sites.

3. Do not post pictures of yourself or others on your personal social media site containing images of City uniforms or insignia, City logos, City equipment or City work sites.

4. Do not permit or fail to remove postings violating this policy, even when placed by others on your social media site.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Discussion regarding the Franchise Agreement with Pedernales Electric Cooperative (PEC).

BACKGROUND: Discussion, I have attached conversations copied from the discussion board and an email from Victor to add to this conversation.

ATTACHMENTS:

[RE_ PEC Franchise Agreement - Charles West - Outlook.pdf](#)

[PEC Discussion Board.pdf](#)

[Franchise_Agreement_2025-06-12_FINAL_29_\(2\).pdf](#)

RE: PEC Franchise Agreement

From Victor Manzano <Victor.Manzano@lagovistatexas.gov>

Date Wed 2025-12-10 5:33 PM

To Ernesto Rios <Ernesto.Rios@lagovistatexas.gov>

Cc Charles West <Charles.West@lagovistatexas.gov>; Shane Saum <Shane.Saum@lagovistatexas.gov>; Jordan Strohmeyer <Jordan.Strohmeyer@lagovistatexas.gov>

Everyone,

I know this is a long email but a lot needs to be said about this agreement. While I am no expert on franchise agreements, these are issues that I believe need to be addressed.

Overall this agreement really needs some work as it shift a lot of financial risk to the city, reduces city authority over its own ROW, provides PEC with broad discretion while limiting City oversight, creates long term cost exposure for relocations, undergrounding, and ROW maintenance, and limits City flexibility in future ordinances, third-party negotiations, and infrastructure planning.

Section 3

- Design, construction and maintenance shall comply with City construction, excavation, and restoration standards when installing, repairing, or upgrading underground electric facilities within the Public Right-of-Way. Pavement cuts, trench backfill, boring methods, and surface restoration shall meet City requirements.
 - Hopefully stating City Requirements allows us to require them to bore any roads that have been overlayed within the last 5 years
- Any installation to be done within the ROW by the cooperative or its subcontractors needs to be permitted and approved by the city prior to installation.
 - Not sure if we need to add final inspections by the city in this part as it might fit better somewhere else.
- Places disturbed by the cooperative and its subcontractors shall be restored not only to existing condition but city standards.
- How I read 3.4 is they are allowed to trim and cut down trees without city permission, during oak wilt season, and during the golden cheek warbler nesting season. This allows for them to install a pole or structures next to a tree and then after its installed cut the tree down if they deem necessary without notifying or paying tree mitigations. (but I could be wrong that is just how I read it)
 - I think they should be required to permit tree trimming as there are no fees but city needs to be notified when and where they are working and who is responsible for the work.

Section 4

- Are we able to shift the coordination for new subdivisions so the responsibility is on the developers.
- While I don't have a problem with 4.3 due to the terrain I do want to note that have the ability to do both underground and above ground even in new subdivisions as they deem necessary.
 - Do we want to limit this to older parts of Lago and not new subdivision unless approved by the city?

- 4.4 the wording of “reasonable consideration” needs to be more defined to require them to provide underground feasibility assessment which includes cost, constructability, access, and long-term maintenance considerations. If the city is being required to pay the difference in cost we should reserve the opportunity to audit and justify the cost before payment is required. Also I would limit the advanced payment to 50% and the remaining to be invoiced during the duration of the project.
 - I would also like to see if they are choosing to install overhead and trees need to be cleared for maintenance access that they will be responsible for paying tree mitigation to the city
 - The “City improvements” language is concerning. This should only apply to PEC facilities within a designated PUE.
 - BTW our construction details (PV-2 & PV-3) require telecommunication and electrical to be located outside of the ROW and within the PUE.

Section 5

- If I am understanding both 4.4 and 5.1 PEC will only pay for relocating overhead, and only has to consider doing underground but never has to unless the city pays for it. This parts of the agreement gives PEC a lot of control on City projects and puts the cost heavily on the city along with that the city is also liable for future disturbances.
- 5.2 So they are willing to relocate overhead at their cost but if the city gets funds from the government on a project they are to be reimbursed for their portion of the cost. The verbiage of their portion needs to be more defined and state in what cases. As this could also apply when the City selects undergrounding, meaning the City would pay the full cost difference between overhead and underground construction while PEC could still seek reimbursement from the funding sources. It needs to say any reimbursement paid to PEC shall be limited to overhead to overhead relocation costs and limited to the same percentage of eligible electrical utility relocation costs.
 - I am not sure if I am understanding this but say we get a 50% funding grant for the Lohman Expansion project and they pay 100K for relocation overhead to overhead. Would their “portion” be 100K or 50K?
- It is normal within these contracts between the city and a cooperative to dictate how the cooperative does business with future 3rd parties? I find it very uncomfortable that their 3rd party reimbursement rights are included in the agreement with the city.

Section 6

- The responsibilities outlined in Section 6.1 appear to conflict with how PEC allocates risk and cost elsewhere in the agreement. Under other provisions, if City improvements are placed over PEC infrastructure, PEC expects the City to bear the financial burden for future disturbances. However, Section 6.1 allows PEC to place facilities within the Public Right-of-Way when space outside the ROW if space is insufficient, and if those facilities are placed in a City designated public utility easement, any future relocation is at the City's expense. PUE's should not be located in the ROW unless the ROW width exceeds City standards, and when the City does allow PEC facilities within the ROW, relocation should remain PEC's responsibility if their placement contributes to future conflicts. The current language may give PEC additional leverage and financial protection that is inconsistent with typical ROW management practices.

Section 7

- This verbiage gives PEC full control over 3rd party pole attachments without providing any protections for the City's broadband or communication goals. While third parties must obtain City ROW approval, the City has no ability to ensure PEC does not impose unreasonable conditions, delays, or fees that could hinder providers from serving residents. Given PEC's broad rights elsewhere in the agreement, this section should clarify that PEC may not unreasonably deny or restrict attachments when safety and reliability standards are met, so that City communication objectives are not limited by PEC's contractual discretion.

Section 8

- Gross negligence needs to be revised to ordinary negligence.

Section 9

- I think 10 years is fine but it shouldn't automatically renew as along change in that time and would like to give future staff the ability to dictate terms as we are doing now.

Section 10

- 2% is low but maybe we can request PEC revenue data to ensure fair value and needs to be evaluated quarterly. The city should collect fee in regards to ROW permits, tree mitigation fees, street cut fees, and actual damage caused by construction. Revenues from Cooperative pole should not be excluded. I don't understand why they would need to list this fee on customer bills as the fee is to pay for their infrastructure that is located within easements on customer property or within the ROW. This just makes it look like they are passing the fee directly towards customers and the city is to blame. We should add that the city reserves the right to audit PEC revenue calculations, late payment fees, and clear reporting requirement. I think the 45days should be 30days but that is the least of the problems.

Section 11

- The city shouldn't be limited to requesting report once per year but once per quarter. If no request have been made by the city in a one year time period then PEC should be required to send the city a report each year.

Section 12

- No comment

This memo below is not to single out PEC but both power and communication companies and what Public Work faces when dealing with these companies.

Power and communication companies and their contractors continue to create avoidable problems when doing maintenance or construction in infill areas of Lago Vista. These issues range from damaging City infrastructure (road, utilities, & drainage) to creating safety hazards. When I first work at the city there were was no such thing as a ROW permit and not only were power and communication companies doing whatever they please but also 3rd party contractor working on water and sewer extension. Since then we have created ROW permits requirement which cover reviewing and approving design expansions and location for pole installations, preconstruction meeting, and final inspections. However this hasn't completely solved a lot of the issue Public Work faces and I believe now is the time to fix these issue with this franchise agreement.

- Shallow or improperly installed lines that conflict with other utilities and drainage. (Requiring them to follow our construction specs will fix in some cases)
- Unapproved road cuts no only across road ways but around driveways and into the road to avoid driveway cuts, which leads to long-term pavement failure.
 - This issue does not occur during installation of mainline infrastructure, as those activities are regulated through our ROW permit process. The problem arises when individual builders request power and communication service for new homes in older parts of Lago. At this time, I don't believe there is a process requiring builders to identify which pedestal they intend to connect to, nor is there any inspection step to verify proper routing, placement, or depth of secondary service. As a result, pedestals may be located across the street from the home without the City's knowledge, creating unmarked secondary lines and avoidable safety and infrastructure conflicts.
- Pedestals installed on the opposite side of the street or extending across adjacent properties, forcing unnecessary road crossings and subcontractors installing line without conduits.
 - Secondary electric lines are line that run from the pedestal to the house, when locates are called only primary lines are marked. When pedestals are placed across the street, the secondary service lateral is unmarked and becomes a major hazard.
 - Personally while working with utilities on a water main extension we encountered a secondary service by hitting it with a rock saw trencher, causing sparks and posing a

real risk to the crew. This type of incident is preventable with proper routing.

- No enforcement mechanism allowing the City to require power and communications to correct mistakes or relocate improperly installed equipment.

Thanks,

Victor Manzano

CIP Manager

City of Lago Vista

Victor.Manzano@lagovistatexas.gov

512-267-1155 Ext. 305



From: Ernesto Rios <Ernesto.Rios@lagovistatexas.gov>

Sent: Monday, December 8, 2025 7:56 AM

To: Victor Manzano <Victor.Manzano@lagovistatexas.gov>

Subject: FW: PEC Franchise Agreement

Victor,

Any thoughts.

Thank you

Ernesto Rios

Director of Public Works

From: Charles West <Charles.West@lagovistatexas.gov>

Sent: Thursday, December 4, 2025 8:12 AM

To: Jordan Strohmeier <Jordan.Strohmeier@lagovistatexas.gov>; Ernesto Rios <Ernesto.Rios@lagovistatexas.gov>

Cc: Shane Saum <Shane.Saum@lagovistatexas.gov>

Subject: PEC Franchise Agreement

Staff,

I need any construction requirements you would like added to this agreement so we can get a final draft sent to Council and PEC for approval. My only concern with the construction portion is if they do any open cuts to our streets, which I am not a fan of, the repair needs to include the use of flowable fill placed in the cut to assist with the preventions of settlement in the street where the cut is made.

Please get this information back to me no later than January 15, 2026.

Thanks,

Charles



Charles West**City Manager**

P.O. Box 4727

Lago Vista, TX 78645

Office: (512) 267-1155 ext. 100

Mobile: (737) 291-8800

charles.west@lagovistatexas.gov

Notice: This e-mail and any attachments may include confidential information intended only for the recipient(s) identified above. If you are not one of those intended recipients, you are hereby notified that any dissemination, distribution or copying of this e-mail or its attachments is strictly prohibited. Attention Public Officials, A "Reply to all" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. This email and any responses may be subject to the Open Records laws and may be disclosed to the public upon request.



[Book time to meet with me](#)

Colleagues,

I reviewed the proposed 10-year franchise agreement with Pedernales Electric Cooperative (PEC) and used ChatGPT to assist in my analysis. Below are my key concerns coupled with related questions for Council discussion:

1.	Relocation	Cost	Burden
Concern: The ordinance places the cost of relocating or undergrounding PEC facilities on the City when such work is tied to public projects or beautification efforts.			
Question: Does this match the cost-sharing structure in our previous PEC franchise, or are we assuming greater fiscal responsibility now?			

2.	Franchise	Fee	Level
Concern: The 2% franchise fee may be below the rate collected by comparable cities.			
Question: Can staff confirm whether 2% aligns with PEC's agreements in nearby jurisdictions such as Jonestown or Marble Falls, and whether a higher rate could be justified?			

3.	Automatic	Renewal	Clause
Concern: Section 9 provides for automatic six-month renewals unless canceled, which may limit Council's ability to revisit or renegotiate terms after the 10-year term.			
Question: Should we request language requiring Council reauthorization at the end of the initial term rather than indefinite auto-renewal?			

4.	Vegetation	Management	Exemption
Concern: PEC is exempt from city tree-trimming permits or fees, which could conflict with tree preservation or parkland maintenance standards.			
Question: Should PEC be required to notify City staff before large-scale trimming or vegetation removal within city-maintained areas?			

5.	City	Coordination	Obligations
Concern: The City is required to provide PEC with updated capital improvement plans and schedules.			
Question: Do Public Works and Engineering currently have procedures to meet this requirement, or would new coordination processes be needed?			

6.	Indemnification	Scope
Concern: PEC indemnifies the City only for willful or gross negligence, excluding ordinary negligence.		
Question: Would PEC consider expanding indemnification to include ordinary negligence, which is a more typical municipal standard?		

7.	Waiver	of	Prior	Claims
Concern: The City waives any claims arising from prior franchise agreements.				
Question: Has staff verified that there are no outstanding billing discrepancies or disputes with PEC before this waiver is accepted?				

Summary:

The proposed ordinance appears generally standard and functional, but a few sections warrant clarification before approval. These questions aim to ensure the City fully understands its financial and operational obligations under the new 10-year term.

Thank you, Councilman, for getting the PEC franchise agreement discussion moving forward. I appreciate the work that's already gone into this and wanted to share some ideas for consideration as we refine our approach. I think we have a great opportunity to modernize this agreement in a way that benefits our citizens, supports reliability, and strengthens our partnership with PEC.

- I do not think there should be an auto-renew.
- If we go down to the 2%, we should push for some in-kind services that could help us reduce other city costs that we may have used that additional revenue for.
- We should require coordination on vegetation management so we can maximize it for better wildfire prevention and citizen transparency of work being done.

Here are my asks:

1. Infrastructure Modernization

- a. I support including a joint trenching or "dig once" policy to ensure PEC coordinates underground work with city projects and other utilities. This can save taxpayer dollars and minimize repeated road cuts.
- b. I'd also like to explore the idea of allowing city conduit or fiber to be installed in PEC trenches during new construction. Is there a need or benefit for Lago Vista to do this as part of our long-term infrastructure planning?

2. Grid Resilience and Emergency Coordination

- a. I strongly believe our water plants and critical facilities should be on PEC's priority restoration list after storm events. This should be formalized in the agreement as part of our resilience planning.
- b. I also recommend that PEC designate a liaison to our Emergency Operations Center during major weather events or declared disasters. Having that direct communication line will help with coordination and public safety.

3. Data and Transparency

- a. I'd like to see a reliability reporting requirement that includes feeder-level outage data shared with the City on a quarterly basis.
- b. PEC should provide GIS data and coordination on right-of-way locations, planned upgrades, and easements to improve planning for city projects.
- c. We could also include a public performance dashboard so citizens can easily track streetlight repairs, outage trends, and vegetation trimming schedules.

4. Sustainability and Community Development

- a. I recommend adding a clause allowing a portion of the franchise fee or PEC contribution to fund energy efficiency programs for residents and city facilities. This could also help offset costs related to maintaining dark-sky compliance, which is important to our community.
- b. PEC could partner with the City to install a few public EV charging stations at city facilities or parks. Usage data from those chargers could help us plan for future growth.
- c. I also support including a workforce and education partnership with LVISD or local

schools to promote lineworker training, safety education, and STEM-related opportunities.

5. **Aesthetics, Environmental, and Safety**
 - a. I'd like to see a vegetation partnership formalized in the agreement. That could include wildfire mitigation coordination, a shared trimming schedule, and better public notice for upcoming work.
 - b. As part of this, PEC could complete streetlight upgrades to full LED and dark-sky compliant fixtures with an online tracker for repairs.
6. **Financial and Administrative Innovation**
 - a. I recommend adding a shared grant pursuit clause so PEC and the City can partner on state or federal grant opportunities, including with other nearby cities or Travis County, especially those focused on grid reliability, wildfire mitigation, or renewable energy.
7. **Governance and Accountability**
 - a. We should include an annual joint work plan with PEC that outlines shared priorities for the year and progress updates.
 - b. I also support adding a formal mid-term review, ideally at the five-year mark, to evaluate performance, community benefit, and opportunities for new collaboration.
8. **Citizen Engagement**
 - a. I'd like to propose annual public safety coordination days where PEC and the City host community education events on topics like power-line safety, wildfire prevention, and storm readiness.

Thank you, Shane, for laying out a thoughtful and forward-looking set of priorities. I support the direction you've outlined and appreciate the focus on reliability, wildfire mitigation, improved transparency, and long-term infrastructure planning. Since my term concludes this week, I simply want to contribute context and contract-ready considerations based on our current franchise, how similar agreements are structured in other cities, and the items previously raised during Council discussion. The new Council may use, modify, or disregard the following as it sees fit.

Core Position Points from Prior Council Discussion

1. **No automatic renewal.** At the end of the 10-year term, the agreement should expire unless affirmatively renewed by Council after public review.
2. **Maintain the 4% franchise fee.** Our current agreement is 4%. We should retain 4%. If PEC pushes to reduce the fee to 2%, then any consideration of that reduction should be paired with meaningful in-kind value and programmatic commitments that directly reduce City costs or improve resilience.

Negotiation Objectives (Clause Concepts + Questions)

Infrastructure Modernization

- **Joint Trenching / “Dig Once.”** Require coordination of underground work with the City and other utilities to reduce repeated road cuts and integrate with City capital project schedules.
- **City Conduit / Fiber Placement.** Allow City-owned spare conduit or fiber to be placed in PEC trenches during construction, subject to safety and standards.

Questions: – Will PEC agree to a joint trenching clause tied to the City’s CIP and subdivision approvals? – Under what standards can City conduit/fiber be placed in PEC trenches and what cost-sharing is appropriate?

Grid Resilience & Emergency Coordination

- **Priority Restoration.** Designate City critical facilities (water plants, wells, lift stations, EOC, PD/FD) on PEC’s priority restoration list with an annually updated exhibit.
- **EOC Liaison.** PEC designates a liaison to the City’s Emergency Operations Center during major events.

Questions: – Can PEC formalize an annually updated critical-facilities exhibit and communication protocol? – Will PEC staff a named EOC liaison during storm events and participate in post-incident reviews?

Data, Planning & Transparency

- **Reliability Reporting.** Quarterly feeder-level outage and reliability metrics with cause codes.
- **GIS Coordination.** Provide ROW/easement GIS layers and planned upgrade schedules under an MOU.
- **Public Dashboard.** Online visibility into outage trends, streetlight repair status, and upcoming vegetation work.

Questions: – What feeder-level reliability detail is feasible under security constraints? – Can PEC share GIS data under confidentiality protections? – Is PEC willing to participate in a shared public performance dashboard?

Vegetation, Aesthetics, Environmental, and Safety

- **Vegetation Partnership.** Joint wildfire-mitigation planning, shared trimming schedule, advance notice in parks/trails/gateway corridors.

- **Streetlight Program.** Conversion of City-served streetlights to LED, dark-sky compliant fixtures with repair tracking.

Questions: – Can PEC provide advance notice and post-work reporting for high-impact trimming areas? – Will PEC commit to dark-sky compliant replacements and a time-bound conversion schedule?

Sustainability & Community Development

- **Energy Efficiency Funding.** An annual contribution (or portion of franchise fee value) for resident and City facility efficiency improvements.
- **EV Charging Pilots.** 2–4 public chargers with usage data to inform policy.
- **Workforce & Education Partnerships.** LVISD lineworker and STEM support opportunities.

Questions: – What funding level for efficiency programs is realistic? – Is PEC open to EV pilot installs with shared data? – Can PEC formalize an LVISD partnership with annual reporting?

Financial & Administrative Innovation

- **Shared Grant Applications.** Partner on grants related to grid reliability, wildfire planning, or multi-jurisdiction resilience.

Question: – Will PEC co-sponsor or provide match contributions when feasible?

Governance & Accountability

- **Annual Joint Work Plan.** Shared annual priorities, timelines, and progress tracking.
- **Mid-Term Review at Year Five.** Evaluate performance, community benefits, and opportunities for adjustments.

Questions: – Can PEC agree to annually adopt a shared work plan? – Will PEC support a formal mid-term performance review with amendment pathways?

Relocation, Undergrounding & Cost Allocation

- Retain the standard rule: PEC pays for relocations associated with City public works in ROW; third parties reimburse PEC for third-party driven relocations. City pays overhead-to-underground differential only when undergrounding is a City-requested

aesthetic or policy choice beyond safety/reliability needs.

Fallback In-Kind Value (If PEC Insists on 2%)

- Annual energy-efficiency fund benefiting residents and City operations.
- Time-bound LED/dark-sky streetlight conversion at PEC cost.
- EV charging pilot sites with usage reporting.
- Joint trenching guarantee with City conduit rights.
- Quarterly reliability data + public performance dashboard.
- EOC liaison participation and annual emergency drills.

Closing Note

I share this to support continuity and to provide negotiation structure and historical context as the new Council steps into this work. I have full confidence in the incoming Council and appreciate the opportunity to contribute during transition. I look forward to supporting the City's continued progress from the outside.

CITY OF LAGO VISTA, TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, GRANTING A TRANSMISSION AND DISTRIBUTION ELECTRIC UTILITY FRANCHISE TO PEDERNALES ELECTRIC COOPERATIVE, INC. FOR A TEN (10) YEAR TERM COMMENCING ON THE EFFECTIVE DATE; CONTAINING VARIOUS TERMS AND CONDITIONS WITH REGARD TO THE GRANT OF SUCH FRANCHISE; PROVIDING FOR THE SUPERSEDING OF ANY AND ALL KINDS OF ORDINANCES, REGULATIONS, RULES, OR POLICIES THAT ARE IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, that:

Section 1. Grant. The City of LAGO VISTA, Texas (“City”), pursuant to this ordinance (“Ordinance”) does hereby grant unto Pedernales Electric Cooperative, Inc. and to any of the cooperative’s affiliates, successors and permitted assigns (“Cooperative”) (collectively “Parties”), the right, privilege, and franchise to erect, construct, maintain, operate, use, extend, remove, replace, reconstruct, and repair in, under, upon, over, and across, and along any and all of the present and future streets, lanes, alleys, hereafter owned or controlled by the City, and public utility easements owned by the City, and under, upon, over, and across any squares, parks, streams, or bridges, now or hereafter owned or controlled by the City (collectively, “Public Right-of-Way”), except and unless the City’s right to said property is exclusively vested in the City without right to allow access to another entity, a system of poles, transmission and distribution lines, wires, guys, anchors, conduits, conductor, transformers, enclosures, concrete pads, ground rods, cable risers, fiber optic cables and other desirable instrumentalities and appurtenances necessary or proper for the purpose of transmitting, distributing, carrying, conducting, conveying, supplying, furnishing and selling to the City and the inhabitants of the City or other person or persons, firms or corporations, whether within or without the City, electricity, energy, power, light, heat, energy services, and for any other purpose for which electricity or energy services may be now or hereafter used; and for communication signals or the capability and capacity for transport of communication signals of whatever kind and character; to carry and transport communication signals by means of said poles, transmission and distribution lines, wires, guys, conduits, conductor or other instrumentalities to sell and distribute same to the City, the inhabitants of said City, and any other persons, firms or corporations whether within or without the City.

Section 2. City Property; Annexation. It is expressly understood and agreed that this Ordinance grants the Cooperative the rights and privileges contained in Section 1 above only as to property located within the corporate limits of the City presently in the Cooperative’s service area and to property hereinafter annexed by the City which is located within the Cooperative’s service area. The City shall notify Cooperative in writing of the effective date of any annexation of property into the City limits that would require Cooperative to include such properties for purposes of calculations of any amounts due under this Ordinance. Cooperative shall not be liable for any

late payments, penalties or interest on the portion of a quarterly payment that does not include gross revenues for Cooperative customers within a newly annexed area until ninety (90) days after written notice from the City to the Cooperative of any such annexation. Thereafter the Cooperative shall assure that any and all customers located within such annexed territory be included and shown on its accounting system as being within the City. After such ninety (90) day written notice from the City to the Cooperative, all customers' accounts located within such annexed territory shall begin accrual for purposes of the payment provisions specified in this Ordinance.

Section 3. Operations and Maintenance.

- 3.1 The design, construction and maintenance of the Cooperative facilities shall be in accordance with Cooperative standards. Structures, lines, guys, and other installations shall be erected consistent with the National Electrical Safety Code (NESC) and any other applicable state and national standards. 
- 3.2 The Cooperative may take such actions, including, but not limited to open-cutting streets, curbs and sidewalks, and boring, or utilizing any other methods it deems reasonably necessary to construct, operate and maintain the Cooperative facilities within the City, and remove obstructions to the Cooperative's facilities that endanger or interfere with the efficiency of the Cooperative's facilities.
- 3.3 The surface of any street, alley, or public way or place disturbed by the Cooperative shall be restored to substantially the same condition existing prior to the work by the Cooperative within a reasonable time after the completion of the work. No street, alley, or public way or place shall be encumbered by the Cooperative for a longer period than shall be reasonably necessary to execute the work.
- 3.4 Notwithstanding any City ordinance with respect to trees or vegetation near or around electric facilities, the Cooperative shall have the authority to trim, treat or remove trees and vegetation upon or overhanging its facilities that may endanger or interfere with the facilities and their operation, and to prevent the vegetation and the branches of such trees from coming in contact with the system or to the extent that safety standards of NESC or Cooperative standards require vegetation maintenance or removal given their proximity to electric facilities. The Cooperative's vegetation management practices shall be consistent with the safety requirements for pruning, repairing, maintaining, and removing vegetation in accordance with NESC Section 218 or other applicable law. The Cooperative shall be exempt from any permitting process or fees associated with the removal or maintenance of vegetation which poses risk to proper operation and safety of Cooperative facilities.

Section 4. Construction and Expansion of Electric Facilities.

- 4.1 The Cooperative and City shall take all reasonable efforts to coordinate their planning and construction activities including accommodations for easements for Cooperative facilities, notwithstanding any exclusive municipal easements. The City will make reasonable efforts in connection with the review and approval of new subdivision developments to accommodate Cooperative electric facilities and Cooperative standards. The City will also

make reasonable efforts during right-of-way acquisition and the planning of new roadway construction to acquire a public utility easement in private property adjoining or adjacent to the Public Right-of-Way to accommodate the Cooperative facilities. City will provide to Cooperative its capital improvements plans and schedules on a regular basis, and as updated.

- 4.2 While the Cooperative's standard delivery system facilities consist of overhead or underground distribution facilities necessary to provide electric service, underground electric service to serve any customer may, by agreement with the Cooperative, be provided subject to the terms of its Tariff and Business Rules.
- 4.3 Notwithstanding any City ordinance with respect to placement of underground utilities, the City acknowledges that certain new and existing electric distribution facilities and infrastructure relating to electric delivery or system reliability and redundancy may be placed or remain overhead, including, but not limited to, distribution line improvements for substations and riser poles (that transition overhead lines into underground facilities), and system upgrades or relocations of existing overhead facilities. To the extent that safety standards of NESC or Cooperative standards require facilities to be placed overhead or remain overhead, such lines will remain or be placed overhead. To the extent any gateway corridor overlay or similar classification exists within the City, this Section 4.3 governs overhead placement of facilities.
- 4.4 The Cooperative shall, when planning improvements to existing distribution facilities in the Public Right-of-Way, give reasonable consideration to installing the upgraded distribution facilities underground; provided that if the City requires the upgraded facilities to be placed underground, it must pay the Cooperative in advance the differential cost between overhead and underground construction and facilities. In addition to ensure safe and reliable service, the Cooperative must approve any improvements to be placed by the City over, on, or across any underground Cooperative facilities, including without limitation, sidewalks, roadways, trails or landscaping. To the extent that the City places improvements upon Cooperative's underground facilities, the City at its expense will repair damage to any portion of the Public Right-of-Way caused by the Cooperative's maintenance or repair of its underground facilities.

To the extent the City selects underground construction of facilities in such case, in the event any additional future road widening or relocation project then is required by the City, the City shall pay the differential cost between overhead and underground for the facilities to remain underground.

Section 5. Relocation of Electric Facilities.

- 5.1. If the City, in order for the accommodation or new construction of its sewers, water lines, streets or other infrastructure project or public works including any beautification project, shall require any structures, lines, guys, or other installations of the Cooperative located in Public Right-of-Way to be shifted or relocated to a new position in other available Public Right-of-Way, such structures, lines, guys, or other installations shall be so shifted or

relocated by the Cooperative at the Cooperative's expense; provided, however, the City shall work with the Cooperative to determine the most cost effective method of relocation or shifting of the Cooperative's facilities. City shall give the Cooperative reasonable prior written notice of its projects requiring relocation of the Cooperative's facilities, and shall provide an alternate easement for relocation. For the avoidance of doubt, the City may not require the Cooperative to relocate its facilities underground in a public easement, and a location underground in a public easement will not constitute an "alternate easement" for purposes of this Section unless the City pays in advance the differential cost between overhead and underground for the facilities to be placed underground.

- 5.1.1. If City determines to abandon or vacate any Public Right-of-Way in which the Cooperative has facilities, such abandonment shall be conditioned on the City acquiring rights for the Cooperative to operate or continue to operate within such Public Right-of-Way.
- 5.2. In the event that Cooperative is required by the City to remove or relocate its facilities under this Section and City is eligible under federal, state county, local or other programs for reimbursement of costs and expense incurred by Cooperative as a result of such removal or relocation, and such reimbursement is required to be handled through the City, Cooperative costs and expenses shall be included in any application by City for reimbursement. City shall provide reasonable notice to Cooperative of the deadline for Cooperative to submit documentation of the costs and expense of such relocation to City. If reimbursement is available for relocation, the Cooperative shall receive its portion of reimbursement payments attributable to its facilities.
- 5.3. If a third-party desires or the City requires Cooperative to adapt or conform any of Cooperative's facilities, or in any way alter, relocate or change Cooperative's property to enable any third party (whether public or private), other than the City, to use the rights-of-way, Cooperative shall have the right to reimbursement of all costs, as a condition of any such alteration, change or relocation. If the third party does not agree to reimburse the Cooperative for its costs, the Cooperative will not be obligated to alter, relocate or change its facilities. The City shall, as part of any franchise agreement with any third party entered into after the date of this Ordinance, make all reasonable efforts to include language requiring the third party to reimburse Cooperative for any and all loss, cost or expense occasioned by the third party's request to alter, change or relocate Cooperative facilities.

Section 6. City Zoning Requirements.

- 6.1. If Cooperative is required to install facilities in which there is insufficient space outside the Public Right-of-Way for the Cooperative to locate its facilities, the City may designate a distinct area within the Public Right-of-Way as a public utility easement, and to the extent the Cooperative's design and safety standards allow, the Cooperative shall locate such facilities in the area designated by the City. However, to the extent the Cooperative's design and safety standards require certain electric equipment to be located outside of the area designated by the City, the City shall reasonably cooperate with the Cooperative to allow its facilities to be located in an area where safety standards can be met.

- 6.1.1. If Cooperative's facilities are located as described in this Section 6.1 and the City directs removal or relocation of such facilities under the provisions of Section 5.1, such removal or relocation of Cooperative's facilities shall be at City's expense.
- 6.1.2. If, pursuant to this Section 6.1, the Cooperative's facilities are located in an area within the Public Right-of-Way not designated by the City as a public utility easement, and the City directs removal or relocation of such facilities under the provisions of Section 5.1, such removal or relocation of Cooperative's facilities shall be at the Cooperative's expense.

Section 7. Pole Attachments. To the extent reasonable and feasible, the Cooperative shall permit private or public entities desiring to provide communication services to the City and its inhabitants to attach necessary equipment to existing Cooperative poles, provided that such attachment and use is feasible, does not interfere with Cooperative's ability to utilize its facilities for its purposes, and is not in conflict with the National Electric Safety Code, other safety procedures or requirements of Cooperative. Any entity desiring to attach equipment to the Cooperative's facilities must separately obtain any necessary right-of-way or easement or permits or licenses for its use. Such use shall be subject to the entity's execution of Cooperative's form of contract for pole attachment, acknowledgment and compliance of installation and construction standards for pole attachments, and payment of the Cooperative's applicable fees.

Section 8. Indemnification. **THE COOPERATIVE WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL SUITS, LEGAL ACTIONS, LEGAL PROCEEDINGS, CLAIMS, DEMANDS, DAMAGES, COSTS, EXPENSES, AND ATTORNEYS' FEES INCIDENT TO ANY WORK DONE IN THE PERFORMANCE OF THIS ORDINANCE ARISING OUT OF A WILLFUL OR GROSSLY NEGLIGENT ACT OR OMISSION OF THE COOPERATIVE, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, PROVIDED, HOWEVER, THAT THE COOPERATIVE SHALL NOT BE LIABLE FOR ANY SUIT, ACTIONS, LEGAL PROCEEDINGS, CLAIMS, DEMANDS, DAMAGES, COSTS, EXPENSES, AND ATTORNEYS' FEES ARISING OUT OF A WILLFUL ACT OR GROSSLY NEGLIGENT ACT OR OMISSION OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES.**

Section 9. Term. This Ordinance shall be in force and effect for a period of ten (10) years from and after the Effective Date (as defined in Section 17) provided that, unless written notice is given by either party to the other not less than sixty (60) days before the expiration of this Ordinance, it shall be automatically renewed for an additional period of six (6) months from such expiration date and shall be automatically renewed thereafter for like periods until canceled by written notice or by the adoption of a new franchise ordinance as agreed to by the Parties. The fee provided for in Section 10 of this Ordinance shall be effective for the Cooperative's gross revenues from its sale of energy and power sold within the City commencing on the first day of the month following the thirty (30) day notice period that the Cooperative provides to the Cooperative's customers.

Section 10. Franchise Fee. In consideration of the rights granted to the Cooperative herein, the Cooperative, during the term of this Ordinance shall pay a fee of two percent (2%) of the gross revenues received by the Cooperative from the Cooperative's sale of energy and power sold to customers within the city limits of the City during such previous year or previous quarter. It is agreed that such payment is in addition to any ad valorem tax now or hereafter to be assessed and collected under the authority of the City's charter or under the laws of the State of Texas. Other than with respect to such ad valorem taxes, the payment so provided for in this Section is in lieu of all other fees or charges of any nature, and the City shall not impose or collect, nor attempt to impose or collect, any other charge or fee in connection with the construction, operation, and maintenance of the Cooperative facilities within the City. The term "gross revenues" shall not include (1) local, state, or federal taxes collected by Cooperative that have been billed to its customers and separately stated on customers' bills, (2) the franchise fee paid under this Ordinance, (3) revenue uncollectible from customers (i.e., bad debts) with billing addresses in the City that may have previously been included in gross revenues, or (4) revenue from the Cooperative's pole attachment agreements. Cooperative shall be entitled to list the franchise fee as a separate line item on monthly bills of Cooperative members who have meters within the City limits. The payment provided for in this Section 10 will reflect the Cooperative's gross revenues on a quarterly basis and will be due to the City within forty-five (45) days after the close of each quarter in the Cooperative's fiscal year.

Section 11. Reports. Upon City's request, at reasonable intervals not to exceed once per fiscal year, the Cooperative will provide to City reports relating to energy and power sold by reason of the operation of the Cooperative within the City as provided in this Ordinance.

Section 12. Assignment. This Ordinance may be assigned by the Cooperative to any entity with the consent of the City, which consent shall not be unreasonably withheld. For the avoidance of doubt, a transfer of this Ordinance by virtue of a sale by the Cooperative of all or substantially all of its assets in the City shall not require consent of the City, but Cooperative shall provide City written notice within thirty (30) days of such transfer.

Section 13. Superseding Effect. This Ordinance supersedes for all purposes any other written agreements with respect to the franchise prior to the acceptance of this Ordinance. This Ordinance shall supersede and take precedence over inconsistent ordinances, resolutions, or regulations hereafter or previously passed by the City.

Section 14. Severability. The provisions of this Ordinance are severable, and if any court of competent jurisdiction enters a final order which holds that any section, subsection, sentence, clause, phrase, or other portion of this Ordinance is invalid, illegal, or otherwise unenforceable, then any such portion shall be deemed a separate, distinct and independent provision, and any such ruling shall not affect any other provision of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

Section 15. Notices. Notice to the Parties under this Ordinance shall be in writing and shall be sent by registered or certified mail, return receipt requested, or by express overnight mail service addressed as follows. Courtesy notice may additionally be sent by regular mail, however, such

service shall not excuse proper notice as set forth above. Parties may change their address by notifying the other party pursuant to this Section.

To the City:

City of _____, Texas

To the Cooperative:

Pedernales Electric Cooperative, Inc.
Attn: Commercial, Industrial and Municipal Relations
PO Box 1
Johnson City, Texas 78636-0001

With a copy to:
Pedernales Electric Cooperative, Inc.
Attn: Legal Services
PO Box 1
Johnson City, Texas 78636-0001

Notice shall be effective upon the earlier to occur of actual receipt or the expiration of three (3) business days from the date of deposit in an official depository of the United States Postal Service or from the date of deposit with an express service provider.

Section 16. Confidential Information. To the extent allowed by law, including the Texas Public Information Act (the "TPIA"), the City agrees to hold in strict confidence any non-public information, information marked proprietary or confidential that it receives from the Cooperative. The City will make reasonable efforts to (a) give the Cooperative prior written notice of a request for public information in a reasonably practicable time period to allow the Cooperative to seek a protective order, Texas Attorney General ruling, or other appropriate remedy, and (b) disclose only such information as is required under applicable law. Notwithstanding anything contained within this Ordinance to the contrary, if the release of information received from the Cooperative is required by the TPIA and applicable Texas Attorney General rulings and case law, then such release shall not be considered a violation of this Ordinance.

Section 17. Effective Date. This Ordinance shall take effect on the date on which the City passes and adopts it in the form authorized by the Cooperative and in accordance with the applicable provisions of Chapter 52 of the Texas Local Government Code (the "Effective Date"); provided, however, the payment of the franchise fee will be as described in Section 10.

Section 18. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 19. Termination - Remedies. The franchise granted herein may be terminated only upon an uncured event of default of the terms of this Ordinance. City shall notify Cooperative in writing at least thirty (30) business days in advance of the City Council meeting at which the questions of termination shall be considered, and Cooperative shall have the right to appear before the City Council and raise any objections or defenses Cooperative may have that are relevant to the proposed forfeiture or termination. Any final decision of the City Council may be appealed by the Cooperative to District Court. Upon timely appeal by Cooperative of the City Council's decision terminating the franchise granted herein, the effective date of such termination shall be either when such appeal is withdrawn or a court order upholding the termination becomes final and unappealable. If no appeal is filed, the effective date of such termination shall be the one-hundred eightieth (180th) day following the date of the final termination decision of the City Council. Until the termination becomes effective the provisions of the franchise granted herein shall remain in effect for all purposes. Notwithstanding the foregoing, each party reserves its rights at law and in equity.

Section 20. Waiver of Claims. The Parties agree to waive any and all claims, asserted or unasserted, arising out of all prior franchise agreements between the Parties.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED THIS THE _____ DAY OF _____, 202__.

CITY OF _____

Mayor

ATTEST:

City Secretary

ACKNOWLEDGED, ACCEPTED, AND AGREED TO:

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: _____

NAME: _____

DATE: _____



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Discussion regarding the Interlocal Wholesale Wastewater Agreement with the City of Jonestown.

ATTACHMENTS:
[2nd amendment IL wholesale WW agreement.pdf](#)

SECOND AMENDMENT TO INTERLOCAL WHOLESALE WASTEWATER AGREEMENT

This Second Amendment to Interlocal Wholesale Wastewater Agreement (“Amendment”) is made by and between the City of Lago Vista, Texas, a Texas home rule municipality (“Lago Vista”) and the City of Jonestown, Texas, a Texas general law municipality (“Jonestown”) to that Interlocal Wholesale Wastewater Agreement dated June 20, 2013 (the “Agreement”). Capitalized terms not defined in this Amendment shall have the meanings ascribed to them in the Agreement.

RECITALS

- A. Under the terms of the Agreement, Lago Vista agreed to provide wholesale wastewater treatment and disposal services to Jonestown for a portion of a development known as The Hollows Subdivision located in Jonestown, Texas located within the Wholesale Service Area identified in the Agreement.
- B. The maximum quantity of wholesale Wastewater treatment and disposal services to which Jonestown is entitled under the terms of the Agreement is defined in the Agreement as the “Wastewater Entitlement” and consists of service to 400 Living Unit Equivalents (“LUEs”) within the Wholesale Service Area, which lots may be used for single-family residential, multi-family residential, or commercial uses, subject to approval by Lago Vista pursuant to Section 2.09 of the Agreement.
- C. Section 2.02(b) of the Agreement provides that Jonestown and Lago Vista may increase the Wastewater Entitlement by an amendment to the Agreement.
- D. Jonestown and Lago Vista have agreed to increase the Wastewater Entitlement for services from 400 to 410 LUEs in the Wholesale Service Area as more fully described herein.

AGREEMENT

In consideration of the benefits to be derived by the parties from the Agreement as hereby amended, the mutual obligations undertaken by the parties under this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. The term “Wastewater Entitlement” as defined in the Agreement is hereby amended to read as follows:

“Wastewater Entitlement” means the maximum quantity of wholesale Wastewater treatment and disposal services to be provided by Lago Vista to Jonestown under this Agreement, which shall be wholesale Wastewater treatment and disposal services to 410 Living Unit Equivalents within the Wholesale Service Area, which lots may be used for single-family residential, multi-family residential, or commercial uses (subject to approval

by Lago Vista under Section 2.09), subject to agreed amendments to the Wholesale Service Area and/or the Wastewater Entitlement as provided in Section 2.20(b).

2. Lago Vista agrees to reserve capacity in Lago Vista's wastewater treatment plant and Effluent Line for the additional ten (10) LUEs.
3. The provisions of Sections 4.02 of the Agreement pertaining to the Connection Fee and Section 4.03 of the Agreement pertaining to the Monthly Wastewater Service Rate shall apply to the additional ten (10) LUEs.
4. All terms of the Interlocal Agreement not expressly amended by this Amendment will remain as written.
5. The parties represent that all required approvals and authorizations have been obtained for this Amendment.

Executed by the parties on the dates set forth below to be effective as of _____, 2024.

[Signature Pages Follow]

CITY OF LAGO VISTA, TEXAS:

By: _____
Mayor

Date: _____

Attest:

City Secretary

CITY OF JONESTOWN, TEXAS

By: 
MayorDate: 1/9/2026

Attest:


City Secretary



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Discussion on proposed impact fee by Freese & Nichols.

ATTACHMENTS:

[Freese and Nichols Impact Fee Contract.pdf](#)

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

CITY OF LAGO VISTA
ENGINEERING SERVICES CONTRACT

THIS CONTRACT is made and entered into this ___ day of _____, 2025, by and between City of Lago Vista, Travis County, Texas, a home rule municipality, ("City"), and Freese Nichols, Inc. ("Engineer"), whose address is at 10431 Morado Circle, Suite. 300, Austin, Texas 78759.

W I T N E S S E T H:

That in consideration of the terms and conditions contained herein the parties do mutually agree as follows:

I.
Engineer and Services

Engineer shall perform all services under this Contract in accordance with the Statutory Standard of Care codified at Tex. Civ. Prac. & Rem. Code § 130.0021(b)(1). Engineer shall provide the services related to the **Water, Wastewater, and Roadway Impact Fee Update** ("Base Services") as generally described in the attached Exhibit A, which is incorporated herein for all purposes. Additional Services as defined below may also be required and such Base and Additional Services may be collectively referred to as the "Project".

If Engineer determines that services outside the scope of Exhibit A ("Additional Services") are required or recommended, or that Engineer is being asked by City to perform services not covered by Exhibit A or by previously approved amendments to this Contract, Engineer shall notify City that such services are Additional Services, the cost associated with their performance and shall receive approval to perform such Additional Services prior to undertaking them. Any provision in this Contract to the contrary notwithstanding, City shall not be liable to Engineer for the payment of any Additional Services, unless the City and Engineer have entered into a written amendment to this Contract which identifies the services to be performed as Additional Services, and states the cost, or a not-to-exceed amount, for such services prior to the commencement of such Additional Services.

Engineer shall not commence work on this project until given written permission by the City via a Notice to Proceed (NTP). The City shall not be obligated to compensate engineer for any work done prior to the issuance of the NTP.

II.
Compensation to Engineer

COMPENSATION: City agrees to pay Engineer for all services outlined in Section I and

as described in Exhibit A. Such services undertaken by Engineer shall be provided in accordance with the fees set forth in Exhibit A, attached hereto. Base Services performed by Engineer shall not exceed the lump sum fees described in Exhibit A. Additional Services will be performed by Engineer according to the hourly rates listed in Exhibit B.

Payments to Engineer will be made by City from invoices submitted by the Engineer and shall be based on the percentage of the work performed by Engineer on the Project as of the date of the invoice. Invoices shall itemize the services performed between Base Services, Additional Services, and expenses, as applicable. Invoices shall not be submitted more frequently than one time per month. Invoices are due and payable thirty (30) days after receipt by the City.

III.

Timely Completion of Engineering Services

The Engineer shall make all reasonable efforts to complete assigned engineering duties and tasks in a timely manner. For all services related to the Project, and on at least a Monthly Basis, the Engineer shall provide a Schedule of the tasks that have been completed and the percentage of the Project that is remaining, and any obstacles that may cause a delay in completing engineering services related to the Project.

IV.

Engineer's Coordination with Owner

Engineer shall be available for conferences with City so that the Project can be managed with the full benefit of City's experience and knowledge of existing needs and facilities and be consistent with current policies.

City shall make available to Engineer all existing plans, maps, field notes, and other data in its possession relative to the Project..

The City will assign a project identification number (PID) to this project. The PID shall be referenced on all correspondence and invoices pertaining to this project. The City will assign a PID and notify the Engineer in conjunction with the NTP.

V.

Contract Termination Provision

This Contract may be terminated at any time by City for any cause without penalty or liability except as may otherwise be specified herein. Upon receipt of written notice by City, Engineer shall immediately discontinue all services and Engineer shall immediately terminate placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to cancel promptly all existing contracts insofar

as they are related to this Contract. As soon as practicable after receipt of notice of termination, Engineer shall submit a statement showing in detail the services performed but not paid for under this Contract to the date of termination. City shall then pay Engineer promptly the accrued and unpaid services to the date of termination, to the extent the services are approved by City.

This contract may be terminated by Engineer with mutual consent of City at any time for any cause without penalty or liability except as may otherwise be specified herein. Engineer shall submit written notice to terminate contract and shall submit to City all plans and documents relative to the design of Project.

VI. Ownership of Documents

All documents prepared or assembled by Engineer under this Contract ("Instruments of Service") shall become the sole property of City and Engineer, and shall be delivered to City, without restriction on future use. Reports shall be submitted to City in both hard copy and electronic formats. Engineer shall retain in his files all and all other pertinent information for the work. Engineer shall have no liability for changes made to the documents by other engineers subsequent to the completion of the contract. City shall require that any such change be sealed, dated, and signed by the engineer making that change and shall be appropriately marked to reflect what was changed or modified.

VII. Insurance

The Engineer shall procure, pay for, and maintain during the term of this Contract, with a company authorized to provide insurance in the State of Texas and otherwise acceptable to the City, the minimum insurance coverage contained in Exhibit C, attached hereto and made a part of this Contract.

VIII. Money Withheld

When City has reasonable grounds for believing that:

- A. Engineer will be unable to perform this Contract fully and satisfactorily within the time fixed for performance; or
- B. A claim exists or will exist against Engineer or City arising out of the negligence of the Engineer or the Engineer's breach of any provision of this Contract; then City may withhold payment of any amount otherwise due and payable to Engineer under this Contract. Any amount so withheld may be retained by City for that period of time as it may deem advisable to protect City against any loss and may, after written notice to Engineer, be applied in satisfaction of any claim described herein. This provision is intended solely for the benefit of City, and no other person or entity shall have any right or claim against City by reason of City's failure or refusal to withhold money. No interest shall be payable by City on any amounts withheld under this provision. This provision is not intended to limit or in any way prejudice any other right of City.

- C. Notwithstanding anything to the contrary in this Agreement, City may not offset any sums due and payable to Engineer, to the extent that any applicable insurance policy applies to the claim underlying the offset and has been paid to City by Engineers' insurance carrier. In the event that an insurance policy reimburses the City under this section, City shall pay the offset funds to Engineer within 30 days.

IX.

No Damages for Delays

Notwithstanding any other provision of this Contract, Engineer shall not be entitled to claim or receive any additional compensation as a result of or arising out of any delay, hindrance, disruption, force majeure, impact, or interference, foreseen or unforeseen.

X.

Right to Inspect Records

Engineer agrees that City shall have access to and the right to examine directly any pertinent books, documents, papers, and records of Engineer involving transactions relating to this Contract. Engineer agrees that City shall have access during normal working hours to all necessary Engineer facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. City shall give Engineer reasonable advance notice of intended audits.

Engineer further agrees to include in subcontract(s), if any, a provision that any subcontractor or consultant agrees that City shall have access to and the right to examine any directly pertinent books, documents, papers and records of such consultant or subcontractor involving transactions to the subcontract, and further, that City shall have access during normal working hours to all consultant or subcontractor facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this paragraph. City shall give the consultant or subcontractor reasonable advance notice of intended audits.

XI.

No Third-Party Beneficiary

For purposes of this Contract, including its intended operation and effect, the parties (City and Engineer) specifically agree and contract that: (1) the Contract only affects matters/disputes between the parties to this Contract, and is in no way intended by the parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with City or Engineer or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either City or Engineer.

XII.

Successors and Assigns

City and Engineer each bind itself and their respective successors, executors, administrators and assigns to the other party of this Contract and to the successor, executors, administrators and assigns of such other party in respect to all covenants of this Contract. Neither

City nor Engineer shall assign or transfer its interest herein without the prior written consent of the other.

XIII.

Engineer's Liability

Acceptance of the final plans by City shall not constitute nor be deemed a release of the responsibility and liability of Engineer, its employees, associates, agents or consultants for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by City for any defect in the designs, working drawings, specifications, or other documents and work; nor shall such acceptance be deemed an assumption of responsibility or liability by City for any defect in the designs, working drawings, specifications, or other documents prepared by said Engineer, its employees, subcontractor, agents and consultants.

XIV.

Indemnification

TO THE FULLEST EXTENT PERMITTED BY LAW, ENGINEER SHALL AND DOES HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL DAMAGES, LOSS OR LIABILITY OF ANY KIND, WHATSOEVER, BY REASON OF DEATH OR INJURY TO PROPERTY OR THIRD PERSONS TO THE EXTENT CAUSED BY THE NEGLIGENT OMISSION OR NEGLIGENT ACT OF ENGINEER, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES OR OTHER PERSONS FOR WHOM IT IS LEGALLY LIABLE, WITH REGARD TO THE PERFORMANCE OF THIS CONTRACT, AND ENGINEER SHALL, AT ITS COST AND EXPENSE, DEFEND AND PROTECT THE CITY AND ITS OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY AND ALL SUCH CLAIMS AND DEMANDS. FOR PROFESSIONAL LIABILITY CLAIMS, ENGINEER SHALL REIMBURSE THE CITY FOR ALL REASONABLE COSTS OF THEIR DEFENSE IN THE SAME PROPORTION THE ENGINEER IS FOUND LIABLE, RATHER THAN "DEFEND" AS ABOVE.

XV.

Severability

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

XVI.

Conflict of Interest

A. Chapter 176 of the Local Government Code requires businesses conducting business activity with the City to file a "Conflict Disclosure Statement," and the Engineer shall

complete such Statement, and it shall be on file with the City, with the Statement to be updated, as necessary.

B. The Engineer, when performing all services under this Contract, shall devote itself to the engineering duties and services required by the City. A "conflict of interest" condition exists when another Client of the Engineer proposes that the Engineer engage in engineering services for a project or development that is under the authority of the City and such development will connect to or prosper from the Project that is the subject of this Contract. The Engineer shall refrain from those situations that create an actual conflict of interest or the appearance of same. However, if such a situation is unavoidable, then Engineer shall withdraw from this Contract so that City can identify and utilize another Engineer without delay or hindrance.

XVII.

Gift to a Public Servant

The City may immediately terminate this Contract if the Engineer offers or agrees to confer any benefit on a City employee or official that the City employee or official is prohibited by law from accepting. "Benefit" means anything reasonably regarded as pecuniary gain or pecuniary advantage; "Benefit" does not mean purchase, by the Engineer, of a meal (breakfast, lunch, or dinner) for employee or official in the course of regular business activity. Notwithstanding any other legal remedies, City may require Engineer to remove any employee of Engineer from the Project who has violated the restrictions of this section or any similar State or Federal Law, and obtain reimbursement for any expenditures made as a result of the improper offer, contract to confer, or conferring of a benefit to a City employee or official.

XVIII.

Governing Law and Legal Construction

A. This Contract shall be governed by and construed in accordance with the laws and court decisions of the State of Texas, without regard to conflict of law or choice of law principles of Texas or of any other state.

B. In the event any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Contract, and this Contract shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.

XIX.

Independent Contractor

Engineer covenants and agrees that he/she is an independent contractor, and not an officer, agent, servant or employee of City; that Engineer shall have exclusive control of and exclusive right to control the details of the work performed hereunder, and all persons performing same, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondent superior shall not apply as between City and Engineer, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Engineer.

XX.
Disclosure

By signing this Contract, Engineer acknowledges to City that he/she has made a full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal monetary interests, direct or indirect, in property abutting the proposed Project and business relationships with abutting property owners. Engineer further agrees that he shall make disclosure in writing of any conflicts of interests which develop subsequent to the signing of this Contract and prior to final payment under the contract.

XXI.
Venue

The parties to this Contract agree and covenant that this Contract shall be enforceable in Lago Vista, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue shall lie in Travis County, Texas.

XXII.
Entire Contract

This Contract embodies the complete Contract of the parties hereto, superseding all oral or written previous and contemporary Contracts between the parties relating to matters herein; and except as otherwise provided herein, cannot be modified without written contract of the parties.

XXIII.
Applicable Law

This Contract is entered into subject to the Charter and ordinances of City, as they may be amended from time to time, and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and federal laws. Situs of this Contract is agreed to be Travis County, Texas, for all purposes, including performance and execution.

XXIV.
Default

If at any time during the term of this Contract, Engineer shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely, and careful manner and in strict accordance with the provisions of this Contract or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Contract, then City shall have the right, if Engineer does not cure any such default after thirty (30) days written notice thereof, to terminate this Contract and complete the work in any manner it deems desirable, including engaging the services of other parties therefor. Any such act by City shall not be deemed a waiver of any other right or remedy of City. If after exercising any such remedy, the cost to City of the performance of the balance of the work, as defined in Exhibit A, is in excess of that part of the Contract sum which has not therefore been paid to Engineer hereunder, Engineer shall be liable for and shall reimburse City for such excess.

XXV.
Headings

The headings of this Contract are for the convenience or reference only and shall not affect in any manner any of the terms and conditions hereof.

XXVI.
Non-Waiver

It is further agreed that one (1) or more instances of forbearance by City in the exercise of its rights herein shall in no way constitute a waiver thereof.

XXVII.
Remedies

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

XXVIII.
Equal Employment Opportunity

Engineer shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, ancestry, national origin, place of birth or disability. Engineer shall take action to ensure that applicants are employed and treated without regard to their race, age, color, religion, sex, ancestry, national origin, place of birth or disability. This action shall include, but not be limited to employment, upgrading, demotion or transfer, recruitment, or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection of training, including apprenticeship.

XXIX.
Construction of Contract

Both parties have participated fully in the review and revision of this Contract. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Contract.

XXX.
Notices

All notices, communications, and reports required or permitted under this Contract shall be personally delivered or mailed to the respective parties by depositing same in the United States mail, postage prepaid, at the addresses shown below, unless and until either party is otherwise notified in writing by the other party, at the following addresses. Mailed notices shall be deemed communicated as of five (5) days after mailing regular mail.

If intended for City, to:

City of Lago Vista
City Manager
5803 Thunderbird St.
Lago Vista, Texas 78645

If intended for Engineer, to:

John New, P.E., CCM
Freese Nichols, Inc.

10431 Morado Circle, Suite 300
Austin, Texas 78759

XXXII.
Attorney Fees

In the event any party to this Contract should bring suit against the other party with respect to any matters provided for in this Contract, the prevailing party shall be entitled to recover from such other party its costs of court, legal expenses and reasonable attorneys' fees in connection with such suit.

Balance of Page intentionally left blank.

IN WITNESS WHEREOF, the parties enter into this Contract on the date first written.
above.

WITNESS:

ATTEST:

FREESE NICHOLS, INC.

BY: _____

Printed or Typed Name

Printed or Typed Title

CITY OF LAGO VISTA, TEXAS:

BY: _____

Printed or Typed Name

Printed or Typed Title

Exhibit A
Scope of Services
Lago Vista Impact Fee Program Update
Water, Wastewater, and Roadway

Project Understanding

Consistent with the requirements prescribed in Chapter 395 of the Texas Local Government Codes, the City of Lago Vista, Texas is seeking to update the Impact Fee Program consisting of water, wastewater, and roadway impact fees. The program shall be updated with amendment of services areas, conducting an existing conditions analysis, determining the growth for a ten-year planning period (2026-2036) through the development of land use assumptions, developing an impact fee capital improvements program and its associated costs, defining a service unit equivalency table, and calculating the maximum fee per service unit attributable to growth for each of the impact fee components. The study will be coordinated through a City appointed Capital Improvements Advisory Committee (CIAC) and culminate with a public hearing process led by the Lago Vista City Council.

Task A: Kickoff Meeting, Data Collection, and Land Use Assumptions

- A1. Kickoff Meeting: FNI will conduct a kickoff meeting with the City to discuss the scope of work and schedule. A data request memorandum will be presented and discussed.
- A2. Data Collection: FNI will assemble available roadway, water, and wastewater inventory, construction cost data and traffic count data available from the City. This data will be reviewed and a list of additional data needs that are relevant to the study will be prepared and submitted to the City. Traffic volume data will be collected at up to fifteen (15) locations throughout the City. Data to be collected includes the PM peak hour directional volumes. The City will provide data of other recently collected (within the last two years) locations. Other recently collected traffic data or study information will be used to supplement this effort. Estimates of other critical roadways throughout the City will be developed from collected volume data. FNI will assist the City in identifying locations for traffic data collection. FNI will also review Land Use Assumptions, Capital Improvements Plan, Fee Schedules, Impact Fee Report, and City Resolutions and Ordinances.
- A3. Develop Land Use Assumptions (LUA): FNI will develop employment and population projections for the ten-year planning period (2026-2036). The LUA will be rooted in data compiled in the recently adopted Water and Wastewater Master Plans. Additional data sources for the LUA include City planning data, City GIS data, U.S. Census, Capital Area MPO (CAMPO), and the Comprehensive Plan. FNI will spatially allocate population and employment projections throughout the City using available projection data.
- A4. Update Service Area Structure: Based on updated information on Lago Vista extra-territorial jurisdiction (ETJ), City Limits, or CCN, FNI will update the water, wastewater, and roadway service area structure. Two wastewater services areas will be defined. Any amendment to service areas will comport with legislative mandate per Ch. 395, Texas Local Government Code. All subsequent analyses will be based upon the updated and approved service area structure, prior to the commencement of work.

Amendments to the roadway service area structure will also consider the extra-territorial jurisdiction so that as areas are incorporated into the city, they will follow a logical pattern of an ultimate zonal structure for roads.

- A5. Documentation: Prepared data for land use assumptions will be presented to the CIAC for comment as well as incorporated into final report documentation. Documentation will include methodological approach, analyses, and mapping for each infrastructure component. Documentation will include base year (2026) and projected ten-year (2036) growth for roadway, water, and wastewater service areas. This data will support capital improvements programming.

Task B: Water and Wastewater Impact Fee Analysis and Update

- B1. Review Historical Water Demands and Wastewater Flows: FNI will obtain and evaluate historical water usage and wastewater flow data to develop trends and calculate peaking factors. In addition to recent master planning data, the historical data will be used to determine expected per-capita loads for future projections.
- B2. Develop and Distribute Water Demand Projections: FNI will develop water demand projections for ten-year conditions using the future land use assumptions and selected design criteria. Demands will be calculated by pressure zone. FNI will distribute water demands throughout the service area based on the existing and future population distribution.
- B3. Develop and Distribute Wastewater Flow Projections: FNI will develop wastewater flow projections for ten-year conditions using the future land use assumptions and selected design criteria. Flows will be calculated by sub-basin. FNI will distribute wastewater flows throughout the service area based on the existing and future population distribution.
- B4. Evaluate Pumping and Storage Capacity: FNI will evaluate existing and future pumping capacity with regards to TCEQ requirements and general industry recommendations. Ground and elevated storage will also be evaluated.
- B5. Identify Water and Wastewater System Improvements: FNI will utilize data from the City and input from City staff to identify water and wastewater system improvements required to support growth for ten-year growth. The City's Water and Wastewater Master Plans will also be utilized to identify improvements.
- B6. Identify Existing Projects Eligible for Impact Fee Cost Recovery: FNI will review recently completed water and wastewater improvements and determine which projects are eligible for future cost recovery from growth.
- B7. Develop Water and Wastewater Impact Fee CIP: FNI will develop an impact fee CIP based on the improvements recommended. Impact fee eligible improvements are intended to serve growth within the next 10 years. Maps will be prepared showing the proposed water and wastewater capital improvement plan projects included in the impact fee calculation. FNI will also provide updated cost estimates for each project on the proposed CIP.

- B8. Conduct Water and Wastewater Impact Fee Capacity Analysis for Existing and Proposed Projects: FNI will analyze existing and proposed water and wastewater improvements for eligible capacity for impact fee cost recovery for ten-year projected growth.
- B9. Calculate Project Costs Eligible for Impact Fee Cost Recovery: FNI will utilize the capacity analysis and capital project costs to calculate the percentage of project cost eligible for impact fee cost recovery.
- B10. Develop Service Unit Equivalents (SUEs) for Water and Wastewater Systems: FNI will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and ten-year growth conditions.
- B11. Conservation and Reuse Credit Draft Memorandum: FNI will assist the City in developing a credit for water and wastewater impact fees for water reuse, conservation, or savings. A draft memorandum summarizing the proposed credit will be provided.
- B12. Conservation and Reuse Credit Final Memorandum: FNI will meet with the City virtually to discuss the Conservation and Reuse Credit Memorandum. City comments will be incorporated and the final memorandum will be delivered to the City.

Task C: Roadway Impact Fee Analysis and Update

- C1. Thoroughfare Plan Review: The previous Thoroughfare Plan was adopted circa 2020 and an update partially completed as part of the Comprehensive Plan update. FNI will conduct a high-level assessment of the roadway network to evaluate potential changes in roadway sizing based on changes in land use since the previous comprehensive plan. A review of the CAMPO 2050 travel forecast will also be conducted to support analyses. No intersection operational analyses will be conducted as part of this effort. Deliverables for this review will be one (1) brief technical memorandum documenting the evaluation process, an updated Thoroughfare Plan Map, and review of roadway design standards. The Thoroughfare Plan will be presented and adopted prior to Public Hearing of the impact fee program update. One (1) meeting is included in this task.
- C2. Inventory of Existing Roadways: FNI will prepare an inventory of existing roadways for each of the service areas. The existing inventory will contain the following information of collector and arterial status roadways by service area:
- Roadway segment name
 - Roadway segment limits
 - Length (in miles)
 - Number of lanes
 - Type (divided, undivided, minor arterial, major arterial, etc.)
 - Existing traffic volume (by direction during the peak hour)
 - Capacity supplied
 - Existing deficiencies (in any)
- C3. Projected Roadway Demand: The service unit equivalency table developed in supplemented with data from the land use assumptions will serve as the basis for determination of the number of new

trips that will be generated within the city over the ten-year planning period. Ten-year demands will be generated by roadway service area.

- C4. Roadway Impact Fee Capital Improvement Plan (IFCIP): FNI will review the current roadway impact fee program for definition of project retention as part of the program update. Roadway traffic data collected in Task A will be used to determine excess capacity for previously identified projects. Projects with no excess capacity will be recommended for removal from the impact fee program. City Staff will also assist to define IFCIP projects completed since the previous program update.

Based on ten-year demands, FNI will define projects for addition to the IFCIP. Newly identified projects will be defined by proposed project limits and design characteristics. Cost estimates for IFCIP additions will be developed including construction, engineering, right-of-way, and debt service. The city will provide historic unit cost data by roadway facility type at the outset of CIP costing process. The city will also provide cost data for projects identified for system recoupment. The following information will be developed:

- Roadway segment name
- Proposed project limits
- Number of lanes
- Length
- Project cost

One (1) capital improvement plan scenario is included as part of this scope. Revisions or additional scenarios will be at additional cost.

- C5. City Staff Meeting: Meet with City Staff to discuss forecasted demand by service area and potential CIP projects to address growth needs. Based on staff comment, amend impact fee CIP projects for comment by CIAC.
- C6. Preparation of Roadway Project Database: FNI will utilize the information contained in the Capital Improvement Program to develop a roadway projects database for the impact fee and proportionality systems. This database will include for each service area the following information:
- Roadway segment name
 - Roadway segment limits
 - Number of lanes
 - Length
 - Type
 - Cost
 - Number of vehicle-miles of capacity supplied
- C7. Calculation of Maximum Cost per Service Unit: Based on the information develop in previous tasks, the maximum cost per service unit will be calculated for each service area of the roadway impact fee system.
- C8. Development of Land Use Equivalency Table: FNI will prepare a listing of specific land use type (based on ITE land use categories) and develop a recommended service unit generation rate for each land use. The service unit generation rate will be based on the number of primary trips generated by the land use during the peak hour, and the average trip length of each trip. Trip

generation data will be based on published statistics contained in the ITE *Trip Generation Manual*, 11th Edition. Trip length data from the National Household Travel Survey (NHTS), travel statistics from the CAMPO regional travel demand model, or data from the Census Bureau will be used to serve as a basis for derived lengths for individual land uses.

Task D: Impact Fee Report Development and Meeting Attendance

- D1. Develop Impact Fee Report: FNI will prepare and provide one (1) electronic PDF copy of the draft Roadway, Water, and Wastewater Impact Fee Report documenting program analyses and impact fee calculations. The report will include a summary of growth projections, proposed system improvements, and maximum allowable cost per service unit calculations for each infrastructure component. Based on comments by City Staff, FNI will finalize and provide one (1) electronic PDF copy and one (1) sealed hardcopy of the final report to the City. The Final Report shall be sealed by a licensed engineer from the State of Texas.
- D2. Meet with the City Staff: FNI will meet with the City Staff three (3) times during the study. Preliminary meeting purposes include review of review of land use assumptions; identification of draft CIP projects; and draft impact fee calculations and report. Monthly teams progress meetings with staff will also be held throughout the duration of the project.
- D3. Attend Project Meetings: Meetings with City Staff, CIAC, and the City Council will be held at critical project milestones to present data and obtain project feedback. Attendance at meetings during the public hearing process will also be provided to support methodologies, findings, and recommendations of the system update. In addition to meetings with City Staff, the following meetings are programmed as part of this scope: three (3) Advisory Committee meetings, and four (4) meetings with City Council.
- D4. Impact Fee Benchmarking: FNI will develop comparison tables of impact fees of the City with area peer cities for use by the City in considering collection rates. City Staff and/or the CIAC will identify up to eight (8) area cities for the comparison. Up to three land uses for fee comparisons will be prepared (i.e., single-family residential, commercial/retail and office). FNI will prepare excel based charts depicting sample land uses.
- D5. Impact Fee Ordinance Support: The City will lead in the development of the impact fee ordinance. FNI will assist the City by in the preparation of an impact fee ordinance through provision of examples from other Texas cities. FNI will be available at the public hearings to support the City legal staff in answering questions on the impact ordinance.
- D6. Impact Fee Spreadsheet and Training: FNI will develop an impact fee calculation spreadsheet to include information from the City's two most recent impact fee ordinances.

Task E: Water, Wastewater, and Roadway Detailed Credit Calculation

Impact fee legislation dictates that a plan for awarding a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period be developed. In the alternative, a credit equal to 50% of the total projected cost of implementing the capital improvements plan may be given. To determine the appropriate credit due for facility improvements, an analysis of city

financial reports will be conducted. The results of this analysis will be an impact fee (cost per service unit) that considers this credit. The following tasks will be performed as part of this effort.

- E1. Data Collection: Meet with the City/Finance Department to discuss methodological approach and associated data needs for the analysis. Data to be obtained, at a minimum, includes the most recent adopted budget and the audited annual financial reports. No auditing will be conducted, and the credit analysis will rely on the City for the accuracy of information provided.
- E2. Review Impact Fee Capital Improvements Plan: Review the water, wastewater, and roadway impact fee capital improvements plan for cost of proposed improvements, capacity provided, and percent of CIP attributable to growth over the ten-year planning window.
- E3. Perform Credit Analysis: Perform an analysis to determine the credit based on the portion of ad valorem tax generated by the new development during the program period and long-term bond debt service related to the growth-related CIP projects. The credit will be applied to the cost of the impact fee CIP needed over the ten-year planning period. The analysis will be conducted on a service area basis.
- E4. Prepare Documentation and Present to City: Summary documentation including methodology, associated calculations and credit results will be prepared and submitted to the City for review comment. A meeting to present the results and findings of the analysis will be held with the City. Final documentation will be incorporated into the final impact fee program update report.

Meeting Summary:

- 1 x virtual kickoff meeting
- 4 x virtual City staff meetings
- 3 x in person CIAC meetings
- 3 x in person City Council meetings

Schedule:

Project will be complete within 12 months of notice to proceed.

Fee Summary

Task	Effort
Task A: Kickoff Meeting, Data Collection, and Land Use Assumptions	\$31,746
Task B: Water and Wastewater Impact Fee Analysis and Update	\$46,364
Task C: Roadway Impact Fee Analysis and Update	\$39,762
Task D: Impact Fee Report Development and Meeting Attendance	\$92,729
Task E: Water, Wastewater, and Roadway Detailed Credit Analysis	\$39,907
Total	\$250,508

Exhibit A
Scope of Services
Lago Vista Impact Fee Program Update
Water, Wastewater, and Roadway

Project Understanding

Consistent with the requirements prescribed in Chapter 395 of the Texas Local Government Codes, the City of Lago Vista, Texas is seeking to update the Impact Fee Program consisting of water, wastewater, and roadway impact fees. The program shall be updated with amendment of services areas, conducting an existing conditions analysis, determining the growth for a ten-year planning period (2026-2036) through the development of land use assumptions, developing an impact fee capital improvements program and its associated costs, defining a service unit equivalency table, and calculating the maximum fee per service unit attributable to growth for each of the impact fee components. The study will be coordinated through a City appointed Capital Improvements Advisory Committee (CIAC) and culminate with a public hearing process led by the Lago Vista City Council.

Task A: Kickoff Meeting, Data Collection, and Land Use Assumptions

- A1. Kickoff Meeting: FNI will conduct a kickoff meeting with the City to discuss the scope of work and schedule. A data request memorandum will be presented and discussed.
- A2. Data Collection: FNI will assemble available roadway, water, and wastewater inventory, construction cost data and traffic count data available from the City. This data will be reviewed and a list of additional data needs that are relevant to the study will be prepared and submitted to the City. Traffic volume data will be collected at up to fifteen (15) locations throughout the City. Data to be collected includes the PM peak hour directional volumes. The City will provide data of other recently collected (within the last two years) locations. Other recently collected traffic data or study information will be used to supplement this effort. Estimates of other critical roadways throughout the City will be developed from collected volume data. FNI will assist the City in identifying locations for traffic data collection. FNI will also review Land Use Assumptions, Capital Improvements Plan, Fee Schedules, Impact Fee Report, and City Resolutions and Ordinances.
- A3. Develop Land Use Assumptions (LUA): FNI will develop employment and population projections for the ten-year planning period (2026-2036). The LUA will be rooted in data compiled in the recently adopted Water and Wastewater Master Plans. Additional data sources for the LUA include City planning data, City GIS data, U.S. Census, Capital Area MPO (CAMPO), and the Comprehensive Plan. FNI will spatially allocate population and employment projections throughout the City using available projection data.
- A4. Update Service Area Structure: Based on updated information on Lago Vista extra-territorial jurisdiction (ETJ), City Limits, or CCN, FNI will update the water, wastewater, and roadway service area structure. Two wastewater services areas will be defined. Any amendment to service areas will comport with legislative mandate per Ch. 395, Texas Local Government Code. All subsequent analyses will be based upon the updated and approved service area structure, prior to the commencement of work.

Amendments to the roadway service area structure will also consider the extra-territorial jurisdiction so that as areas are incorporated into the city, they will follow a logical pattern of an ultimate zonal structure for roads.

- A5. Documentation: Prepared data for land use assumptions will be presented to the CIAC for comment as well as incorporated into final report documentation. Documentation will include methodological approach, analyses, and mapping for each infrastructure component. Documentation will include base year (2026) and projected ten-year (2036) growth for roadway, water, and wastewater service areas. This data will support capital improvements programming.

Task B: Water and Wastewater Impact Fee Analysis and Update

- B1. Review Historical Water Demands and Wastewater Flows: FNI will obtain and evaluate historical water usage and wastewater flow data to develop trends and calculate peaking factors. In addition to recent master planning data, the historical data will be used to determine expected per-capita loads for future projections.
- B2. Develop and Distribute Water Demand Projections: FNI will develop water demand projections for ten-year conditions using the future land use assumptions and selected design criteria. Demands will be calculated by pressure zone. FNI will distribute water demands throughout the service area based on the existing and future population distribution.
- B3. Develop and Distribute Wastewater Flow Projections: FNI will develop wastewater flow projections for ten-year conditions using the future land use assumptions and selected design criteria. Flows will be calculated by sub-basin. FNI will distribute wastewater flows throughout the service area based on the existing and future population distribution.
- B4. Evaluate Pumping and Storage Capacity: FNI will evaluate existing and future pumping capacity with regards to TCEQ requirements and general industry recommendations. Ground and elevated storage will also be evaluated.
- B5. Identify Water and Wastewater System Improvements: FNI will utilize data from the City and input from City staff to identify water and wastewater system improvements required to support growth for ten-year growth. The City's Water and Wastewater Master Plans will also be utilized to identify improvements.
- B6. Identify Existing Projects Eligible for Impact Fee Cost Recovery: FNI will review recently completed water and wastewater improvements and determine which projects are eligible for future cost recovery from growth.
- B7. Develop Water and Wastewater Impact Fee CIP: FNI will develop an impact fee CIP based on the improvements recommended. Impact fee eligible improvements are intended to serve growth within the next 10 years. Maps will be prepared showing the proposed water and wastewater capital improvement plan projects included in the impact fee calculation. FNI will also provide updated cost estimates for each project on the proposed CIP.

- B8. Conduct Water and Wastewater Impact Fee Capacity Analysis for Existing and Proposed Projects: FNI will analyze existing and proposed water and wastewater improvements for eligible capacity for impact fee cost recovery for ten-year projected growth.
- B9. Calculate Project Costs Eligible for Impact Fee Cost Recovery: FNI will utilize the capacity analysis and capital project costs to calculate the percentage of project cost eligible for impact fee cost recovery.
- B10. Develop Service Unit Equivalents (SUEs) for Water and Wastewater Systems: FNI will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and ten-year growth conditions.
- B11. Conservation and Reuse Credit Draft Memorandum: FNI will assist the City in developing a credit for water and wastewater impact fees for water reuse, conservation, or savings. A draft memorandum summarizing the proposed credit will be provided.
- B12. Conservation and Reuse Credit Final Memorandum: FNI will meet with the City virtually to discuss the Conservation and Reuse Credit Memorandum. City comments will be incorporated and the final memorandum will be delivered to the City.

Task C: Roadway Impact Fee Analysis and Update

- C1. Thoroughfare Plan Review: The previous Thoroughfare Plan was adopted circa 2020 and an update partially completed as part of the Comprehensive Plan update. FNI will conduct a high-level assessment of the roadway network to evaluate potential changes in roadway sizing based on changes in land use since the previous comprehensive plan. A review of the CAMPO 2050 travel forecast will also be conducted to support analyses. No intersection operational analyses will be conducted as part of this effort. Deliverables for this review will be one (1) brief technical memorandum documenting the evaluation process, an updated Thoroughfare Plan Map, and review of roadway design standards. The Thoroughfare Plan will be presented and adopted prior to Public Hearing of the impact fee program update. One (1) meeting is included in this task.
- C2. Inventory of Existing Roadways: FNI will prepare an inventory of existing roadways for each of the service areas. The existing inventory will contain the following information of collector and arterial status roadways by service area:
- Roadway segment name
 - Roadway segment limits
 - Length (in miles)
 - Number of lanes
 - Type (divided, undivided, minor arterial, major arterial, etc.)
 - Existing traffic volume (by direction during the peak hour)
 - Capacity supplied
 - Existing deficiencies (in any)
- C3. Projected Roadway Demand: The service unit equivalency table developed in supplemented with data from the land use assumptions will serve as the basis for determination of the number of new

trips that will be generated within the city over the ten-year planning period. Ten-year demands will be generated by roadway service area.

- C4. Roadway Impact Fee Capital Improvement Plan (IFCIP): FNI will review the current roadway impact fee program for definition of project retention as part of the program update. Roadway traffic data collected in Task A will be used to determine excess capacity for previously identified projects. Projects with no excess capacity will be recommended for removal from the impact fee program. City Staff will also assist to define IFCIP projects completed since the previous program update.

Based on ten-year demands, FNI will define projects for addition to the IFCIP. Newly identified projects will be defined by proposed project limits and design characteristics. Cost estimates for IFCIP additions will be developed including construction, engineering, right-of-way, and debt service. The city will provide historic unit cost data by roadway facility type at the outset of CIP costing process. The city will also provide cost data for projects identified for system recoupment. The following information will be developed:

- Roadway segment name
- Proposed project limits
- Number of lanes
- Length
- Project cost

One (1) capital improvement plan scenario is included as part of this scope. Revisions or additional scenarios will be at additional cost.

- C5. City Staff Meeting: Meet with City Staff to discuss forecasted demand by service area and potential CIP projects to address growth needs. Based on staff comment, amend impact fee CIP projects for comment by CIAC.
- C6. Preparation of Roadway Project Database: FNI will utilize the information contained in the Capital Improvement Program to develop a roadway projects database for the impact fee and proportionality systems. This database will include for each service area the following information:
- Roadway segment name
 - Roadway segment limits
 - Number of lanes
 - Length
 - Type
 - Cost
 - Number of vehicle-miles of capacity supplied
- C7. Calculation of Maximum Cost per Service Unit: Based on the information develop in previous tasks, the maximum cost per service unit will be calculated for each service area of the roadway impact fee system.
- C8. Development of Land Use Equivalency Table: FNI will prepare a listing of specific land use type (based on ITE land use categories) and develop a recommended service unit generation rate for each land use. The service unit generation rate will be based on the number of primary trips generated by the land use during the peak hour, and the average trip length of each trip. Trip

generation data will be based on published statistics contained in the ITE *Trip Generation Manual*, 11th Edition. Trip length data from the National Household Travel Survey (NHTS), travel statistics from the CAMPO regional travel demand model, or data from the Census Bureau will be used to serve as a basis for derived lengths for individual land uses.

Task D: Impact Fee Report Development and Meeting Attendance

- D1. Develop Impact Fee Report: FNI will prepare and provide one (1) electronic PDF copy of the draft Roadway, Water, and Wastewater Impact Fee Report documenting program analyses and impact fee calculations. The report will include a summary of growth projections, proposed system improvements, and maximum allowable cost per service unit calculations for each infrastructure component. Based on comments by City Staff, FNI will finalize and provide one (1) electronic PDF copy and one (1) sealed hardcopy of the final report to the City. The Final Report shall be sealed by a licensed engineer from the State of Texas.
- D2. Meet with the City Staff: FNI will meet with the City Staff three (3) times during the study. Preliminary meeting purposes include review of review of land use assumptions; identification of draft CIP projects; and draft impact fee calculations and report. Monthly teams progress meetings with staff will also be held throughout the duration of the project.
- D3. Attend Project Meetings: Meetings with City Staff, CIAC, and the City Council will be held at critical project milestones to present data and obtain project feedback. Attendance at meetings during the public hearing process will also be provided to support methodologies, findings, and recommendations of the system update. In addition to meetings with City Staff, the following meetings are programmed as part of this scope: three (3) Advisory Committee meetings, and four (4) meetings with City Council.
- D4. Impact Fee Benchmarking: FNI will develop comparison tables of impact fees of the City with area peer cities for use by the City in considering collection rates. City Staff and/or the CIAC will identify up to eight (8) area cities for the comparison. Up to three land uses for fee comparisons will be prepared (i.e., single-family residential, commercial/retail and office). FNI will prepare excel based charts depicting sample land uses.
- D5. Impact Fee Ordinance Support: The City will lead in the development of the impact fee ordinance. FNI will assist the City by in the preparation of an impact fee ordinance through provision of examples from other Texas cities. FNI will be available at the public hearings to support the City legal staff in answering questions on the impact ordinance.
- D6. Impact Fee Spreadsheet and Training: FNI will develop an impact fee calculation spreadsheet to include information from the City's two most recent impact fee ordinances.

Task E: Water, Wastewater, and Roadway Detailed Credit Calculation

Impact fee legislation dictates that a plan for awarding a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period be developed. In the alternative, a credit equal to 50% of the total projected cost of implementing the capital improvements plan may be given. To determine the appropriate credit due for facility improvements, an analysis of city

financial reports will be conducted. The results of this analysis will be an impact fee (cost per service unit) that considers this credit. The following tasks will be performed as part of this effort.

- E1. Data Collection: Meet with the City/Finance Department to discuss methodological approach and associated data needs for the analysis. Data to be obtained, at a minimum, includes the most recent adopted budget and the audited annual financial reports. No auditing will be conducted, and the credit analysis will rely on the City for the accuracy of information provided.
- E2. Review Impact Fee Capital Improvements Plan: Review the water, wastewater, and roadway impact fee capital improvements plan for cost of proposed improvements, capacity provided, and percent of CIP attributable to growth over the ten-year planning window.
- E3. Perform Credit Analysis: Perform an analysis to determine the credit based on the portion of ad valorem tax generated by the new development during the program period and long-term bond debt service related to the growth-related CIP projects. The credit will be applied to the cost of the impact fee CIP needed over the ten-year planning period. The analysis will be conducted on a service area basis.
- E4. Prepare Documentation and Present to City: Summary documentation including methodology, associated calculations and credit results will be prepared and submitted to the City for review comment. A meeting to present the results and findings of the analysis will be held with the City. Final documentation will be incorporated into the final impact fee program update report.

Meeting Summary:

- 1 x virtual kickoff meeting
- 4 x virtual City staff meetings
- 3 x in person CIAC meetings
- 3 x in person City Council meetings

Schedule:

Project will be complete within 12 months of notice to proceed.

Fee Summary

Task	Effort
Task A: Kickoff Meeting, Data Collection, and Land Use Assumptions	\$31,746
Task B: Water and Wastewater Impact Fee Analysis and Update	\$46,364
Task C: Roadway Impact Fee Analysis and Update	\$39,762
Task D: Impact Fee Report Development and Meeting Attendance	\$92,729
Task E: Water, Wastewater, and Roadway Detailed Credit Analysis	\$39,907
Total	\$250,508



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Discussion and possible future direction concerning vexatious complainants.

BACKGROUND: Several jurisdictions have already adopted language on “vexatious complainants” or similar concepts that we could use as a starting point:

- Jefferson County, Idaho – Sec. 14-35 “Vexatious complainants”
Defines a “vexatious complainant” as someone who, in a three year period, files at least three complaints that are determined to be unfounded, repeatedly re-raises matters already determined unfounded, or repeatedly submits frivolous complaints. The code then allows staff to stop investigating future complaints from that person unless the board authorizes it.
Link: Sec. 14-35. Vexatious complainants
- Kootenai County, Idaho – Sec. 8.8.606 “Vexatious Complainants”
Uses nearly identical criteria and expressly authorizes the Director to:
 1. make a written finding that a person is a vexatious complainant, and
 2. issue an order that staff will not investigate new complaints from that person without prior board approval, with an appeal process built in.Link: Ordinance 546, Section 8.8.606 Vexatious Complainants (PDF)
- City of Normandy, Missouri – Sec. 140.320 “Vexatious Complaints – Deposit Required”
Normandy’s code allows the municipal court to require a deposit or costs to be assessed against a prosecuting witness in cases of vexatious complaints. While this is in their municipal court chapter, it shows another approach to discouraging bad faith complainants.
Link: Normandy Code, Section 140.320 Vexatious Complaints

– Deposit Required

- City of Grand Blanc, Michigan – False reporting ordinance
Their Chapter 694 “Law Enforcement” includes a “False reporting” section that criminalizes intentionally false reports to law enforcement. It is a more general tool, but it is another model that treats knowingly false complaints as an offense.

Link: Grand Blanc Code, Chapter 694: Law Enforcement

- Florida statewide approach – ban on anonymous code complaints

Florida amended its local code enforcement statute so that a code inspector may not initiate enforcement based on an anonymous complaint. The complainant must provide name and address, unless there is an imminent threat to public health, safety, welfare, or sensitive resources.

Link: Fla. Stat. § 162.06(1)(b)

- Policy example on limiting complaint volume

Mendocino County recently discussed revisions to its code complaint system after being flooded with anonymous and non-code related complaints, including the idea of limiting the number of complaints one person can file per year and requiring contact information.

Link: Mendocino “Complaint Memo” (concept of limiting complaints per complainant)

- There are also municipal “Frivolous, Vexatious, or Unreasonable Complaints” policies in places like the Township of Malahide (Ontario) that give staff a structured process to designate and manage problematic complainants while still taking real issues seriously.

Possible approach for Lago Vista

If you are open to it, I would like to work with you and the City Attorney on a draft amendment to our code that would:

1. Define “vexatious complainant” along the lines of Jefferson and Kootenai Counties, for example:

Three or more unfounded complaints in a three year window, or

Repeated attempts to re-litigate a complaint already determined unfounded, or

A pattern of complaints that are frivolous or clearly intended to harass rather than address actual violations.

•

2. Authorize staff to manage future complaints from a designated vexatious complainant, such as:

Requiring City Manager or Council authorization before opening a new case from that complainant, or

Limiting the number of complaints per complainant per year, with an exception for life safety issues.

•

3. Require identification for non-emergency complaints,

modeled on Florida's statute, so that anonymous complaints are only investigated when there is an imminent threat to public health or safety.

•

4. Preserve due process and transparency, including: Written notice to the complainant and to affected property owners when a vexatious designation is made.

An appeal process to Council or an appointed hearing body to review or remove the designation after a period of good behavior.

We could initially implement this as:

- A stand-alone section in our code enforcement chapter titled "Vexatious Complainants," or
- A formal administrative policy adopted by Council that directs how staff handle patterns of abusive complaints, with the option to codify later once we see how it works in practice.

If you are comfortable with this concept, I am happy to draft some model language based on the Jefferson and Kootenai provisions and route it to you and the City Attorney for review.

Thanks for considering this. I think it would help protect both staff time and residents who are trying to be good neighbors but are caught in personal disputes that show up as repeated, unfounded code cases.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Mayor Pro-Tem Owen, City Council

SUBJECT: Discussion and possible direction regarding dissolution of the Economic Development Committee upon completion of all required Economic Development Corporation documents.

BACKGROUND: The City Council approved Ordinance No. 25-10-02-04 on October 2, 2025, establishing the Lago Vista Economic Development Corporation (LVEDC) as a Type B corporation under Chapter 505 of the Texas Local Government Code. The approved LVEDC Bylaws specify that the existing Economic Development Advisory Committee (EDAC) will cease to exist upon the Corporation's formation. This resolution formally deactivates the EDAC for administrative clarity and ensures continuity of ongoing projects under the LVEDC Board of Directors.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	February 5, 2026
SUBMITTED BY:	Mayor Pro-Tem Owen, City Council
SUBJECT:	Discussion and possible direction regarding establishment of a Utility Advisory Committee.
BACKGROUND:	The City of Lago Vista is facing complex water and wastewater infrastructure decisions involving regulatory compliance, capital reinvestment, system expansion, and long-term financial sustainability. Council has previously utilized citizen advisory committees to provide structured input on complex policy matters. This item is presented for discussion regarding the potential establishment of a Utility Advisory Committee to support Council and staff with system-level evaluation and long-range utility planning. DISCUSSION: Council may discuss the purpose, scope, structure, and advisory role of a potential Utility Advisory Committee, including how such a committee could assist with holistic review of water and wastewater capital improvement projects, technology evaluation, regulatory considerations, and financial impacts. This item is discussion-only and no formal action is required.
FINDINGS:	Council has previously established advisory committees when additional expertise or focused review would support informed decision-making. The complexity and scale of upcoming utility-related decisions warrant consideration of whether a similar advisory structure would be beneficial for Lago Vista.
FINANCIAL IMPACT:	None at this time. This item is for discussion only. Any future costs associated with establishing an advisory committee would be presented to Council for consideration at a later date.
RECOMMENDATION:	Discussion and direction to staff.
ATTACHMENTS:	2026 VIII-7_Utility_Advisory_Committee_Integrated_Proposal.pdf

Utility Advisory Committee – Proposal (For Discussion)

Purpose of Discussion

The purpose of this discussion is to consider whether the City Council should establish a Utility Advisory Committee to assist Council and staff with long-range water and wastewater planning, infrastructure reinvestment, and future-ready decision-making. The committee would be strictly advisory and structured to add clarity, transparency, and strategic perspective during a period of increasing infrastructure complexity.

Why This Committee Is Being Considered Now

Lago Vista faces aging infrastructure, regulatory pressure, major capital investment decisions, growth-related expansion, and financial constraints that benefit from system-level review.

Lago Vista is simultaneously facing:

- Aging utility infrastructure requiring repair and recapitalization
- Regulatory pressure and capacity triggers
- Significant capital investment decisions
- Growth-related expansion planning
- Increasing financial and bond-capacity constraints

These issues are interconnected and cannot be effectively evaluated one project at a time.

Role of the Utility Advisory Committee

The UAC would provide system-level analysis and recommendations, helping Council and staff evaluate utility decisions in a coordinated way.

Key areas of focus would include:

1. Holistic CIP Evaluation

- Review water and wastewater CIP projects **as an integrated system**, not isolated items
- Identify sequencing, overlap, and risk
- Highlight gaps where repairs or recapitalization are **not currently budgeted**

2. Technology & Innovation Review

- Evaluate emerging technologies and practices, including pathways from **Type 2 to Type 1 reclaimed water**
- Consider lifecycle cost, operational impact, and regulatory readiness
- Support future-proofing in a region where water is a scarce resource

3. Repair, Recapitalization, and Expansion Balance

- Assist Council in weighing:
 - Repair of existing assets
 - Recapitalization of aging infrastructure
 - Expansion to accommodate growth

- Help avoid over- or under-building by testing assumptions

4. Inflow & Infiltration (I&I) and Peak Flow Strategy

- Evaluate I&I reduction as a **cost-effective alternative or complement** to expansion
- Review data-driven approaches (condition assessments, GIS mapping, prioritization)

5. Financial & Mapping Insight

- Support Council understanding of:
 - Bond capacity impacts
 - Ratepayer implications and affordability
 - GIS-based asset visibility and decision quality

Guardrails and Governance

To ensure effectiveness and avoid role confusion, the committee would operate under clear guardrails:

- Advisory only – no operational authority
- Does not direct staff or manage projects
- UAC focuses on utility systems only
- It does not review land use, zoning or enforcement
- Does not participate in procurement decisions
- Members disclose conflicts and do not bid on City work

The committee's role is to inform, not to decide.

Structure (For Discussion Only)

- 5–7 members
- Defined scope and terms
- Possible 18–24 month pilot period

Community Expertise:

Lago Vista has residents with deep, relevant experience in:

- Water and wastewater operations
- Electrical and utility systems
- Infrastructure construction and rehabilitation
- Regulatory compliance and system history

Additional expertise (GIS, finance, bond planning) could be added to round out perspectives.

Closing

The committee would support informed, transparent, and strategic decision-making.

“Why This Committee / Why Now”

Why a Utility Advisory Committee?

Because our utility decisions are no longer simple, isolated choices.

We are making decisions that involve:

- Tens of millions of dollars
- Long-term bond capacity
- Regulatory compliance
- Water scarcity and reuse
- Aging infrastructure and growth at the same time

A Utility Advisory Committee helps Council **see the whole picture**, not just the next project.

Why Now?

Because multiple pressures are converging:

- WWTP capacity and peak-flow challenges
- Major CIP investments coming due
- Repair needs that are not always visible in the CIP
- New technologies and reuse opportunities
- Financial constraints that require careful sequencing

Waiting until we are forced into action limits options and increases cost.

What This Committee Is (and Is Not)

It IS:

- Advisory only
- Focused on analysis, evaluation, and recommendations
- A tool to improve decision quality and transparency

It is NOT:

- A replacement for staff or engineers
 - A project management body
 - A procurement or contracting authority
-

What Value Does It Add?

- Looks across **all utility projects together**
- Tests assumptions before millions are committed
- Evaluates alternatives like reuse and I&I reduction
- Helps balance repair, recapitalization, and expansion
- Provides continuity and institutional memory

Why Lago Vista Is Well-Positioned

We already have:

- A history of successful advisory committees
 - Residents with deep utility and infrastructure expertise
 - Complex decisions ahead that benefit from diverse perspectives
-

Bottom Line

A Utility Advisory Committee helps Council:

- Ask better questions
- Avoid costly missteps
- Make informed, future-focused decisions

It's a measured, responsible step during a pivotal moment for Lago Vista's water and wastewater systems.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Mayor Pro-Tem Owen, City Council

SUBJECT: Discussion and workshop regarding policy considerations related to e-bike usage, enforcement, and public safety.

BACKGROUND: Electric bicycles (“e-bikes”) and other electric rideable devices are increasingly used throughout Lago Vista for recreation and transportation. As usage has increased, questions have arisen regarding where these devices may legally operate, how they interact with pedestrians and vehicles, and how education, design, and enforcement can best support community safety. During the January 6, 2026 City Council meeting, a resident requested that Council consider a future agenda item focused on proactive safety measures, education, and thoughtful design related to e-bike and similar device usage. That input emphasized Lago Vista’s outdoor lifestyle and the importance of maintaining safety for residents of all ages. Related perspectives have also been raised through advisory and community conversations, including economic development discussions that touch on visitor experience, walkability, and overall quality of life. These considerations help frame the topic as both a public safety and community experience issue.

FINDINGS: The purpose of this workshop is to provide Council an opportunity to discuss policy considerations related to e-bike usage and safety, to review applicable legal frameworks at a high level, and to consider education or operational approaches used by other communities. No action is requested at this time.

FINANCIAL IMPACT: None. This item is a discussion and workshop only. Any potential costs associated with education, signage, or enforcement would be brought forward separately if directed.

ATTACHMENTS:
[20260205_LV_Info_Sheet_Ebike_Workshop_Standard_Format.pdf](#)
[BICYCLES, ELECTRIC BICYCLES, MOTOR-ASSISTED SCOOTERS AND SHARED MOBILITY DEVICES.pdf](#)

VIII.8 E-Bike Safety & Policy Workshop – Information Sheet

WHY THIS ITEM IS BEFORE COUNCIL

Lago Vista is experiencing increased use of electric bicycles and similar devices by residents and visitors. Council is holding this workshop to explore how education, design, and enforcement can work together to support safe use of public spaces while preserving the outdoor character valued by the community.

COMMUNITY INPUT

During the January 6, 2026 City Council meeting, a resident encouraged Council to take a proactive and education-focused approach to safety, particularly in light of increased youth usage of electric devices. The comment emphasized shared responsibility and community values.

“By approaching safety as a shared community value, we can protect residents, reduce conflict, and preserve the outdoor way of life that makes our city special.”

EDAC & COMMUNITY EXPERIENCE CONTEXT

In broader community and advisory discussions, including economic development conversations, themes such as outdoor lifestyle, visitor experience, and safe mobility have been raised as important to Lago Vista’s quality of life. While this workshop is not an economic development action item, these perspectives help inform how safety, usability of public spaces, and community character intersect.

PEER CITY REFERENCE

As part of preliminary research, staff identified a public education video released by the Round Rock Police Department explaining e-bike legality and operational expectations. This resource provides an example of how another Texas city communicates rules and safety expectations in a clear, accessible manner and may serve as a reference point for Lago Vista’s own outreach efforts.

WHAT COUNCIL MAY DISCUSS

- Public education and communication tools
- Clarifying where e-bikes may operate
- Design considerations such as signage or visibility improvements
- Enforcement approaches that emphasize safety and consistency

NEXT STEPS (IF DIRECTED)

Council may direct staff to return with education materials, signage concepts, or policy options consistent with state law and community priorities.

1. Review existing City Code provisions related to bicycles, sidewalks, parks, and trails
2. Return with education-only recommendations, signage concepts, or ordinance options consistent with Texas law
3. Propose a coordinated public safety and outreach strategy

Attachment A

Texas Transportation Code — Electric Bicycle (E-Bike) Statutory Overview

Purpose of Attachment

This attachment is provided for **reference only** in support of the February 5, 2026 City Council workshop discussion regarding e-bike usage, enforcement, and public safety. It summarizes relevant provisions of the **Texas Transportation Code** related to electric bicycles and local regulatory authority.

1. Definition of Electric Bicycle (Texas Transportation Code)

Texas law defines an “**electric bicycle**” as a bicycle that:

- Is designed to be propelled by an electric motor, exclusively or in combination with human power;
- Cannot attain a speed of more than **20 miles per hour** without the application of human power; and
- Does not exceed **750 watts** of motor power.

Source:

Texas Transportation Code, §551.001

 <https://statutes.capitol.texas.gov/Docs/TN/htm/TN.551.htm>

2. Electric Bicycle Classification System

Texas adopts a three-class system for electric bicycles:

Class 1

- Motor provides assistance only when the rider is pedaling
- Assistance stops at **20 mph**

Class 2

- Motor may be used exclusively to propel the bicycle (throttle)
- Assistance stops at **20 mph**

Class 3

- Motor provides assistance only when the rider is pedaling
- Assistance stops at **28 mph**
- Rider must be **at least 15 years old**

Source:

Texas Transportation Code, §551.106

 <https://statutes.capitol.texas.gov/Docs/TN/htm/TN.551.htm#551.106>

3. Where Electric Bicycles May Operate

Under Texas law:

- An electric bicycle is generally allowed to operate **where a non-electric bicycle is permitted**, unless otherwise restricted by a local authority.

- Local governments may regulate the operation of e-bikes **by ordinance** in certain locations, including sidewalks, paths, or trails, subject to statutory limitations.
- Electric bicycles may be prohibited on **natural-surface trails** designated for non-motorized use.

Source:

Texas Transportation Code, §§551.106, 551.107

 <https://statutes.capitol.texas.gov/Docs/TN/htm/TN.551.htm>

4. Local Authority Regulatory Authority

Texas law provides that a **local authority** may:

- Adopt ordinances regulating the operation of electric bicycles in specific areas
- Impose restrictions related to safety, signage, or designated use areas
- Enforce regulations consistent with state law

However, a local authority **may not**:

- Prohibit the operation of an electric bicycle in a location where bicycles are allowed, **unless an exception applies under statute**

This framework emphasizes **consistency with state law** while allowing local discretion for safety and community context.

Source:

Texas Transportation Code, §551.107

 <https://statutes.capitol.texas.gov/Docs/TN/htm/TN.551.htm#551.107>

5. Distinction from Other Motorized Devices

Devices such as electric dirt bikes, mini-bikes, or motorized scooters that:

- Lack operable pedals, or
- Exceed statutory power or speed limits

do not qualify as electric bicycles under Texas law and may be regulated differently.

This distinction is often relevant for enforcement and public education.

Source:

Texas Transportation Code, Chapter 551

 <https://statutes.capitol.texas.gov/?link=TN>

6. Applicability to Workshop Discussion

These statutes provide the legal framework for Council's workshop discussion regarding:

- Public education and clarity
- Enforcement consistency
- Safety expectations in shared spaces
- Potential policy or signage considerations

No action is requested as part of this attachment.

EXAMPLES:

Highland Park, TX — Local E-Bike Ordinance

The Town of Highland Park (Dallas area) adopted an **e-bike ordinance effective January 1, 2025** that goes beyond state law by requiring:

- Operators to have a **valid driver's license**
- A **city-issued e-bike permit**
- Compliance with equipment standards (lights, brakes, reflectors)
- Helmet requirements for operators under age 21

This ordinance is specifically titled and posted by the town as its e-bike regulation.

Key ordinance highlights (summary):

- E-bike defined per state statute / • Permit required (inspection by Highland Park DPS)
- Minimum equipment and safety requirements
- Helmet mandate for riders under 21

Full ordinance details available at: <https://www.hptx.org/1000/E---Bike-Information>

Leander, TX — Local Classification & Enforcement

The City of Leander has a **local webpage outlining e-bikes, motorbikes, and golf carts** that includes local prohibition language for electric/gas motor bikes (e.g., pocket bikes) and clarifies that e-bikes are recognized under Texas law. While not a comprehensive stand-alone ordinance text, the City's code page shows how the municipality interprets and enforces rules locally.

Key points from Leander:

- Motor bikes (including pocket bikes) are illegal on public streets, sidewalks, and highways
- E-bike classes defined consistent with Texas law
- Violation penalties for unauthorized devices

See local e-bike policy overview: <https://www.leandertx.gov/985/E-Bikes-Motor-Bikes-Golf-Carts>

Celina, TX — Local Guidelines

The City of Celina also maintains a **local e-bike information page** that clarifies where e-bikes may be ridden, how they must comply with state bicycle laws, and provides additional local context for riding rules. This suggests a local ordinance or regulatory framework is in place or interpreted by the city.

Celina e-bike reference includes:

- Allowed street use parameters / • Sidewalk and path considerations
- Helmet recommendations and local safety context

City guidance page: <https://www.celina-tx.gov/1948/E-Bikes>

Other Texas Local Regulatory Examples

While not always consolidated into a single e-bike ordinance, some cities address micromobility devices in their codes:

- **Burleson, TX:** Has a local policy restricting certain devices on sidewalks in specific districts.
- **Colleyville, TX:** Adopted local limits on e-bike and e-scooter speeds on sidewalks/trails and age/helmet rules.
- **Austin, TX:** Has historically banned certain devices like e-scooters in parks and specific trails (e.g., Butler Trail), which reflects local regulatory action related to micromobility use.

ARTICLE 12.09
BICYCLES, ELECTRIC BICYCLES, MOTOR-ASSISTED SCOOTERS AND
SHARED MOBILITY DEVICES

§ 12.09.001. Applicability of traffic regulations to riders.

Any person riding a bicycle or electric bicycle upon a public right-of-way shall be granted all the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by this chapter, except as to special regulations prescribed in this article and except as to those provisions of laws and ordinances which, by their nature, can have no application.

(Ordinance 2042 adopted 9/10/18)

§ 12.09.002. Motor-assisted scooters.

No person may operate a motor-assisted scooter upon any public area or public right-of-way within the corporate limits of the Town.

(Ordinance 2042 adopted 9/10/18)

§ 12.09.003. Riders to obey traffic-control devices.

- (a) Any person riding a bicycle or electric bicycle within the Town shall obey the instruction of official traffic-control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a Police Officer.
- (b) Upon dismounting a bicycle or electric bicycle, such person shall be considered a pedestrian, and shall obey all regulations applicable to pedestrians.

(Ordinance 2042 adopted 9/10/18)

§ 12.09.004. Speed.

No person shall ride a bicycle or electric bicycle at a speed that is greater than is reasonable and prudent under the conditions then existing, and in no event shall a person ride a bicycle or electric bicycle at a speed greater than thirty (30) miles per hour.

(Ordinance 2042 adopted 9/10/18; Ordinance 2138 adopted 10/15/2024)

§ 12.09.005. Riders to yield right-of-way in certain cases.

Any person riding a bicycle or electric bicycle shall yield the right-of-way in the following circumstances:

- (1) When a pedestrian is crossing or about to cross a street;
- (2) When a pedestrian is in a crosswalk or in an intersection when the signal light changes;
- (3) When a vehicle is stopped to yield the right-of-way to a pedestrian; or
- (4) When traffic is so close as to be a hazard.

(Ordinance 2042 adopted 9/10/18)

§ 12.09.006. Riding on sidewalk.

- (a) No person shall ride a bicycle upon the sidewalk in any commercial or business district of the Town. Whenever a person is riding a bicycle upon a sidewalk, such person shall yield the right-of-way to any pedestrian.
- (b) No person shall ride an electric bicycle upon the sidewalk in any part of the Town.
(Ordinance 2042 adopted 9/10/18; Ordinance 2138 adopted 10/15/2024)

§ 12.09.007. Parking.

- (a) Definitions. The following words and phrases in this section shall have the meanings set forth below, unless the context clearly requires otherwise:

Abandon. Leaving a bicycle, electric bicycle, motor-assisted scooter, or shared mobility device unattended for such time and under such circumstances as to cause a person to reasonably believe it has been abandoned.

Operator. A corporation, firm, joint venture, limited liability company, partnership, person, or other organized entity that operates a shared mobility device, whether for profit or not for profit.

Public area. Any outdoor area that is open to the public for public use, whether owned or operated by the Town or a private party.

Public right-of-way. Any public alley, parkway, public transportation path, roadway, alleyway, easement, sidewalk, or street that is owned, granted by easement, operated, or controlled by the Town.

User. A person who rents and uses a shared mobility device from an operator.

- (b) No person shall park, or otherwise abandon, a bicycle, electric bicycle, motor-assisted scooter or shared mobility device in a public area or on a public right-of-way, or in such a manner as to impede access or ingress to, egress from, or use of, a public area or public right-of-way. This provision shall apply to owners, users and/or operators of such personal transportation devices.
- (c) Owners, users and/or operators of bicycles, electric bicycles, motor-assisted scooters or shared mobility devices, shall be responsible at all times, for the duty, care, and use of the bicycle, electric bicycle, motor-assisted scooter or shared mobility device in compliance with Town rules and regulations, including but not limited to the parking provisions contained herein.
- (d) No person shall place a bicycle, electric bicycle, motor-assisted scooter or shared mobility device in a public area or on a public right-of-way for the purpose of:
 - (1) Displaying the bicycle, electric bicycle, motor-assisted scooter or shared mobility device for rent; or
 - (2) Displaying advertising from the bicycle, electric bicycle, motor-assisted scooter or shared mobility device.

- (e) A bicycle, electric bicycle, motor-assisted scooter or shared mobility device found in violation of this section may be immediately impounded by the Town.
- (f) Authority. Except as otherwise provided in this section, the Director of Public Safety has broad authority to implement, administer and enforce this section, including adopting administrative regulations to implement the provisions of this section, including but not limited to the timely removal of hazards caused by a bicycle, electric bicycle, motor-assisted scooter or shared mobility device, parked or abandoned on, or impeding access or ingress to, egress from, or use of a public area or a public right-of-way.
- (g) Impoundment fine. If a bicycle, electric bicycle, motor-assisted scooter or shared mobility device is impounded pursuant to the provisions of this section, the owner and/or operator shall be subject to an impoundment fine as described below.
 - (1) For a first impoundment, the owner and/or operator shall be subject to an impoundment fine of \$30.00 per personal transportation device. The impoundment fine shall be assessed against and collected from the owner and/or operator as a condition for redemption.
 - (2) For a second impoundment by the same owner and/or operator, the owner and/or operator shall be subject to an impoundment fine of \$50.00 per personal transportation device. The impoundment fine shall be assessed against and collected from the owner and/or operator as a condition for redemption.
 - (3) For a third impoundment by the same owner and/or operator, the owner and/or operator shall be subject to an impoundment fine of \$75.00 per personal transportation device. The impoundment fine shall be assessed against and collected from the owner and/or operator as a condition for redemption.
 - (4) For a fourth or more impoundment by the same owner and/or operator, the owner and/or operator shall be subject to an impoundment fine of \$100.00 per personal transportation device. The impoundment fine shall be assessed against and collected from the owner and/or operator as a condition for redemption.
 - (5) The Director of Public Safety may reduce such impoundment fines upon the owner and/or operator demonstrating good cause.
- (h) Daily storage fees. In addition to all applicable impoundment fines, an owner and/or operator shall also be subject to a \$10.00 daily storage fee per personal transportation device, per day to cover all reasonably necessary costs of towing, storage, and all related clerical and administrative expenses incurred by the Town.
- (i) Disposition.
 - (1) Upon impoundment, the Town shall notify the owner and/or operator, if known or clearly ascertainable based upon external markings, via electronic mail (email) or U.S. Postal Service with notice of such impoundment. If the owner and/or operator, or his or her agent, fails to redeem the bicycle, electric bicycle, motor-assisted scooter or shared mobility device within fifteen (15) calendar days of the Town sending a notice of impoundment, the Town may proceed to dispose of the bicycle,

electric bicycle, motor-assisted scooter or shared mobility device in a manner consistent with State law. The Town may decide the manner of disposal in its sole discretion, including but not limited to public auction, sealed bids, donation or destruction.

- (2) If an impounded bicycle, electric bicycle, motor-assisted scooter or shared mobility device is sold via sealed bid or at public auction, the owner and/or operator of a bicycle, electric bicycle, motor-assisted scooter or shared mobility device at the time of impoundment shall be required to pay all incurred impoundment fines and daily storage fees for such bicycle, electric bicycle, motor-assisted scooter or shared mobility device prior to being awarded a sealed or public auction bid.

(Ordinance 2042 adopted 9/10/18)

§ 12.09.008. Permitting violations by children.

The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this article.

(1971 Code, sec. 15-228)

§ 12.09.009. Operation of electric bicycles (E-bikes) on public streets.

(a) Definitions.

Driver's license Means an authorization issued by a State for the operation of a motor vehicle. This term includes: (1) a temporary license; and (2) an occupational license. This DOES NOT include an instruction/learner's permit.

E-bike Any bicycle that is assisted in movement by an electrical motor. Class 1, class 2, and class 3 E-bikes are defined in chapter 664 of the Texas Transportation Code.

Operator Means the person driving/riding and having physical control over the E-bike.

Permit Means a certificate/decal of authorization issued to the applicant/operator by the Town's department of public safety authorizing the operation of the E-bike.

Permit holder Means the person to whom the E-bike permit has been issued.

Portable electronic device Means a handheld electronic device including, but not limited to, mobile telephone, personal digital assistant, MP3 or other music player, electronic reading device, laptop computer, pager, broadband personal communication device, global positioning or navigation system, electronic game device, or portable computing device.

Public street Means a publicly owned or dedicated road, street, drive, or other right-of-way for the use of vehicles within the territorial limits of the Town.

Traffic way Is any land way open to the public as a matter of right or custom for moving persons or property from one place to another. The traffic way includes all property, both improved and unimproved, between the property lines of a roadway system.

- (b) E-bikes permitted and restricted. A person may operate an E-bike on a public street, parking area, and/or traffic way if the person obtains a permit and meets the following

requirements:

- (1) The operator has a valid driver's license;
 - (2) The operator complies with all applicable federal, state, and local laws and ordinances;
 - (3) Permanent manufacturer's label that includes the class, top speed, and motor wattage of the E-bike;
 - (4) Class 3 E-bikes shall be equipped with a speedometer;
 - (5) The E-bike has the following equipment, which must continuously remain in good working and operational order:
 - (A) One (1) operable lamp on the front of the E-bike that emits a white light visible from a distance of at least 500 feet in the front;
 - (B) One (1) operable lamp on the rear of the E-bike that emits a red light visible from a distance of at least 500 feet to the rear;
 - (C) Operable front and rear braking system that is capable of making a braked wheel skid on dry, level, clean pavement;
 - (D) At least two (2) side reflectors, one (1) visible from the right, and one (1) visible from the left;
 - (E) No alterations or modifications made that would place the E-bike outside of specifications set forth in the Texas Transportation Code;
 - (F) A Town issued emblem affixed to the left-hand side of the frame.
- (c) Additional operational regulations for all E-bikes.
- (1) E-bikes shall not be operated on any sidewalk, pedestrian walkway, jogging path, park trail, or any location normally used for pedestrian traffic and not open to motor vehicles;
 - (2) All E-bikes are entitled to full use of a lane of traffic on public streets, parking areas, and traffic ways in the Town, and no motor vehicle shall be driven in a manner as to deprive an E-bike the full use of the lane;
 - (3) The operator shall not overtake and pass a vehicle in the same lane occupied by the vehicle being overtaken;
 - (4) The operator shall not operate the E-bike between lanes of traffic or between adjacent lines or rows of vehicles;
 - (5) The number of riders on an E-bike shall be limited to the number of persons for whom factory seating is installed for and provided on the E-bike;
 - (6) E-bikes may not be used for the purpose of towing another individual on roller skates/blades, a skateboard, or any other bicycle.

- (7) A person may not use a portable electronic device while operating an E-bike.
- (8) Any person under the age of twenty-one (21) years must wear a helmet.
- (d) Permit required.
 - (1) No person shall operate, cause to be operated, or allow the operation of an E-bike on any authorized public street, parking area, or traffic way unless a valid permit has been issued by the Town;
 - (2) Application for a permit authorizing the operation of an E-bike shall be made in person by the aspiring operator of said E-bike. Such application shall be made in writing to the Town department of public safety on the designated E-bike permitting form. On such application shall be set forth the following:
 - (A) The name, address, telephone number, and state driver's license number of the aspiring E-bike operator;
 - (B) The street address where the E-bike will be kept, including the particular suite or apartment number, if applicable;
 - (C) The year, make, model, color, and serial number or identification number of the E-bike;
 - (D) The person(s), designated by the Director of Public Safety, that inspected the E-bike, including certification on the application by said inspector that the E-bike complies with the requirements of this section before the issuance of a permit;
 - (3) Application for a permit and E-bike inspection can be completed at the Town Department of Public Safety lobby on any normal business day from the hours of 7:30 a.m. to 4:30 p.m. by the Director of Public Safety, or his designee.
 - (4) The permit/emblem shall be permanently affixed on the left side of the E-bike frame, by the inspector, in such a manner that is clearly visible. The permit/emblem must not be damaged, altered, obstructed, or otherwise made illegible;
 - (5) The permit/emblem shall only be placed upon the E-bike for which it was issued;
 - (6) A permit issued to an E-bike shall become invalid if the E-bike is altered in a manner that fails to comply with any requirement of this section;
 - (7) Permits/emblems are valid until the ownership transfers;
 - (8) The permit holder shall notify the Town's Department of Public Safety within ten (10) business days should the E-bike transfer ownership or the address of the normal storage location changes;
 - (9) Lost or stolen permits/emblems are the responsibility of the owner. A police report must be filed in the event of a lost or stolen permit/emblem. If no record of previous application for permit can be found, the Department of Public Safety may direct the reporting party to reapply before a replacement permit/emblem is issued;

- (10) Any person who operates an E-bike and fails to comply with this section will be subject to all applicable state laws, in addition to being in violation of this ordinance;
 - (11) A permit may be revoked at any time by the Town's Director of Public Safety, or his designee, if there is any evidence that the permit holder cannot safely operate the E-bike on any authorized public street, parking area, and traffic way of the Town in compliance with this section.
- (Ordinance 2138 adopted 10/15/2024)



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Mayor Pro-Tem Owen, City Council

SUBJECT: Discussion and Workshop Regarding the Feasibility and Policy Considerations of Creating an Ombudsman-Style Function (position) to Address Citizen Concerns and Complaints.

BACKGROUND: Summary: This agenda item provides an opportunity for Council to discuss the feasibility, benefits, and potential implementation of an in-house, informal ombudsman-style function—through mediation-trained staff—as a proactive approach to addressing resident concerns and fostering constructive dialogue.

This approach supports a “Path 1” implementation: a low-cost, scalable option that builds on existing training budgets and staff interest without establishing a formal Ombudsman position. It would also complement the City’s existing “Good Neighbor Program.”

Proposal Includes: 1. Training a small number of staff (2–4) in a 40-hour certified mediation course to serve as internal mediators. 2. Offering an informal mediation or resolution service for resident disputes and service concerns. 3. Removing the current requirement that employees use vacation time for such training when supported by department heads and budgets. 4. Developing intake and referral processes aligned with ethics policies and personnel protections.

Background & Rationale: - In Texas, the City of Houston operates a Citizen and Employee Mediation Program under its police department. The program offers voluntary, confidential mediation sessions between residents and city employees, helping to resolve concerns early without escalation. This real-world municipal model demonstrates the viability and public service value of city-based alternative dispute resolution (ADR). - Mayor Saum has proposed a similar framework as part of the City’s “Good Neighbor Program,” drawing on examples from other cities such as Encinitas, CA, which adopted a voluntary mediation program for neighbor disputes,

land use concerns, and interpersonal conflicts. - Four city staff members previously expressed interest in mediation training but were discouraged by vacation time policy. - City departments already have line items for staff education and training. - This program would serve as an early, voluntary step in conflict de-escalation—not a replacement for ethics, HR, or legal complaint channels.

Legal & Policy Considerations: - This model does not create a new position or investigatory authority. - It complies with Texas Government Code 614 and the City's Ethics Policy. - It is consistent with early-resolution frameworks used in Texas and nationally.

Options for Council Consideration: 1. Direct the City Manager to identify 2–4 staff members to attend mediation training in 2026 (beginning with February session). 2. Remove the vacation time requirement for employees attending approved training programs. 3. Encourage department heads to allocate training budget for this purpose. 4. Return at a future meeting with a proposed intake/referral process and documentation templates.

FINANCIAL IMPACT:

Financial Impact: - \$950 per participant for 40-hour certified mediation training. - Minimal to no new budget needed if funded through existing department training lines.

RECOMMENDATION:

Discussion and, if desired, direction to City Manager to coordinate 2026 mediation training for identified staff, and develop a pilot implementation framework for an in-house community resolution service aligned with the “Good Neighbor” model.

ATTACHMENTS:

[Ombudsman_Mediation_Program_2026_FAQ.pdf](#)

Good Neighbor Mediation Program – Resident FAQ

What is this program? The City of Lago Vista is exploring a mediation-based service where trained, neutral staff members assist residents in resolving non-emergency disputes or city service concerns before they escalate. This service will offer a constructive, voluntary pathway for community problem-solving.

Is this like filing a formal complaint? No. This program offers an informal, non-investigative option. Residents would still retain the ability to file formal complaints or appeals through the Ethics Policy, Human Resources, or legal channels if appropriate.

What kinds of concerns can be brought forward? Examples may include neighbor disputes (such as trees, fences, or noise), miscommunication with a city department, or low-level service frustrations that could benefit from conversation or facilitated resolution.

What happens once a concern is submitted? Residents may be offered the opportunity to participate in a voluntary, confidential session with a trained staff mediator. The goal is to clarify the issue and reach a mutually acceptable resolution or referral.

Will this be kept private? Yes. The program is based on principles of neutrality and confidentiality. While individual sessions will remain private, aggregated feedback or common concerns may be summarized for process improvements.

Is this adversarial or punitive? No. Mediation is not about punishment. It is a dialogue-based, supportive service focused on communication, understanding, and practical resolution.

Is this kind of program used anywhere else? Yes. Cities across the U.S. have implemented similar services. In Texas, the City of Houston operates a Citizen and Employee Mediation Program to help residents and employees resolve concerns constructively. The City of Encinitas, CA has also offered voluntary mediation for neighbor and land use disputes.

How does this relate to the Good Neighbor Program? This mediation service complements the [City's Good Neighbor Program](#) by providing an optional next step for residents who want to resolve issues with respect and collaboration.

Who will run the mediation sessions? Selected staff from City departments will receive a 40-hour basic mediation training certification and may serve as internal mediators alongside their regular roles. Participation is voluntary for both staff and residents.

How can I access the service? Once launched, the City will provide a simple intake form and contact information on the website. In the meantime, residents may contact the City Manager's Office or their Council liaison for more information.

Dispute Resolution Center of Austin

40-Hour Basic Mediation Training

February 19, 20, 21, 27, 28, 2025

Live & Interactive via Zoom



The 40-Hour Basic Mediation Training is a 5-day (8:30 am – 5:30 pm) training offered to the general public several times each year. This training is completely online and interactive and is designed to give individuals the skills and credentials they need to serve as a mediator in the State of Texas. The training focuses on the community-based mediation model. Individuals actively participate in practice mediation following each lecture session, and certificates are provided to participants upon completion of the training.

HR Professionals
This program is valid for 40 PDCs toward SHRM-CP and SHRM-SCP recertification.

Texas Attorneys
This training is approved for MCLE hours, including ethics hours.

Meet Your Trainer



Diane M. Harvey, LCSW, TMCA Credentialed Advanced Mediator, is a Clinical Social Worker and Mediator, maintaining a private therapy practice since 1994 and adding mediation to her practice in 1999. Since then, she mediates at the Austin Dispute Resolution Center (DRC) and has served as a coach in their mediation trainings for many years. She is a past board member (past president) of the Austin Mediators Association, a past board member of the Texas Mediators Credentialing Association (TMCA) and the Texas Association of Mediators (TAM – Past President). Diane is a co-founder of The Center for Integrated Divorce, a program designed to assist couples committed to a non-adversarial process.

Diane holds an MSW from Fordham University. As a social worker, she worked with people in a wide variety of settings including a 10-year career in the New York State mental health system, concurrent with years of union leadership. It was her union work that piqued an interest in mediation. In 1993 she moved to Texas and headed the social services department at a private psychiatric hospital. She is a frequent speaker and workshop leader for a variety of local, statewide, and national groups, focusing primarily on conflict resolution, mediation, communication, and mental health issues. Diane was honored by the National Association of Social Workers – Texas Capital Branch as 2014 Social Worker of the Year.

Cost: \$950
Register at www.AustinDRC.org or call 512-371-0033 for purchase orders or checks.

About the course

The 40-Hour Basic Mediation Course is a 5-day (8:30 am – 5:30 pm) training offered to the general public three times each year. The training focuses on the community-based mediation model. Currently, these trainings are held entirely online, but require participants to remain live and interactive. This course is designed to give individuals the skills and credentials they need to serve as a mediator in the State of Texas. Individuals actively participate in practice mediation following each lecture session, and certificates are provided to participants upon completion of the course.

Upcoming Training Dates:

- February 18, 19, 20, 24, 25, 2026
- June 10, 11, 12, 16, 17, 2026
- October: 14, 15, 16, 20, 21, 2026



City of Lago Vista – Informal Ombudsman-Style Function

(Non-Investigatory Mediation-Based Model)

1. Purpose & Philosophy

Provide a voluntary, low-barrier option for residents to resolve non-emergency concerns, miscommunications, or service-related frustrations through early, constructive dialogue. Promote civility, trust, and accountability without legal, punitive, or adversarial processes. Serve as a complement to — not a replacement for — formal complaint channels such as HR, Ethics Policy, or TOMA.

2. Scope of Issues Addressed

Appropriate for:

- - Neighbor-to-neighbor disputes (e.g., fences, noise, trees, views)
- Service delivery concerns (e.g., miscommunication, delays, unclear process)
- Code enforcement perception issues (tone, clarity, confusion — not misconduct)
- Staff-citizen interactions where parties seek closure, clarity, or repair

Not appropriate for:

- - Allegations of criminal behavior or discrimination
- Formal personnel or HR matters
- Ethics violations or TOMA-related disputes

3. Structure

- Not a standing committee
- Implemented via trained City staff across departments (initially 2–4)
- Staff attend a certified 40-hour mediation training
- Participation by both residents and staff is strictly voluntary
- Referrals may come from:
 - Resident self-submission (online form or phone)
 - Department directors
 - Code enforcement or City Hall front desk
 - Councilmembers (informal referral)

4. Process Flow

1. Submission: Concern submitted via intake form or direct contact.
2. Screening: Basic screening by City Manager's Office or designated coordinator to determine suitability.
3. Voluntary Mediation: Parties invited to participate in a confidential, facilitated dialogue with trained staff.

4. Resolution or Referral:

- Parties may resolve informally
- May refer to another department or formal process if outside scope
- No binding outcome or formal ruling

5. Confidentiality & Records

- Mediation sessions are confidential and informal.
- A log of cases is maintained for tracking purposes (date, topic, outcome type).
- Identifying information is not reported to Council unless explicitly requested by participants.
- Aggregate trends may be summarized annually to identify training or process improvement opportunities.

6. Training & Budget

- Estimated cost: ~\$950 per employee for 40-hour mediation training
- Funded via existing department training line items
- Participation encouraged but not mandated
- Remove requirement to use personal leave for certification

7. Alignment With Existing Programs

- Directly complements the Good Neighbor Program
- Mirrors successful models in:
 - City of Houston (Citizen and Employee Mediation Program)
 - City of Encinitas (Mediation for neighbor and land use disputes)

8. Evaluation & Reporting

- Program reviewed annually by City Manager
- Optional summary memo to Council:
 - Number of cases
 - Types of issues (anonymized)
 - Participant satisfaction (optional post-session survey)
- Can be expanded or formalized (e.g., CSAC – Community Standards and Accountability Committee) based on need and success