



AGENDA
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
JUNE 18, 2026 AT 2:00 PM

REGULAR SESSION WILL RECONVENE AT 4:00PM
AMENDED AGENDA

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. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE, AND SECTION 551.074, DELIBERATION REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.
 - A. Receipt of legal advice from City Attorney regarding legal questions related to Charter and interpretation thereof.
 - B. Deliberation regarding respective duties and role of city manager, appointed members, and council regarding city personnel.

2. Deliberation regarding the purchase, exchange, lease, or value of real property pursuant to Texas Government Code § 551.072, and consultation with the City Attorney regarding legal issues related to the same pursuant to Texas Government Code § 551.071. Consult with City Attorney concerning the purchase of property Pursuant to Texas Government Code Section 551.072.
3. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.
4. Consultation with City Attorney pursuant to Texas Government Code Section 551.071 to discuss and receive legal advice regarding the Airport Maintenance Agreement.

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. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071, PRIVATE CONSULTATION WITH ITS ATTORNEY TO SEEK ADVICE ABOUT LEGAL MATTERS SUBJECT TO ATTORNEY/CLIENT PRIVILEGE, AND SECTION 551.074, DELIBERATION REGARDING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE.
 - A. Receipt of legal advice from City Attorney regarding legal questions related to Charter and interpretation thereof.
 - B. Deliberation regarding respective duties and role of city manager, appointed members, and council regarding city personnel.
2. Deliberation regarding the purchase, exchange, lease, or value of real property pursuant to Texas Government Code § 551.072, and consultation with the City Attorney regarding legal issues related to the same pursuant to Texas Government Code § 551.071. Consult with City Attorney concerning the purchase of property Pursuant to Texas Government Code Section 551.072.
3. Consultation with City Attorney pursuant to Texas Government Code § 551.071 regarding legal issues related to one or more items listed on this agenda, where confidential attorney-client advice is necessary.
4. Consultation with City Attorney pursuant to Texas Government Code Section 551.071 to discuss and receive legal advice regarding the Airport Maintenance 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 4:00 p.m.

[Citizen Participation Registration Form](#)

VII. PRESENTATIONS & PROCLAMATIONS

1. Mayor for the Day / Youth Report.

VIII. PUBLIC HEARING AND POSSIBLE ACTION

1. Conduct a public hearing, receive public comment, discuss, consider, and take possible action regarding voluntary annexation; Ordinance Number 26-06-18-01; An Ordinance Of The City Council Of The City Of Lago Vista, Texas, Annexing Approximately 4.949 Acres Of Land Located At 7301 Lohman Ford Road, Legally Described As Lot 27, Travis Hollow, Section Two, As Recorded In Volume 78, Page 398 Of The Plat Records Of Travis County, Texas, Into The Corporate Limits Of The City Of Lago Vista, Texas; Approving The Municipal Service Plan; Extending The Boundary Limits Of The City; Providing Findings Of Fact; Providing For Incorporation Into The Official City Boundary Map; Providing A Severability Clause; Providing A Repealer Clause; Providing For Publication; And Establishing An Effective Date.
2. Conduct a public hearing, receive public comment, discuss, consider, and take possible action for the rezoning of approximately 4.94 Acres located at 7301 Lohman Ford Rd. from TR-1 to C2; Ordinance Number 26-06-18-03, An Ordinance Of The City Council Of The City Of Lago Vista, Texas, Amending The Official Zoning Map Of The City Of Lago Vista By Rezoning Approximately 4.949 Acres Of Land Located At 7301 Lohman Ford Road, Legally Described As Approximately 4.94 Acres Of Lot 27, Travis Hollow, Section Two, As Recorded In Volume 78, Page 398, From Etj (Extraterritorial Jurisdiction) To C-2 (General Commercial/Retail); Providing Findings Of Fact; Providing For Incorporation Into The Official Zoning Map; Providing A Severability Clause; Providing A Repealer Clause; Providing For Publication; And Establishing An Effective Date.
[26-2964-R-REZ]
3. Public hearing, discussion, consideration and possible action regarding Ordinance No. 26-06-18-02 regarding an amendment to the City's Water Conversation Plan to reflect 2024 data, as required by the Texas Water Development Board (TWDB). No major changes are proposed at this time, as the plan will need to be fully updated in 2029.

IX. ACTION ITEMS

1. Consider, discuss, and take action regarding application for the use of Hot Funds by Oak Ridge Archery.

2. Consider, discuss, and take action on Resolution No. 26-2212; approve a resolution authorizing the Texas Department of Transportation (TxDOT) Aviation Division to act as the City's agent for the design and reconstruction of Runway 15/33 and airfield electrical replacement improvements at Rusty Allen Airport.
3. Consider, discuss, and take action regarding appointment of a City Council member to fill the vacancy on the Development and Building Support Subcommittee established under Resolution No.'s 25-2137 and 25-2145.
4. Consider, discuss, and take action regarding the creation and appointment of members to a Public Safety Committee.
5. Approve the minutes of the May 28, 2026 City Council Workshop.

X. WORK SESSION

1. Lake Travis Research, Resilience, and Ecological Tourism Initiative Discussion.
2. Veteran Support Initiatives, Resource Fair and Potential Veterans Appreciation Month.
3. Discussion regarding the Bunker Bar & Grill lease agreement.
4. Budget Discussion: Including information on City office facility updates and IT updates.
5. Discussion regarding grant opportunities identified in the City grant strategy report, including Council information needs, potential project implications, and consideration of future grant resolutions required for grant application submittals.
6. Discussion regarding the Rules of Procedure and agenda preparation/formatting practices.

XI. ITEMS OF COMMUNITY INTEREST

XII. STAFF AND COUNCIL LIAISON REPORTS

- A. Routine Reports from City Staff.
- B. Routine Reports from City Council Board/Commission/Committee Liaisons.
- C. Request for future agenda items.

XIII. 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 12:00 pm on the 12th day of June 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.

[2025-2026-Adopted-Budget-PDF](#)



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Mayor for the Day / Youth Report.

BACKGROUND: The Mayor recently conducted a Mayor for a Day Essay Competition for local eighth-grade students. Students were asked to answer the question: "If I were Mayor of Lago Vista for one day, what would I do to make our community better and why?" Summer Nied was selected as the winner of the competition and will serve on June 18th as the Mayor for a Day. Her essay focused on long-term water sustainability, conservation efforts, and property tax relief for Lago Vista residents. In addition to selecting a winner, approximately 90 student essays were reviewed and analyzed to identify common themes and priorities expressed by Lago Vista youth. These essays were compiled into the attached Youth Report, which summarizes the issues students identified as most important to the future of the community.

FINDINGS: The Mayor for a Day Essay Competition provided valuable insight into the priorities and concerns of Lago Vista's youth. The Youth Report demonstrates a strong desire among students for safe mobility, youth-oriented recreation, community connectivity, and balanced growth that preserves the unique character of Lago Vista.

Key themes included safe walking and biking infrastructure, recreation opportunities for teens, community gathering spaces, thoughtful growth, road and traffic improvements, parks and trails, and preservation of Lago Vista's natural character.

This item is presented as a work session discussion to allow City Council to hear from the Mayor for a Day, review Summer Nied's winning essay, and discuss the findings contained within the Youth Report.

FINANCIAL IMPACT: None.

ATTACHMENTS:
[Lago_Vista_Youth_Report \(1\).pdf](#)

What Lago Vista Students Told Us

Mayor for a Day Essay Competition Summary

Nearly 90 middle school students participated in the Mayor for a Day Essay Competition, sharing thoughtful ideas about how to improve Lago Vista. While the essays covered many different topics, several strong themes consistently emerged across the submissions. The essays revealed that students care deeply about safety, community connection, recreation, preserving Lago Vista's beauty, and creating more opportunities for youth and families.

Most Frequently Mentioned Topics

Topic	Estimated Mentions
Sidewalks / Safe Walking Paths	35–42
Restaurants / Dining Options	30–38
E-Bikes / Bike Infrastructure	28–35
Teen Activities / Hangout Spaces	28–35
Roads / Traffic / Potholes	20–28
Parks / Trails / Sports Fields	16–22
Schools / Student Life	8–12
Grocery Stores / Shopping	8–12
Water / Infrastructure	5–8
Environment / Preserving Nature	5–8

1. Students Want Safe Independence

The strongest message throughout the essays was a desire for sidewalks, bike lanes, trails, and safer mobility. Students repeatedly described walking in grass near roads, dangerous traffic, fear of speeding vehicles, and difficulty safely traveling around town.

2. Teens Want More Places to Gather

Students consistently expressed that Lago Vista lacks teen recreation, entertainment, and safe social spaces. Popular ideas included bowling alleys, skate parks, arcades, movie theaters, sports courts, and community hangout spaces.

3. Students Support Safer E-Bike Solutions

E-bikes emerged as one of the most discussed topics. Many students acknowledged that safety concerns are real, but preferred designated riding areas, trails, and safer infrastructure instead of outright bans.

4. Students Want Thoughtful Growth

Students supported more restaurants, businesses, and activities while also expressing concern about preserving nature, protecting scenic beauty, and maintaining Lago Vista's identity.

Student Voices

"We want safe places to ride and walk."

"There is not much for teens to do."

"We want Lago Vista to grow without losing its beauty."

"My grandparents used to go on walks, but now they don't feel safe."

"Kids just want a safe place to ride."

"Everything is either too far away or too expensive."

"We just need somewhere to go."

"Even small interactions on sidewalks can build a community."

"I want Point Venture to be a place where you don't have to look over your shoulder every time you hear a car engine."

"People should not have to drive 30 minutes just to eat or have fun."

Overall Takeaway

Overall, the essays collectively reveal that Lago Vista youth want a safer, more connected, more active community that still preserves the character and beauty of Lago Vista. Students overwhelmingly expressed a desire for safe mobility, stronger community spaces, youth-oriented recreation, and thoughtful growth that improves quality of life for families and future generations.

Mayor for a Day Competition

Write an essay that answers the following question:

If I were Mayor of Lago Vista for one day, what would I do to make our community better and why?

Hello, I am Summer Nied and if I were mayor of lago vista it would be my mission to combat the high property taxes and lowering lake levels. Because rapid expansion has put a huge strain on the lake. And many families are struggling to keep up.

We are a small but rapidly expanding town and because we drink directly from the lake we are using it quickly. Despite the recent flooding and the lake level rising we are still at future risk of literally draining our resources. So despite the fact the lake looks full now, in ten years that might be a different story.

The rise in property taxes has been a burden on citizens for a while. In fact the Lago Vista has regularly adopted budgets that raise more revenue from property taxes than the previous year, with a 6% increase noted in the 2021 -2022 budget. With our expanding population we should be lowering taxes as more revenue is generated. This affects the families and working class who make lago home.

To prevent the future water shortages we need to implement a 5 step plan to slow the inevitable drought. Step one would be planting native grasses in our lawns that need less water to thrive, to reduce the amount of water used in yard care. Step two would be using precise irrigation as watering outdoor plants makes up the majority of household water usage. Step three would be rain water harvesting and filtration so citizens can use less lake water and more rain. Step four is to encourage regular leak checks, and this also doubles as extra protection for citizens to avoid unnecessary money wasted on a leaky faucet. Last but not least step five would be establishing a regular watering schedule twice a week. These should all be politely requested and encouraged to ensure Lake Travis's longevity. The solution to the property tax issue is a simple one: we should come up with a ten year compromise and decide a flat rate for ten years and after the decade we would just decide on the next rate providing more stability for citizens.

These topics matter because while they are not the most interesting of exciting topics they affect everyone who lives in Lago Vista. So when I was thinking of what problems to fix, many came to mind that only affect me or just people I know. And I believe the purpose of government is to benefit the many over the one. And we should prioritize the people and their future. Thank you for your time



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Conduct a public hearing, receive public comment, discuss, consider, and take possible action regarding voluntary annexation; Ordinance Number 26-06-18-01; An Ordinance Of The City Council Of The City Of Lago Vista, Texas, Annexing Approximately 4.949 Acres Of Land Located At 7301 Lohman Ford Road, Legally Described As Lot 27, Travis Hollow, Section Two, As Recorded In Volume 78, Page 398 Of The Plat Records Of Travis County, Texas, Into The Corporate Limits Of The City Of Lago Vista, Texas; Approving The Municipal Service Plan; Extending The Boundary Limits Of The City; Providing Findings Of Fact; Providing For Incorporation Into The Official City Boundary Map; Providing A Severability Clause; Providing A Repealer Clause; Providing For Publication; And Establishing An Effective Date.

BACKGROUND: The subject property consists of approximately 4.949 acres located at 7301 Lohman Ford Road and is currently located within the City of Lago Vista's extraterritorial jurisdiction (ETJ). The property owner has submitted a request for voluntary annexation into the City of Lago Vista to facilitate future development and permitting associated with the existing Texas Hills Storage facility and proposed future expansion.

On April 16, 2026, the City Council approved Resolution No. 26-2211 authorizing initiation of the voluntary annexation process for the subject property. On May 7, 2026, the City Council approved the associated Municipal Service Plan in accordance with Chapter 43 of the Texas Local Government Code.

The property is currently developed as an existing self-storage facility and is designated as Neighborhood Retail/Office/Commercial on the City's Future Land Use Map. The annexation request and associated zoning request are proceeding concurrently, with the property proposed to be zoned C-2 upon annexation.

Pursuant to applicable provisions of the Texas Local Government Code and City procedures, the City Council is required to conduct

public hearings prior to consideration of an annexation ordinance. This item represents the first required public hearing for the proposed annexation. The second public hearing and consideration of the annexation ordinance are currently scheduled for June 18, 2026.

FINDINGS:

- The subject property consists of approximately 4.949 acres located at 7301 Lohman Ford Road within the City of Lago Vista extraterritorial jurisdiction (ETJ).
- The applicant has requested voluntary annexation into the corporate limits of the City of Lago Vista to facilitate future development and permitting activities associated with the existing Texas Hills Storage facility.
- On April 16, 2026, the City Council approved Resolution No. 26-2211 authorizing initiation of the annexation process, and on May 7, 2026, approved the Municipal Service Plan associated with the proposed annexation.
- The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, and the proposed annexation and associated C-2 zoning request are generally consistent with the surrounding development pattern along the Lohman Ford Road corridor.
- Public notice for the proposed annexation hearing has been provided in accordance with applicable state law and City procedures.

RECOMMENDATION:

Approve the Ordinance to annex this property into the incorporated City Limits of Lago Vista Texas.

ATTACHMENTS:

[Staff Report Annexation Texas Hills Storage.pdf](#)
[2026_05_7301 Lohman Annexation Signed Service Plan.pdf](#)
[Layout7301LohmanFordAN.pdf](#)
[26-06-18-01_Ord_for_Annexation_7301_Lohman_Ford.pdf](#)

Report Date: 5/12/2026

Case No.: 26-2964-R-REZ

Project Planner: Tam Pieklik

Item Details

Project Name: Texas Hills Storage – Rezoning

Project Location: 7301 Lohman Ford Rd, Lago Vista, TX 78645

Total Acreage: 4.949 Acres

Legal Description: Trt 27 Travis Hollow Sec. 2

Applicant: Chris Foster

Property Owner: Fosters Limited LLC

Request: Annexation of approximately 4.94 acres located at 7301 Lohman Ford Road from the City's extraterritorial Jurisdiction (ETJ) into the corporate city limits.

Case History: The applicant has applied for voluntary annexation into the City of Lago Vista for approximately 4.94 acres currently located within the City's extraterritorial jurisdiction (ETJ). The existing business, Texas Hills Storage, was originally constructed in 1995, with additional improvements completed in 1998, 2002, and 2005. The facility provides both climate-controlled and non-climate-controlled storage units.

The applicant intends to expand the business by adding additional storage facilities. The property is self-sufficient and will not connect to the City's water or wastewater systems. Access to the property is provided from Lohman Ford Road. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which is consistent with the existing and proposed use of the property. The annexation is being requested to facilitate future development and permitting requirements.

During the City Council meeting on April 16, 2026, the City Council approved Resolution No. 26-2211 to begin the voluntary annexation process for the approximately 4.949-acre Texas Hills Storage property located at 7301 Lohman Ford Road into the City of Lago Vista. Council generally agreed that annexation would provide the City with greater regulatory oversight of the property and any future expansion, while allowing the existing storage use to continue as a legal nonconforming use until the zoning and annexation processes are completed.

During the City Council meeting on May 7, 2026, City Council approved the Municipal Service Plan for the proposed annexation of approximately 4.949 acres located at 7301 Lohman Ford Road, commonly known as Lot 27, Travis Hollow Section Two. The service plan outlines the municipal services to be provided in accordance with state law and allows the annexation process to move forward to the required public hearing and ordinance stages. Staff also indicated that the annexation and zoning cases will proceed concurrently, with the property proposed to be zoned C-2 to accommodate the existing storage facility use and maintain compatibility with surrounding properties.

Overview of Applicants Request

The applicant submitted a Letter of Intent requesting voluntary annexation of the property located at 7301 Lohman Ford Road into the City of Lago Vista. The applicant stated their intent to align the property and business operations with the City's standards and contribute to the local community. Proposed improvements include expanding the existing storage facility by redeveloping a portion of the current parking lot into additional storage units to better serve local residents while improving the appearance and functionality of the site. The applicant also indicated the property is self-sufficient and will not require City water or wastewater services, resulting in no additional demand on municipal utility infrastructure. The applicant expressed support for coordinating future development with the City's comprehensive plan and participating in the local economy as a tax-paying entity.

Site Information

Location: 7301 Lohman Ford Road, Lago Vista, TX 78645

Physical and Natural Features: The subject property is approximately 4.95 acres located along Lohman Ford Road within the Texas Hill Country terrain of Lago Vista. The site is characterized by rolling topography, limestone-based soils, and native Central Texas vegetation typical of the Balcones Canyonlands region. The property is developed as a self-storage facility and is surrounded by a mix of commercial, residential, and undeveloped land uses. The area maintains a semi-rural character with scenic hill country views and proximity to Lake Travis

Future Land Use and Current Zoning: The subject property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is not presently zoned by the City. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented development along the Lohman Ford Road corridor. The existing self-storage use is consistent with the future land use designation and surrounding development pattern.

Surrounding Properties: The surrounding properties along the Lohman Ford Road corridor consist of a mixture of commercial, residential, and undeveloped hill country tracts. Sun Hardware is located immediately adjacent to the property, and across Lohman Ford Road there is a proposed convenience store and restaurant currently under City review.

<i>Direction</i>	<i>Zoning District</i>	<i>Future Land Use</i>	<i>Existing Use</i>
North	C-2	REGCOM	C-2
South	ETJ	NHGCOR	ETJ
East	ETJ	RULRES	ETJ
West	C-2	REGCOM	C-2

Property History: The subject property is approximately 4.949 acres located at 7301 Lohman Ford Road and is currently developed as an existing self-storage facility known as Texas Hills Storage. The property has operated commercially within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is adjacent

Utilities

Upon annexation, municipal services will be available to the subject property in accordance with the approved Municipal Service Plan and City regulations.

Proposed Zoning District and Use

C-2

Meeting Schedule

April 16, 2026 -City Council.

May 7, 2026 – City Council.

June 4, 2026- City Council.

June 11, 2026- Planning and Zoning Commission.

June 18, 2026-City Council.

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (14 notices), a legal notice advertising the public hearing was placed in the Hill Country Newspaper (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Location Map

Municipal Service Plan



**CITY OF LAGO VISTA
MUNICIPAL SERVICES PLAN**

FOR ANNEXATION OF 4.949 ACRES ALSO KNOWN AS LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS ETJ, LOCATED AT 7301 LOHMAN FORD ROAD IN LAGO VISTA TEXAS 78645 AND ADJACENT TO THE CITY OF LAGO VISTA MUNICIPAL LIMITS

Owner: Fosters Limited LLC

Acreage: 4.949 Acres

This Municipal Services Plan (“**Plan**”) is entered into on this 7th day of May 2026 and between the City of Lago Vista, Texas, a home-rule municipality of the State of Texas (“**City**”) and Foster Limited LLC (“**Owner**”).

RECITALS

WHEREAS, the described tract is situated in Travis County, Texas, and consists of approximately 4.949 +/- acres of land situated in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“**Property**”);

WHEREAS, Fosters Limited LLC (the “**Owner**”) has declined to enter into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the “**Development Agreement**”) and is hereby voluntarily requesting full-purpose annexation of the Property;

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.



2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** Currently Police Services are Provided by Travis county, The City will Provide municipal police protection through Lago Vista Police Department and will provide the service to the area once annexed. The Police station is located at 5901 Municipal Complex Way, Lago Vista, TX 78645.
- b. **Fire Services.** The Property is within the ESD 1/TC ESD 1 Service Area. The Travis County ESD 1 Fire Department will provide aid through the Automatic Aid Agreement. such fire response services will be provided from the Travis County ESD 1 Fire Department (Station No. 1) located at 20624 FM 1431, Suite 5, Lago Vista, Texas, or future stations located in proximity to the Property. In addition, fire prevention activities will be provided by the Travis County ESD 1 Fire Marshalls office, as needed.

ESD Service areas are shown on attached Exhibit "B."

- c. **Building Inspection/Code Enforcement Services.** The City of Lago Vista will provide building inspection and code enforcement services upon annexation. The Development Services Department will also assist in issuance and enforcement activities related to all other applicable City of Lago Vista Codes and regulations that apply to building construction within the City of Lago Vista. Building Inspection and Code Enforcement services are located at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- d. **Libraries.** Lago Vista Public Library provides library services. The library is located at 5803 Thunderbird St Suite 40, Lago Vista, TX 78645.
- e. **Environmental Health & Health Code Enforcement.** The Travis County Health and Human Services Department will continue to oversee the enforcement of the State, County, and City of Lago Vista's health ordinances and regulations, for example, those related to inspections of commercial kitchens, mobile food vendors,



food preparation establishments, and handling operations. The City will perform other enforcement of the City of Lago Vista's health and sanitation ordinances and regulations, including but not limited to weed, brush control, and control over junked and abandoned vehicles. This service will be provided by the City's Code Enforcement Department and Police Department and shall begin in this Property on the effective date of the annexation. Additionally, the City's control of dilapidated structures will be handled by the City pursuant to its regulations and Code. These Services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.

- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- h. **Streets & Drainage.** The City will maintain public streets over which the City has jurisdiction. Maintenance to the street facilities will continue to be provided in accordance with the City's policies and procedures for City streets and roadways. Travis County shall continue to be responsible for County Roads, and TxDOT shall continue to be responsible for State of Texas highways and farm to market roadways, pursuant to their statutory authorities. As new subdivisions and development occurs within the Property, the developers of property may be required to dedicate appropriate right-of-way and construct City streets in accordance with the City of Lago Vista's Subdivision Code, regulations, and policies that are in place at the time of the development. Upon completion of, dedication to, and the City's acceptance of, new streets and public rights-of-way, the City shall provide ongoing operation and maintenance for those streets, rights-of-way, and roadways.

The City will provide maintenance on existing public drainage systems and floodplain management of the Property. Developers will provide stormwater drainage and meet floodplain requirements as per the City's Code, regulations, and policies, and such facilities will be inspected by the City's Engineer at the time of completion of such facilities. The City will maintain public drainage facilities within the City right-of-way, as per the City's Code, regulations, and policies.



- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street names signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Progressive Waste Solutions of TX d/b/a Waste Connections of Texas, which will be notified of all newly-annexed parcels.
- l. **Water Service.** The Property will be served by water service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- m. **Sewer Service.** The Property will be served by wastewater service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- n. **Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement. The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. **AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. **SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. **INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.



8. **GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Travis County, Texas such that exclusive venue for any action arising out of this Plan shall be in Travis County, Texas.
9. **NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understandings, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated orally.

[The remainder of this page intentionally left blank.]



EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Lago Vista, Texas a Texas
home-rule municipal corporation

Attest:

By: Robin Smith

Name: Robin Smith

Title: City Secretary

By: Charles West

Name: Charles West

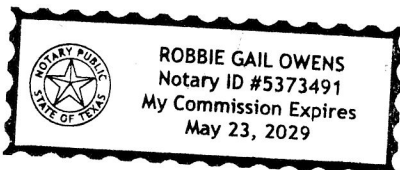
Title: City Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of MAY, 2026, by Charles West, City Manager of the City of Lago Vista, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public, State of Texas

Robbie Gail Owens

OWNER:

Fosters Limited, LLC

(a Texas limited Liability Company)

By: Fosters Limited, LLC

(a Texas limited liability company)

By: Christopher Foster

Name: Christopher Foster



Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of MAY, 2026,
by _____, _____ of 2026, a ., a Texas limited liability company, on behalf of said
entities.

(SEAL)

Notary Public, State of Texas

Robbie Gail Owens

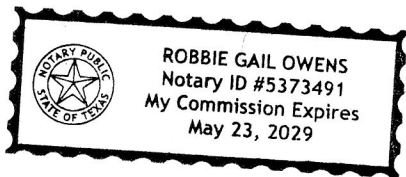




EXHIBIT A
PROPERTY



Legend

- 7301 Lohmans Ford Rd
- Lago Vista City Limits**
- City
- ETJ
- TCAD Parcels

City of Lago Vista, County of Williamson, Texas Parks & Wildlife Dept., HERE, Gaining, INCREMENTAL, USGS, EAC, USDA

7301 Lohmans Ford Rd



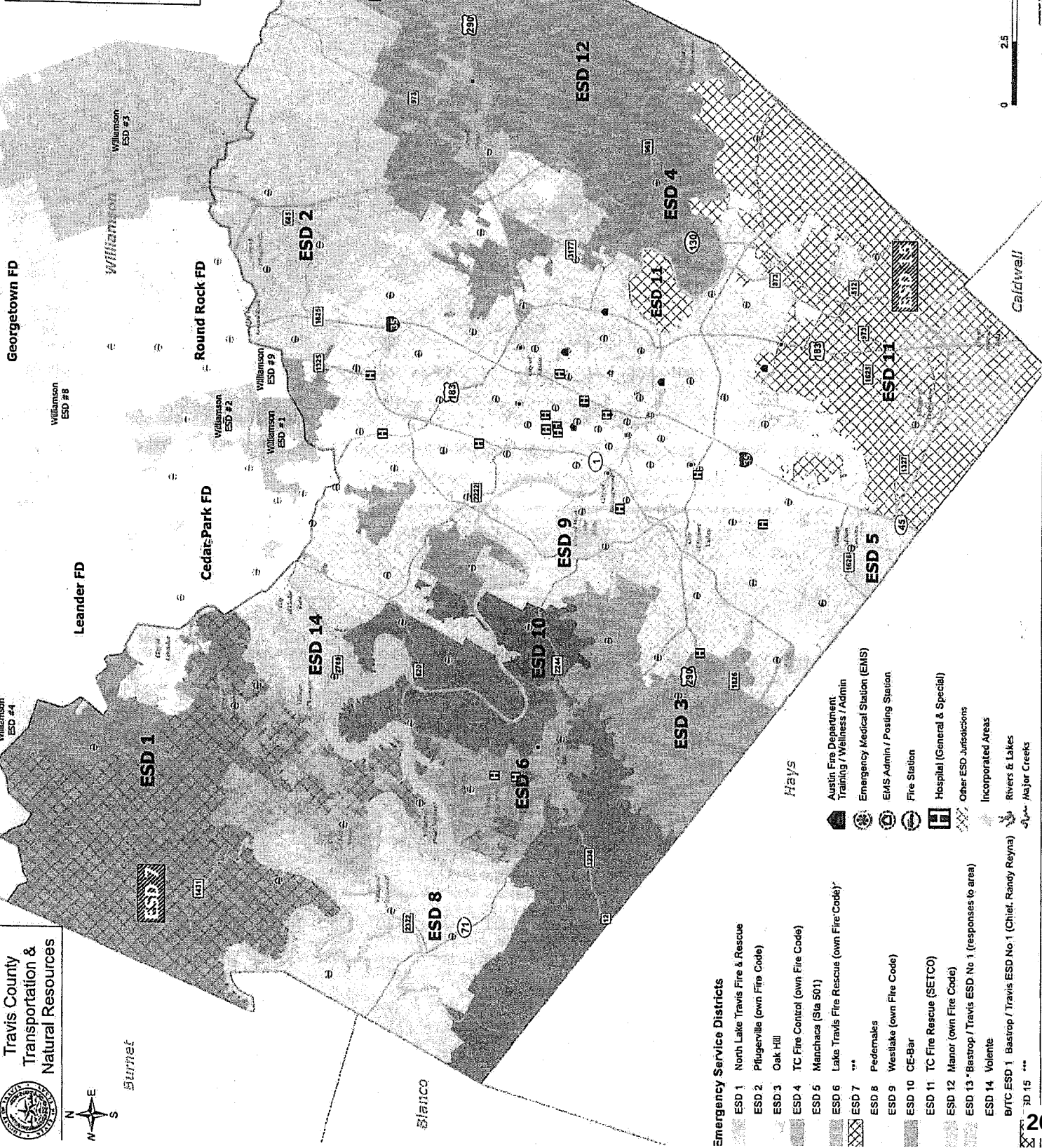
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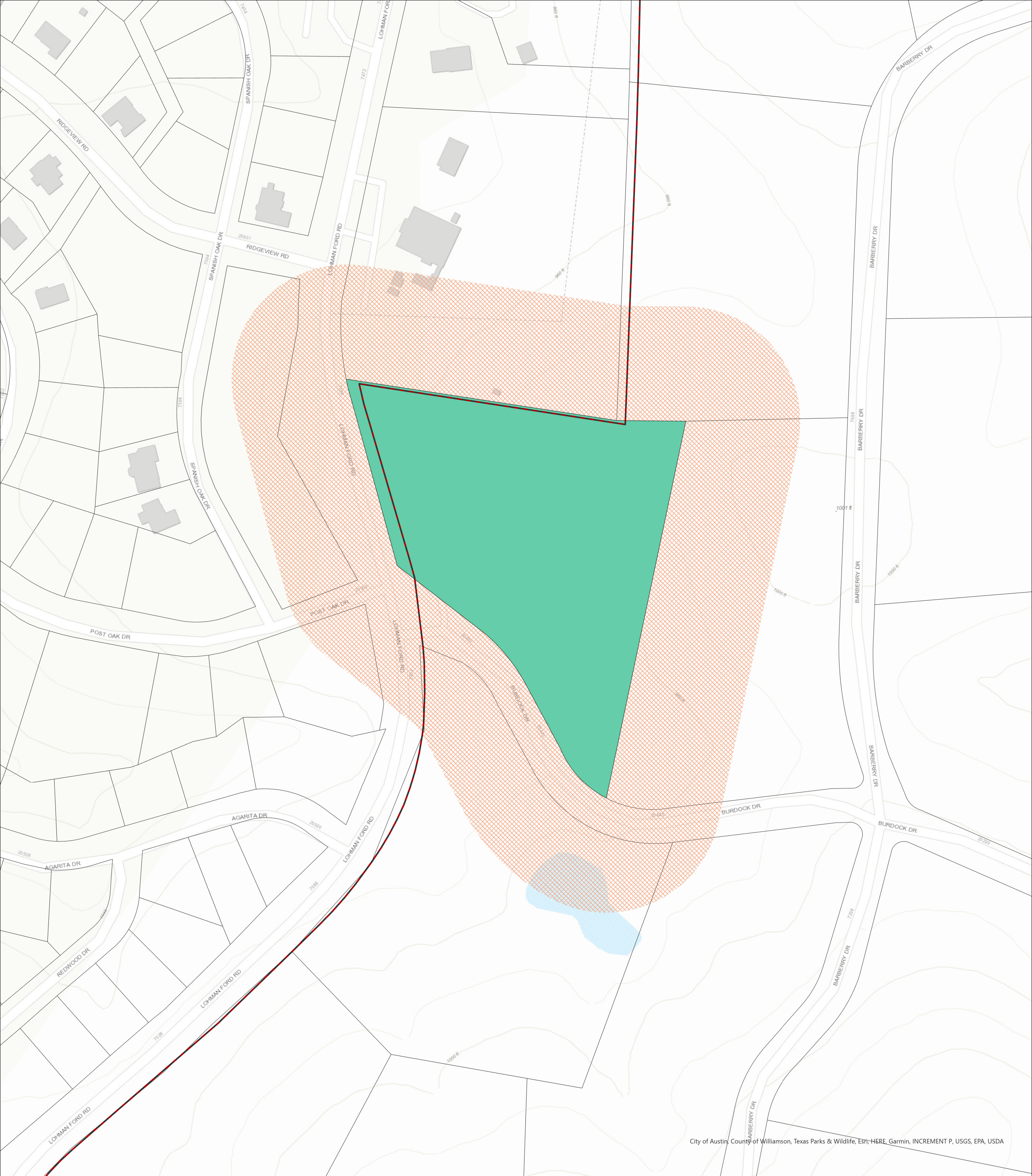


EXHIBIT B
ESD SERVICE AREAS

TRAVIS COUNTY EMERGENCY SERVICE DISTRICTS

Travis County Emergency Management Office
5910 Old Manor Rd, Austin TX 78723
Phone: (512) 251-5334
Fax: (512) 251-5335
Toll Free: (800) 512-2515
Website: www.traviscountytx.gov
Emergency: 911
Travis County Emergency Management Office
5910 Old Manor Rd, Austin TX 78723
Phone: (512) 251-5334
Fax: (512) 251-5335
Toll Free: (800) 512-2515
Website: www.traviscountytx.gov
Emergency: 911





City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Legend

Requestor

Notification Boundary

Lago Vista City Limits

City

ETJ

TCAD Parcels

7301 LOHMAN FORD DRIVE			
Request Type	Annexation	Project	26-2933-AN
Board	City Council	Date	4/30/2026
Map Purpose	Notification	Drawn By	City of Lago Vista
Spatial Reference: NAD 1983 StatePlane Texas Central FIPS 4203 Feet			



N

050100200

Feet

ORDINANCE NO. 26-06-18-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, ANNEXING APPROXIMATELY 4.949 ACRES OF LAND LOCATED AT 7301 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS LOT 27, TRAVIS HOLLOW, SECTION TWO, AS RECORDED IN VOLUME 78, PAGE 398 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF LAGO VISTA, TEXAS; APPROVING THE MUNICIPAL SERVICE PLAN; EXTENDING THE BOUNDARY LIMITS OF THE CITY; PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL CITY BOUNDARY MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista, Texas, is a home-rule municipality operating under the Constitution and laws of the State of Texas; and

WHEREAS, the property owner, Fosters Limited LLC, submitted a petition requesting voluntary annexation of approximately 4.949 acres located at 7301 Lohman Ford Road, Lago Vista, Texas, currently located within the City's Extraterritorial Jurisdiction; and

WHEREAS, the subject property is legally described as approximately 4.949 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 of the Plat Records of Travis County, Texas; and

WHEREAS, the City Council adopted Resolution No. 26-2211 on April 16, 2026, initiating the voluntary annexation process for the subject property; and

WHEREAS, the City Council approved a Municipal Service Plan for the annexation area on May 7, 2026, in accordance with applicable provisions of Texas Local Government Code Chapter 43; and

WHEREAS, all required public hearings, notices, and procedural requirements prescribed by state law and City ordinances have been completed; and

WHEREAS, the City Council finds that annexation of the property will promote the orderly growth and development of the City, provide consistent municipal regulation of future development, and protect the public health, safety, and welfare; and

WHEREAS, the City Council finds that the annexation is in the best interest of the City and the property owner;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ANNEXATION OF TERRITORY

The following described territory is hereby annexed into and made a part of the City of Lago Vista, Texas:

Approximately 4.949 acres located at 7301 Lohman Ford Road, legally described as Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 of the Plat Records of Travis County, Texas, as more particularly described and depicted in Exhibit A attached hereto and incorporated herein by reference.

From and after the effective date of this Ordinance, the territory described herein shall be included within the corporate limits of the City of Lago Vista and shall be subject to all applicable laws, ordinances, regulations, and policies of the City.

SECTION 3. MUNICIPAL SERVICE PLAN

The Municipal Service Plan previously approved by the City Council for the annexed territory is hereby ratified, confirmed, and adopted as part of this Ordinance and attached as Exhibit B.

Municipal services shall be provided in accordance with the approved Municipal Service Plan and applicable state law.

SECTION 4. CITY BOUNDARY MAP

The City Manager or designee is authorized and directed to revise the official corporate boundary map and all applicable municipal records to reflect the annexation approved herein.

SECTION 5. TAXATION AND REGULATION

Upon the effective date of this Ordinance, the annexed territory shall become subject to the City's authority, including municipal taxation, zoning, subdivision regulations, development standards, police powers, and all other applicable municipal ordinances and regulations.

SECTION 6. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION 7. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this ____ day of _____, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor, Shane Saum

ATTEST:

City Secretary, Robin Smith

EXHIBIT A

Survey and Metes and Bounds Description

EXHIBIT B

Municipal Service Plan



**EXHIBIT B
MUNICIPAL SERVICE PLAN**

**CITY OF LAGO VISTA
MUNICIPAL SERVICES PLAN**

FOR ANNEXATION OF 4.949 ACRES ALSO KNOWN AS LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS ETJ, LOCATED AT 7301 LOHMAN FORD ROAD IN LAGO VISTA TEXAS 78645 AND ADJACENT TO THE CITY OF LAGO VISTA MUNICIPAL LIMITS

Owner: Fosters Limited LLC

Acreage: 4.949 Acres

This Municipal Services Plan (“**Plan**”) is entered into on this 7th day of May 2026 and between the City of Lago Vista, Texas, a home-rule municipality of the State of Texas (“**City**”) and Foster Limited LLC (“**Owner**”).

RECITALS

WHEREAS, the described tract is situated in Travis County, Texas, and consists of approximately 4.949 +/- acres of land situated in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“**Property**”);

WHEREAS, Fosters Limited LLC (the “**Owner**”) has declined to enter into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the “**Development Agreement**”) and is hereby voluntarily requesting full-purpose annexation of the Property;

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.



2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** Currently Police Services are Provided by Travis county, The City will Provide municipal police protection through Lago Vista Police Department and will provide the service to the area once annexed. The Police station is located at 5901 Municipal Complex Way, Lago Vista, TX 78645.
- b. **Fire Services.** The Property is within the ESD 1/TC ESD 1 Service Area. The Travis County ESD 1 Fire Department will provide aid through the Automatic Aid Agreement. such fire response services will be provided from the Travis County ESD 1 Fire Department (Station No. 1) located at 20624 FM 1431, Suite 5, Lago Vista, Texas, or future stations located in proximity to the Property. In addition, fire prevention activities will be provided by the Travis County ESD 1 Fire Marshalls office, as needed.

ESD Service areas are shown on attached Exhibit "B."

- c. **Building Inspection/Code Enforcement Services.** The City of Lago Vista will provide building inspection and code enforcement services upon annexation. The Development Services Department will also assist in issuance and enforcement activities related to all other applicable City of Lago Vista Codes and regulations that apply to building construction within the City of Lago Vista. Building Inspection and Code Enforcement services are located at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- d. **Libraries.** Lago Vista Public Library provides library services. The library is located at 5803 Thunderbird St Suite 40, Lago Vista, TX 78645.
- e. **Environmental Health & Health Code Enforcement.** The Travis County Health and Human Services Department will continue to oversee the enforcement of the State, County, and City of Lago Vista's health ordinances and regulations, for example, those related to inspections of commercial kitchens, mobile food vendors,



food preparation establishments, and handling operations. The City will perform other enforcement of the City of Lago Vista's health and sanitation ordinances and regulations, including but not limited to weed, brush control, and control over junked and abandoned vehicles. This service will be provided by the City's Code Enforcement Department and Police Department and shall begin in this Property on the effective date of the annexation. Additionally, the City's control of dilapidated structures will be handled by the City pursuant to its regulations and Code. These Services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.

- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- h. **Streets & Drainage.** The City will maintain public streets over which the City has jurisdiction. Maintenance to the street facilities will continue to be provided in accordance with the City's policies and procedures for City streets and roadways. Travis County shall continue to be responsible for County Roads, and TxDOT shall continue to be responsible for State of Texas highways and farm to market roadways, pursuant to their statutory authorities. As new subdivisions and development occurs within the Property, the developers of property may be required to dedicate appropriate right-of-way and construct City streets in accordance with the City of Lago Vista's Subdivision Code, regulations, and policies that are in place at the time of the development. Upon completion of, dedication to, and the City's acceptance of, new streets and public rights-of-way, the City shall provide ongoing operation and maintenance for those streets, rights-of-way, and roadways.

The City will provide maintenance on existing public drainage systems and floodplain management of the Property. Developers will provide stormwater drainage and meet floodplain requirements as per the City's Code, regulations, and policies, and such facilities will be inspected by the City's Engineer at the time of completion of such facilities. The City will maintain public drainage facilities within the City right-of-way, as per the City's Code, regulations, and policies.



- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street names signs, traffic control devices, and other traffic system design improvements to the Property.
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[The remainder of this page intentionally left blank.]



EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Lago Vista, Texas a Texas
home-rule municipal corporation

Attest:

By: Robin Smith
Name: Robin Smith
Title: City Secretary

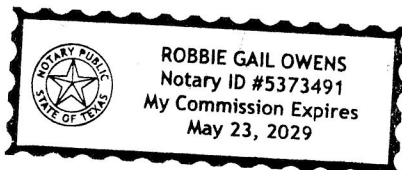
By: Charles West
Name: Charles West
Title: City Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of MAY, 2026, by Charles West, City Manager of the City of Lago Vista, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public, State of Texas

Robbie Gail Owens

OWNER:

Fosters Limited, LLC
(a Texas limited Liability Company)

By: Fosters Limited, LLC
(a Texas limited liability company)

By: Christopher Foster
Name: Christopher Foster



Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of MAY, 2026,
by _____, _____ of 2026, a ., a Texas limited liability company, on behalf of said
entities.

(SEAL)

Notary Public, State of Texas

Robbie Gail Owens

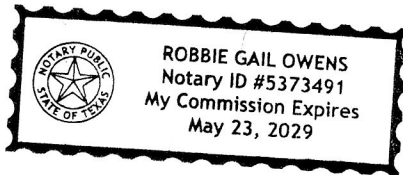




EXHIBIT A
PROPERTY



7301 Lohmans Ford Rd



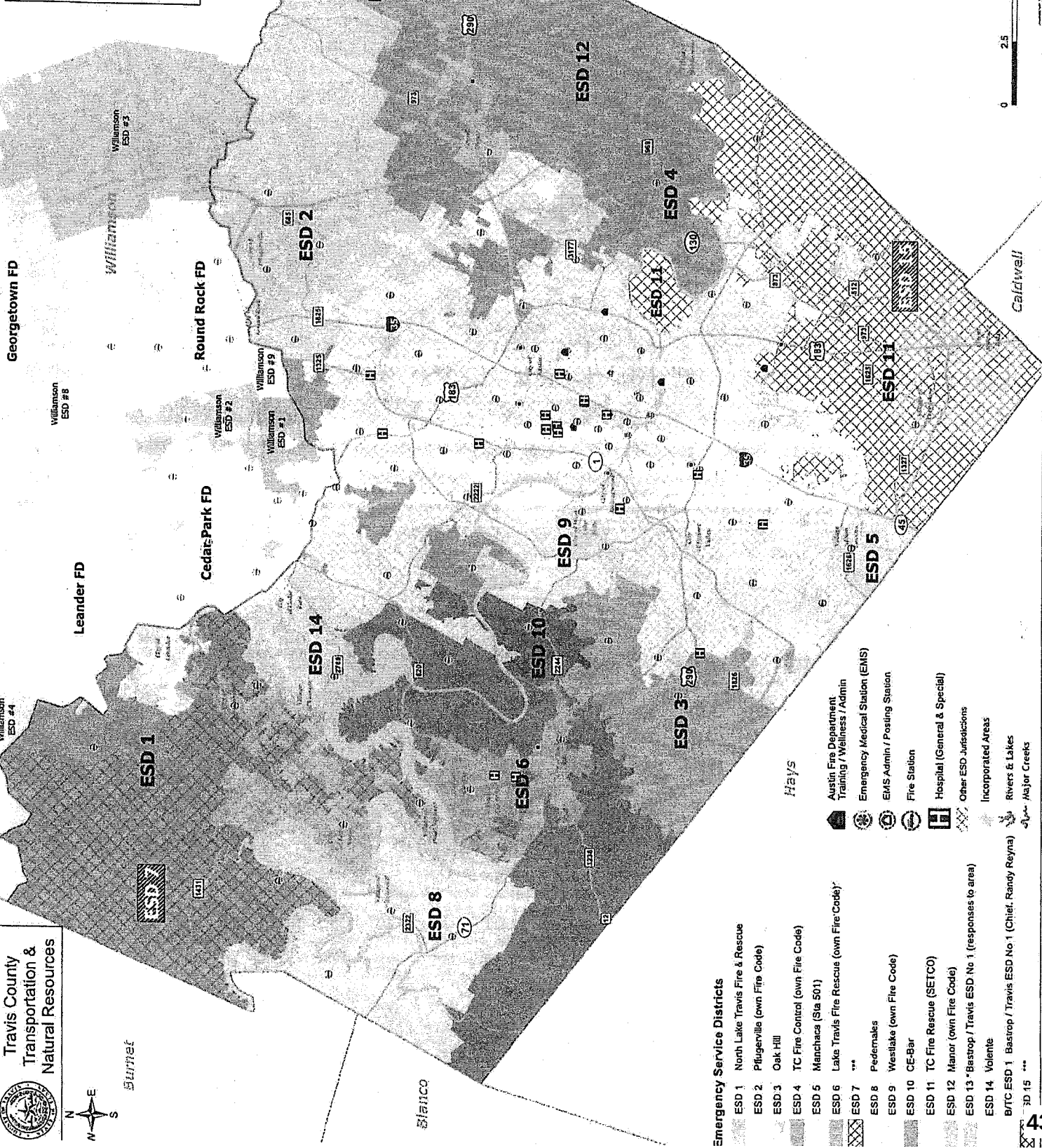
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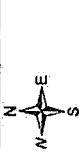
EXHIBIT B
ESD SERVICE AREAS

TRAVIS COUNTY EMERGENCY SERVICE DISTRICTS

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Fax: (512) 251-5335
Toll Free: (800) 512-2515
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Emergency: 911
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Fax: (512) 251-5335
Toll Free: (800) 512-2515
Website: www.traviscountytx.gov
Emergency: 911



Travis County
Transportation &
Natural Resources



Emergency Service Districts

- ESD 1 North Lake Travis Fire & Rescue
- ESD 2 Pflugerville (own Fire Code)
- ESD 3 Oak Hill
- ESD 4 TC Fire Control (own Fire Code)
- ESD 5 Manchaca (Sta 501)
- ESD 6 Lake Travis Fire Rescue (own Fire Code)
- ESD 7 Pedernales
- ESD 8 Westlake (own Fire Code)
- ESD 9 CE-Bar
- ESD 10 TC Fire Rescue (SETCO)
- ESD 11 Manor (own Fire Code)
- ESD 12 Bastrop / Travis ESD No. 1 (responses to area)
- ESD 13 Volente
- ESD 14 Bastrop / Travis ESD No. 1 (Chief, Randy Reyna)

- Austin Fire Department Training / Wellness / Admin
- Emergency Medical Station (EMS)
- EMS Admin / Posting Station
- Fire Station
- Hospital (General & Special)
- Other ESD Jurisdictions
- Incorporated Areas
- Rivers & Lakes
- Major Creeks



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Jordan Strohmeyer, Development Services

SUBJECT: Conduct a public hearing, receive public comment, discuss, consider, and take possible action for the rezoning of approximately 4.94 Acres located at 7301 Lohman Ford Rd. from TR-1 to C2; Ordinance Number 26-06-18-03, An Ordinance Of The City Council Of The City Of Lago Vista, Texas, Amending The Official Zoning Map Of The City Of Lago Vista By Rezoning Approximately 4.949 Acres Of Land Located At 7301 Lohman Ford Road, Legally Described As Approximately 4.94 Acres Of Lot 27, Travis Hollow, Section Two, As Recorded In Volume 78, Page 398, From Etj (Extraterritorial Jurisdiction) To C-2 (General Commercial/Retail); Providing Findings Of Fact; Providing For Incorporation Into The Official Zoning Map; Providing A Severability Clause; Providing A Repealer Clause; Providing For Publication; And Establishing An Effective Date. [26-2964-R-REZ]

BACKGROUND:

The applicant, Fosters Limited LLC, has requested voluntary annexation and concurrent zoning of approximately 4.949 acres located at 7301 Lohman Ford Road, identified as Lot 27, Travis Hollow Section Two. The property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is developed as an existing self-storage facility known as Texas Hills Storage. The facility was originally constructed in 1995 with subsequent expansions occurring in 1998, 2002, and 2005. The applicant has indicated an intent to further expand the facility through redevelopment of an existing parking area into additional storage units. On April 16, 2026, City Council approved Resolution No. 26-2211 initiating the voluntary annexation process. On May 7, 2026, City Council approved the Municipal Service Plan associated with the annexation request. The annexation and zoning requests are proceeding concurrently, with the proposed zoning designation of C-2 Commercial intended to accommodate the existing self-storage use and maintain consistency with surrounding commercial development patterns. The property carries a Future Land Use designation of Neighborhood Retail/Office/Commercial, which

supports low- to moderate-intensity commercial and service-oriented uses along the Lohman Ford Road corridor.

FINDINGS:

Staff reviewed the request against the zoning amendment procedures and approval criteria established in Section 13-20 of the Unified Development Code and determined the application satisfies procedural requirements. The proposed C-2 zoning designation is consistent with the Comprehensive Plan Future Land Use Map and surrounding development pattern. Adjacent properties include existing commercially zoned tracts and nearby commercial development activity along the Lohman Ford Road corridor. The annexation would provide the City with full regulatory oversight of future development activities while allowing continuation of the existing use and facilitating future site improvements. Public infrastructure does not appear to present immediate constraints, although future development activities may require additional analysis, including traffic and utility modeling, during subsequent permitting stages. As required by the Code of Ordinances, public notification requirements have been completed. Notices were mailed to surrounding property owners and neighborhood associations within a 200-foot radius, legal notice was published, and signage was posted on-site. Staff has received no written comments either in support or opposition to the request.

RECOMMENDATION:

Recommend approval of Case No. 26-2964-R-REZ, a request to rezone approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, located at 7301 Lohman Ford Road, from TR-1 to C-2, and forward the recommendation to City Council for consideration.

ATTACHMENTS:

[Staff Report Storage.pdf](#)

[26-2964-R-REZ-texas hills rezoning.pdf](#)

[26-2964-R-REZ-texas hills.pdf](#)

[26-2933-ANN-25-2927-letter to city for annexation.pdf](#)

[Scan_2026_05_12_15_44_44_956.pdf](#)

[Ord._No._26-06-18-03__Rezoning_of_the_Storage_Facility__2_.pdf](#)

Report Date: 5/13/2026

Case No.: 26-2964-R-REZ

Project Planner: Tam Pieklik

Item Details

Project Name: Rezoning for Texas Hills Storage

Project Location: 7301 Lohman Ford Rd, Lago Vista, TX 78645

Total Acreage: 4.949 Acres

Legal Description: 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398 at 7301 Lohman Ford Road, Lago Vista, Texas 78645.

Applicant: Chris Foster

Property Owner: Fosters Limited LLC

Request: A request to zone approximately 4.949 acres located at 7301 Lohman Ford Road from ETJ to C-2 Commercial concurrent with annexation into the City of Lago Vista. The proposed zoning would permit the existing storage facility use and maintain compatibility with surrounding commercial properties.

Case History: The applicant has applied for voluntary annexation into the City of Lago Vista for approximately

4.94 acres currently located within the City's extraterritorial jurisdiction (ETJ). The existing business, Texas Hills Storage, was originally constructed in 1995, with additional improvements completed in 1998, 2002, and 2005. The facility provides both climate-controlled and non-climate-controlled storage units.

The applicant intends to expand the business by adding additional storage facilities. The property is self-sufficient and will not connect to the City's water or wastewater systems. Access to the property is provided from Lohman Ford Road. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which is consistent with the existing and proposed use of the property. The annexation is being requested to facilitate future development and permitting requirements.



Overview of Applicants Request

The applicant submitted a Letter of Intent requesting voluntary annexation of the property located at 7301 Lohman Ford Road into the City of Lago Vista. The applicant stated their intent to align the property and business operations with the City's standards and contribute to the local community. Proposed improvements include expanding the existing storage facility by redeveloping a portion of the current parking lot into additional storage units to better serve local residents while improving the appearance and functionality of the site. The applicant also indicated the property is self-sufficient and will not require City water or wastewater services, resulting in no additional demand on municipal utility infrastructure. The applicant expressed support for coordinating future development with the City's comprehensive plan and participating in the local economy as a tax-paying entity.

Site Information

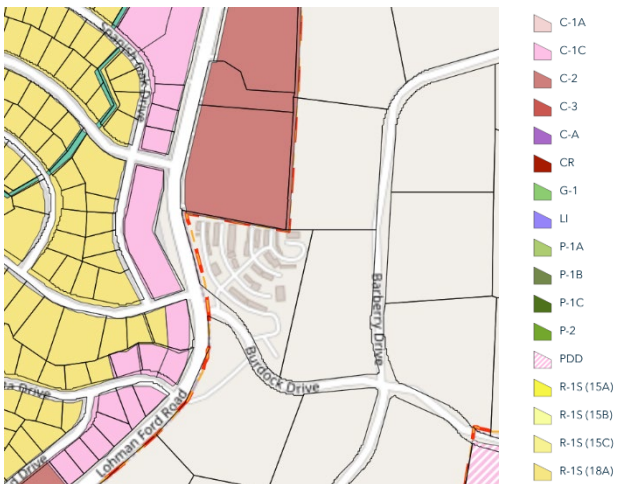
Location: 7301 Lohman Ford Road, Lago Vista, TX 78645

Physical and Natural Features: The subject property is approximately 4.95 acres located along Lohman Ford Road within the Texas Hill Country terrain of Lago Vista. The site is characterized by rolling topography, limestone-based soils, and native Central Texas vegetation typical of the Balcones Canyonlands region. The property is developed as a self-storage facility and is surrounded by a mix of commercial, residential, and undeveloped land uses. The area maintains a semi-rural character with scenic hill country views and proximity to Lake Travis

Future Land Use and Current Zoning: The subject property is currently located within the City of Lago Vista Extraterritorial Jurisdiction (ETJ) and is not presently zoned by the City. The Future Land Use designation for the property is Neighborhood Retail/Office/Commercial, which supports low- to moderate-intensity commercial and service-oriented development along the Lohman Ford Road corridor. The existing self-storage use is consistent with the future land use designation and surrounding development pattern.

Surrounding Properties: The surrounding properties along the Lohman Ford Road corridor consist of a mixture of commercial, residential, and undeveloped hill country tracts. Sun Hardware is located immediately adjacent to the property, and across Lohman Ford Road there is a proposed convenience store and restaurant currently under City review.

<i>Direction</i>	<i>Zoning District</i>	<i>Future Land Use</i>	<i>Existing Use</i>
North	C-2	REGCOM	C-2
South	ETJ	NHGCOR	ETJ
East	ETJ	RULRES	ETJ
West	C-2	REGCOM	C-2



Zoning Map



Future Land Use Map

Property History: During the City Council meeting on April 16, 2026, the City Council approved Resolution No. 26-2211 to begin the voluntary annexation process for the approximately 4.949-acre Texas Hills Storage property located at 7301 Lohman Ford Road into the City of Lago Vista. Council generally agreed that annexation would provide the City with greater regulatory oversight of the property and any future expansion, while allowing the existing storage use to continue as a legal nonconforming use until the zoning and annexation processes are completed.

During the City Council meeting on May 7, 2026, City Council approved the Municipal Service Plan for the proposed annexation of approximately 4.949 acres located at 7301 Lohman Ford Road, commonly known as Lot 27, Travis Hollow Section Two. The service plan outlines the municipal services to be provided in accordance with state law and allows the annexation process to move forward to the required public hearing and ordinance stages. Staff also indicated that the annexation and zoning cases will proceed concurrently, with the property proposed to be zoned C-2 to accommodate the existing storage facility use and maintain compatibility with surrounding properties.

Comprehensive Plan Guidance

Future Land Use Map: The proposed rezoning is consistent with the Regional Retail/Office/Commercial designation identified on the City's Future Land Use Map. The subject property is located along Lohman Ford Road, a major roadway that provides visibility and access appropriate for higher-intensity commercial development. The site is positioned within an area transitioning toward a mix of retail, office, and service-oriented uses that are intended to serve both residents and the surrounding region. The property's location, access to a primary corridor, and surrounding commercial activity support development patterns envisioned under the Regional Retail/Office/Commercial category, which encourages larger-scale commercial and retail uses along major transportation routes.

Other Master Plans: (Parks, Overlays, Etc.) N/A for this project.

Utilities

Utilities are present nearby and do not appear to pose an issue at this time. Modeling will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Transportation

This project is currently located on Lohman Ford Rd., a Traffic Impact Analysis will be required during development to identify any, if at all, necessary improvements to the off-site infrastructure to serve this project.

Proposed Zoning District and Use

They are proposing C2 which is/is not appropriated based on 4-45 - C-2 General Commercial / Retail Zoning District

- (a) Purpose. This district is intended to include lands within the corporate limits of the City to be used for the development of retail and service facilities that are larger than those that are appropriate for seamless integration into a residential neighborhood. This district also provides space for financial, administrative, and business services compatible with the district's function as a focal point of community activity in a location accessible on a collector or arterial.
- (b) Permitted Uses. The permitted uses are specified in Table B, Table of Allowed Uses for Zoning.
- (c) Development Standards. The maximum Building Height and Minimum Yard Requirements shall be as specified in Table A, Table of Development Standards. See Section 3.124 of Chapter 3 for exterior appearance requirements.
- (d) Minimum Parking Area. Buildings and development shall have an off-street parking unit in accordance with Section 7, herein.
- (Ord. 19-01-17-01 on 1/17/2019; Ord. 23-09-07-04 on 9/7/2023)

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in 13-20 - Procedure for a Change of Zoning Classification of a Parcel of Land

- (a) Who May Initiate Request to Change a Zoning Classification. A request to change the zoning classification of a parcel of land may be initiated by the owner of such parcel or his authorized agent. The City may also propose a zoning change on its own motion, without such a request.
- (b) Manner of Initiating a Zoning Change Request.
- (1) Application by Property Owner. A property owner or his authorized agent may file an application with the City Manager requesting the zoning or a change of zoning for real

property. All property owners shall sign the application form and become parties to the application or provide a copy to the City of their express written authority to an agent acting on their behalf in a format compliant with all applicable state requirements. Whenever a property is owned by a corporation, a limited liability company, a partnership or any other similar entity, the person signing on behalf of that entity will provide documentation of that authority. In the case of multiple property owners, a single individual shall be designated on the application form as the source and recipient of all formal correspondence and be responsible for communication with all other parties to the application. Such application shall be accompanied by a fee established by the Council, and shall contain the following information, unless waived in writing by the City Manager or his designee:

(A) The legal description and address of the parcel for which the application is made (the "subject parcel").

(B) A map showing the present zoning classification, if any, of the subject parcel and of each abutting, adjacent or contiguous parcel.

(C) The present use of the subject parcel and of each abutting, adjacent or contiguous parcel.

(D) The type and location of all structures on the subject parcel and on each abutting, adjacent or contiguous parcel.

(E) The zoning requested and the proposed use of the subject parcel.

(F) Conceptual plan, if required by ordinance.

(G) If required by the planning and zoning commission or city council, a traffic impact analysis.

(H) A map showing the location and line size of the nearest or proposed point of connection to, wastewater and water lines.

(I) Certification from all applicable taxing authorities that all taxes due on the subject parcel sought to be zoned or rezoned have been paid.

(J) Any other relevant information requested by the Commission or the Council.

(2) Application Deadline. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee.

(c) Review of Zoning Change Requests by Planning and Zoning Commission. The Commission shall:

(1) Review each application for a zoning change.

(2) Conduct a hearing. Notice of a hearing before the Commission shall be given by notification as prescribed in Section [13-40\(a\)\(1\)](#) and (a)(2) below. Notice of the hearing before the Commission may be combined with the notice given for the hearing on the same matter before the Council.

(3) Following the hearing on the requested change it shall prepare a recommendation for the Council.

(d) Required Conformance to Master Plan. The adopted Comprehensive Plan documents the current land use policy recommendations applicable within the municipality and serves as a guideline for future zoning decisions that will yield a balanced, diversified, and compatible pattern of development consistent with the vision of its citizens. While it does not establish zoning regulations or establish zoning district boundaries, no zoning application deemed to be inconsistent with the Comprehensive Plan shall be considered without first successfully seeking an amendment, in accordance with the provisions below, that eliminates that inconsistency.

(1) An application for an amendment to the Comprehensive Plan shall be required prior to the approval of a zoning change application whenever the City Manager or their designee determines that the proposed change is otherwise inconsistent with the adopted Comprehensive Plan. An appeal of that determination shall comply with the procedures outlined in Section [11-50](#) of this chapter.

(2) An amendment to either the text of the Comprehensive Plan or any of its various components, including but not limited to the Future Land Use Plan or Map, shall be requested using the required form available from the Development Services Department and include the fee specified in Appendix A.

(3) The procedure for an amendment to the Comprehensive Plan shall be the same as specified in this section for a zoning change, including the ability of the City to initiate a proposed amendment and the notice required by Section [13-40](#) when specific property is the subject of the request. However, the provisions of [13-20\(e\)\(3\)](#) are not applicable. Consideration of the application by the Planning and Zoning Commission shall occur at a regular scheduled or special called meeting following a public hearing no sooner than sixty (60) days or more than one-hundred eighty (180) days after receipt of an application determined to be complete by the City Manager or their designee. A successful application shall be accompanied by an amendment to the ordinance that adopted the current Comprehensive Plan. That amendment shall require the affirmative vote of at least three-fourths (3/4) of all members of the governing body for adoption.

(4) Notwithstanding anything in this subsection [13-20\(d\)](#) to the contrary, the City Council maintains full discretion to adopt a Comprehensive Plan and define the content and design of such Comprehensive Plan. A complete application for the amendment of the Comprehensive Plan shall in no way bind the City Council to amend the Comprehensive Plan. An application for an amendment shall not be considered unless one of the following is shown:

(A) A significant and unanticipated change, such as an unexpected substantial investment or capital improvement within an area or neighborhood, deterioration or closing of an impactful facility, and disinvestment or deterioration of a development, neighborhood, or area;

(B) A demonstrable error, oversight, or omission; or

(C) A change that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes expressed within the Comprehensive Plan.

(5) An application for an amendment to the Comprehensive Plan based on significant and unanticipated change under subsection 4(A), above must show the following:

(A) That the significant and unanticipated change to the area that includes the impacted property occurred after the adoption of the Comprehensive Plan;

(B) The property is unlikely to be developed in accordance with the land use designation, policies, or recommendations in the current Comprehensive Plan; and

(C) That the proposed change is the most appropriate designation for both the property and the surrounding area.

(6) An application for an amendment to the Comprehensive Plan based on demonstrable error, oversight, or omission under subsection 4(B), above must identify specific and tangible items such as inaccurate, contradictory, or inconsistent information or recommendations, rather than generalities or unsupported conclusions.

(7) An application for an amendment to the Comprehensive Plan that asserts to better achieve the vision, goals, objectives, policies, and desired outcomes under subsection 4(C), above must show the following:

(A) That the proposed change does not require an evaluation that is broader or more comprehensive in scope;

(B) That the proposed change maintains or increases compatibility with existing land use patterns or designated future land uses;

(C) That the proposed change would result in benefits, advantages or other similar favorable impacts to the adjacent property or area; and

(D) That the property is physically capable of accommodating the proposed change (size, shape, topography, etc.).

(e) Review of Zoning Change Request by City Council. The Council shall:

(1) Review the Commission recommendation.

(2) Before acting upon the zoning change, hold at least one (1) public hearing on the proposed zoning change. Notice of a hearing before the Council shall be given by publication as prescribed in Section [13-40\(a\)\(2\)](#) below. Separate written notice to property owners is not necessary. Notice of the hearing before the Council may be combined with the notice given for the hearing on the same matter before the Commission.

(3) Take appropriate action as follows:

(A) The Council may enact a proposed change of zoning by ordinance, if it finds that such change is in the public interest. A change of zoning may be enacted, even though such proposed change does not conform to the land use map in the City's Master Plan provided that the Council's findings conform to the requirements of Section [13-20\(d\)](#).

(B) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths of all members of the governing body if a written protest, signed by owners of at least twenty percent (20%) of either:

(i) The area of lots or land covered by the proposed change;

(ii) The area of lots or land immediately abutting the area covered by the proposed change and extending two hundred feet (200') from that area, that is within the municipal limits of the City of Lago Vista.

(iii) In computing the percentage of land area described in this subsection, the area of streets, alleys, and publicly owned property within the municipal limits of the City of Lago Vista shall be included.

(C) A change of zoning shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all members of the governing body if the Commission has recommended against enactment of a proposed zoning change.

(D) Approval or an amendment of a Planned Development District (PDD), including a concept plan, a detail plan, or a combined concept and detail plan shall not become effective except by the affirmative vote of at least three-fourths (3/4) of all the members of the governing body.

(Ord. 19-12-19-01 on 12/19/2019; Ord. 22-09-01-02 on 9/1/2022; Ord. 23-01-19-03 on 1/19/2023; Ord. 24-06-06-04 on 6/4/2024; Ord. 24-07-18-04 on 7/18/2024)

Meeting Schedule

April 16, 2026 -City Council.

May 7, 2026 – City Council.

June 4, 2026- City Council.

June 11, 2026 – City Council

June 18, 2026-City Council.

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 200-foot radius of the subject property were notified of the Zoning Map Amendment request (13 notices), a legal notice advertising the public hearing was placed in the Hill Country News (May 14, 2026) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1- Letter

Exhibit 2- Application

Exhibit 3- Survey



CITY OF LAGO VISTA • DEVELOPMENT SERVICES
5803 THUNDERBIRD STREET • P.O. BOX 4727 • LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

NOTE: Applicants should seek legal advice concerning the applicability of any existing private covenants or deed restrictions and their ability to be enforced or waived by other specific property owners.

APPLICATION FOR ZONING DISTRICT CHANGE

Contact Person: Chris Foster
Contact Phone: 8172710104
Property Owner(s):* Chris Foster
Owner's mailing address: 1200 Forrest Dr

Fee: See Ordinance Appendix A (non-refundable)

Contact Email: chris@texashillsstorage.com

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY

Subdivision, Section and Lot Number(s) if platted. Attach metes & bounds or equal description otherwise*

LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGES 398-400, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

Municipal Address(es)* if applicable: 7301 Lohman Ford Rd, Lago Vista TX 78645

NATURE OF REQUEST

Current Zoning District(s): Travis County ETJ **Requested District:** C-2

Purpose or Basis of Request* (if PDD, include whether concept and/or detail plan approval is sought):

Additional individual(s) authorized to act on behalf of the property owner(s)* regarding this application:

Name of Agent: Shane Klar **Email:** shaneklar@ink-civil.com

Mailing Address: **Phone:** 210-326-0452

NOTE: Applications must be complete including all applicable portions of this form, payment of fees and all required drawings or documentation. All applications are accepted provisionally pending a completion review. **PLEASE TAKE SPECIFIC NOTICE AND INCORPORATE OR ADDRESS ALL LOCAL ORDINANCE REQUIREMENTS IN YOUR APPLICATION.**

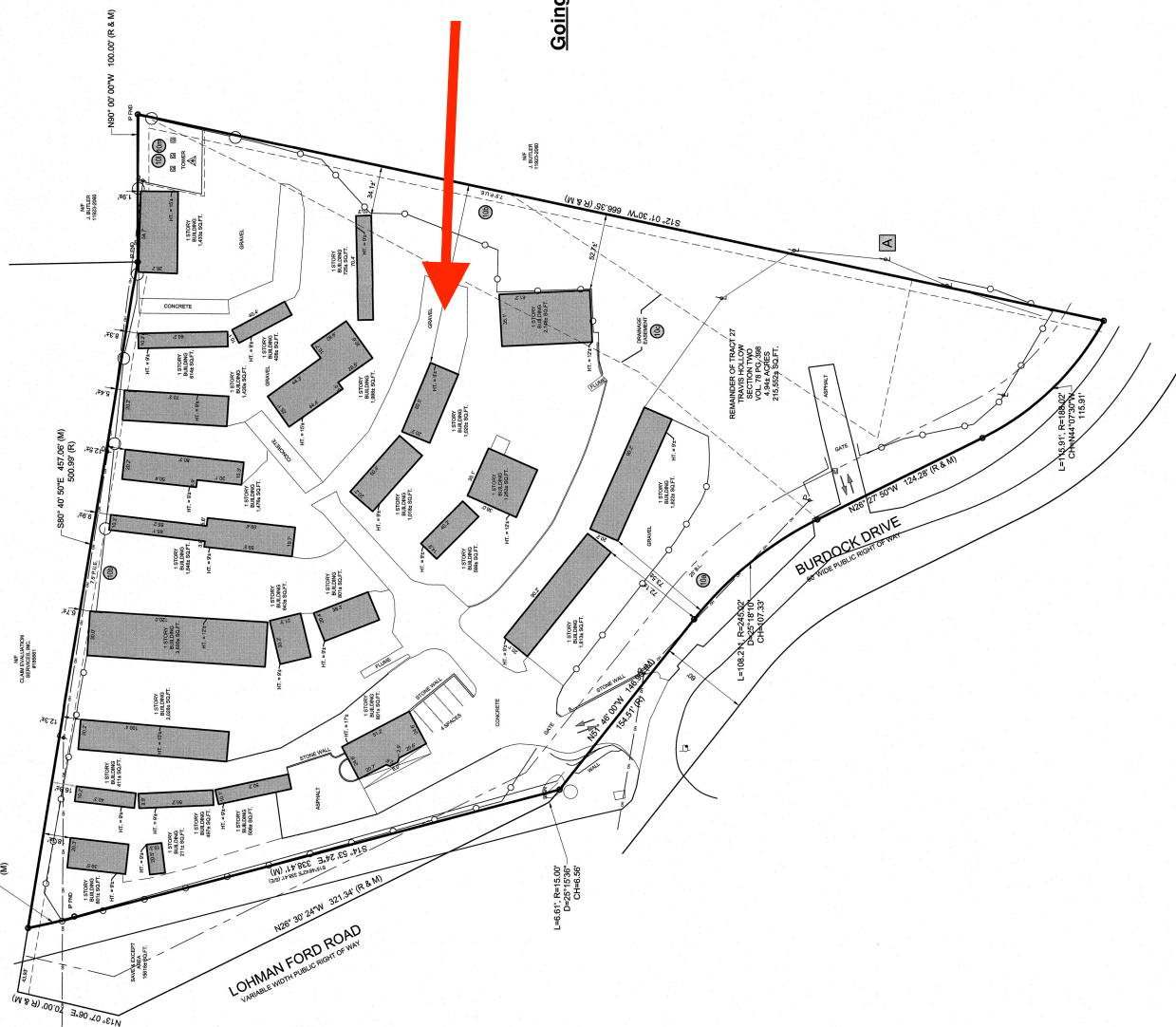
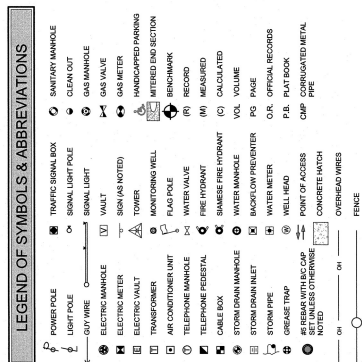
Chris Foster

3/3/2026

Property Owner's signature(s)*

Date

*Attach additional sheets as required



Going to move the 5x5 building here





Chris Foster, Texas Hills Storage & Cleaners
7301 Lohman Ford Rd
817-271-0104
Chris@Texashillsstorage.com

January 27, 2026

City of Lago Vista
Atton: Development Services / City Manager
5803 Thunderbird St.
Lago Vista, TX 78645

RE: Petition for Voluntary Annexation of 7301 Lohman Ford Rd

To the Honorable Mayor and City Council,

Since 2020, we have been the proud owners of the property located at 7301 Lohman Ford Road. We are writing to formally express our desire to annex this property into the City of Lago Vista. Our goal is to align our operations more closely with the city's standards and contribute directly to the vibrant community we serve.

As long-term stakeholders, we wish to update our facility to better reflect the aesthetic and professional character of Lago Vista. Our immediate plans include an expansion project on a portion of the property previously utilized as a parking lot. We intend to convert this area into additional storage, a transition that will allow us to better meet the needs of local residents while maintaining an orderly and updated site.

Regarding municipal infrastructure, we wish to highlight that our facility is self-sufficient. We do not require city services such as water or sewer, ensuring that our annexation will not place any additional burden on the City's existing utility capacity or public works resources.

We believe that becoming a formal part of Lago Vista will be mutually beneficial. By integrating into the local government structure, we can better coordinate our services with city goals, participate in the local economy as a tax-paying entity, and ensure our future growth is consistent with the City's comprehensive plan.

We look forward to working with the Lago Vista Development Services Department to complete the Annexation Petition process. Thank you for your time and for your dedication to the future of our community.

Sincerely,

Chris Foster

Chris Foster, Owner



**CITY OF LAGO VISTA
MUNICIPAL SERVICES PLAN**

FOR ANNEXATION OF 4.949 ACRES ALSO KNOWN AS LOT 27, TRAVIS HOLLOW, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 398, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10662, PAGE 402, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS ETJ, LOCATED AT 7301 LOHMAN FORD ROAD IN LAGO VISTA TEXAS 78645 AND ADJACENT TO THE CITY OF LAGO VISTA MUNICIPAL LIMITS

Owner: Fosters Limited LLC

Acreage: 4.949 Acres

This Municipal Services Plan (“**Plan**”) is entered into on this 7th day of May 2026 and between the City of Lago Vista, Texas, a home-rule municipality of the State of Texas (“**City**”) and Foster Limited LLC (“**Owner**”).

RECITALS

WHEREAS, the described tract is situated in Travis County, Texas, and consists of approximately 4.949 +/- acres of land situated in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference (“**Property**”);

WHEREAS, Fosters Limited LLC (the “**Owner**”) has declined to enter into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the “**Development Agreement**”) and is hereby voluntarily requesting full-purpose annexation of the Property;

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.



2. **INTENT.** It is the intent of the City that this Plan provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** Currently Police Services are Provided by Travis county, The City will Provide municipal police protection through Lago Vista Police Department and will provide the service to the area once annexed. The Police station is located at 5901 Municipal Complex Way, Lago Vista, TX 78645.
- b. **Fire Services.** The Property is within the ESD 1/TC ESD 1 Service Area. The Travis County ESD 1 Fire Department will provide aid through the Automatic Aid Agreement. such fire response services will be provided from the Travis County ESD 1 Fire Department (Station No. 1) located at 20624 FM 1431, Suite 5, Lago Vista, Texas, or future stations located in proximity to the Property. In addition, fire prevention activities will be provided by the Travis County ESD 1 Fire Marshalls office, as needed.

ESD Service areas are shown on attached Exhibit "B."

- c. **Building Inspection/Code Enforcement Services.** The City of Lago Vista will provide building inspection and code enforcement services upon annexation. The Development Services Department will also assist in issuance and enforcement activities related to all other applicable City of Lago Vista Codes and regulations that apply to building construction within the City of Lago Vista. Building Inspection and Code Enforcement services are located at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- d. **Libraries.** Lago Vista Public Library provides library services. The library is located at 5803 Thunderbird St Suite 40, Lago Vista, TX 78645.
- e. **Environmental Health & Health Code Enforcement.** The Travis County Health and Human Services Department will continue to oversee the enforcement of the State, County, and City of Lago Vista's health ordinances and regulations, for example, those related to inspections of commercial kitchens, mobile food vendors,



food preparation establishments, and handling operations. The City will perform other enforcement of the City of Lago Vista's health and sanitation ordinances and regulations, including but not limited to weed, brush control, and control over junked and abandoned vehicles. This service will be provided by the City's Code Enforcement Department and Police Department and shall begin in this Property on the effective date of the annexation. Additionally, the City's control of dilapidated structures will be handled by the City pursuant to its regulations and Code. These Services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.

- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance. These services will be provided at 5803 Thunderbird St #101, Lago Vista, TX 78645.
- h. **Streets & Drainage.** The City will maintain public streets over which the City has jurisdiction. Maintenance to the street facilities will continue to be provided in accordance with the City's policies and procedures for City streets and roadways. Travis County shall continue to be responsible for County Roads, and TxDOT shall continue to be responsible for State of Texas highways and farm to market roadways, pursuant to their statutory authorities. As new subdivisions and development occurs within the Property, the developers of property may be required to dedicate appropriate right-of-way and construct City streets in accordance with the City of Lago Vista's Subdivision Code, regulations, and policies that are in place at the time of the development. Upon completion of, dedication to, and the City's acceptance of, new streets and public rights-of-way, the City shall provide ongoing operation and maintenance for those streets, rights-of-way, and roadways.

The City will provide maintenance on existing public drainage systems and floodplain management of the Property. Developers will provide stormwater drainage and meet floodplain requirements as per the City's Code, regulations, and policies, and such facilities will be inspected by the City's Engineer at the time of completion of such facilities. The City will maintain public drainage facilities within the City right-of-way, as per the City's Code, regulations, and policies.



- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street names signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Progressive Waste Solutions of TX d/b/a Waste Connections of Texas, which will be notified of all newly-annexed parcels.
- l. **Water Service.** The Property will be served by water service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- m. **Sewer Service.** The Property will be served by wastewater service by the City of Lago Vista. Extension of services to serve the Property will be at the Owner's expense, at the time when they are requested.
- n. **Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement. The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. **AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. **SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. **INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.



8. **GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Travis County, Texas such that exclusive venue for any action arising out of this Plan shall be in Travis County, Texas.
9. **NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understandings, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated orally.

[The remainder of this page intentionally left blank.]



EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Lago Vista, Texas a Texas
home-rule municipal corporation

Attest:

By: Robin Smith

Name: Robin Smith

Title: City Secretary

By: Charles West

Name: Charles West

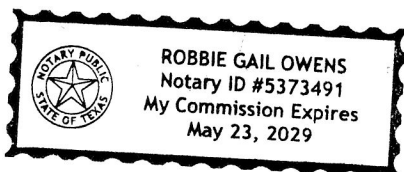
Title: City Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12 day of MAY, 2026, by Charles West, City Manager of the City of Lago Vista, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public, State of Texas

Robbie Gail Owens

OWNER:

Fosters Limited, LLC

(a Texas limited Liability Company)

By: Fosters Limited, LLC

(a Texas limited liability company)

By: Christopher Foster

Name: Christopher Foster



Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of MAY, 2026,
by _____, _____ of 2026, a ., a Texas limited liability company, on behalf of said
entities.

(SEAL)

Notary Public, State of Texas

Robbie Gail Owens

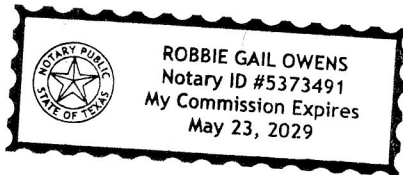




EXHIBIT A
PROPERTY



7301 Lohmans Ford Rd



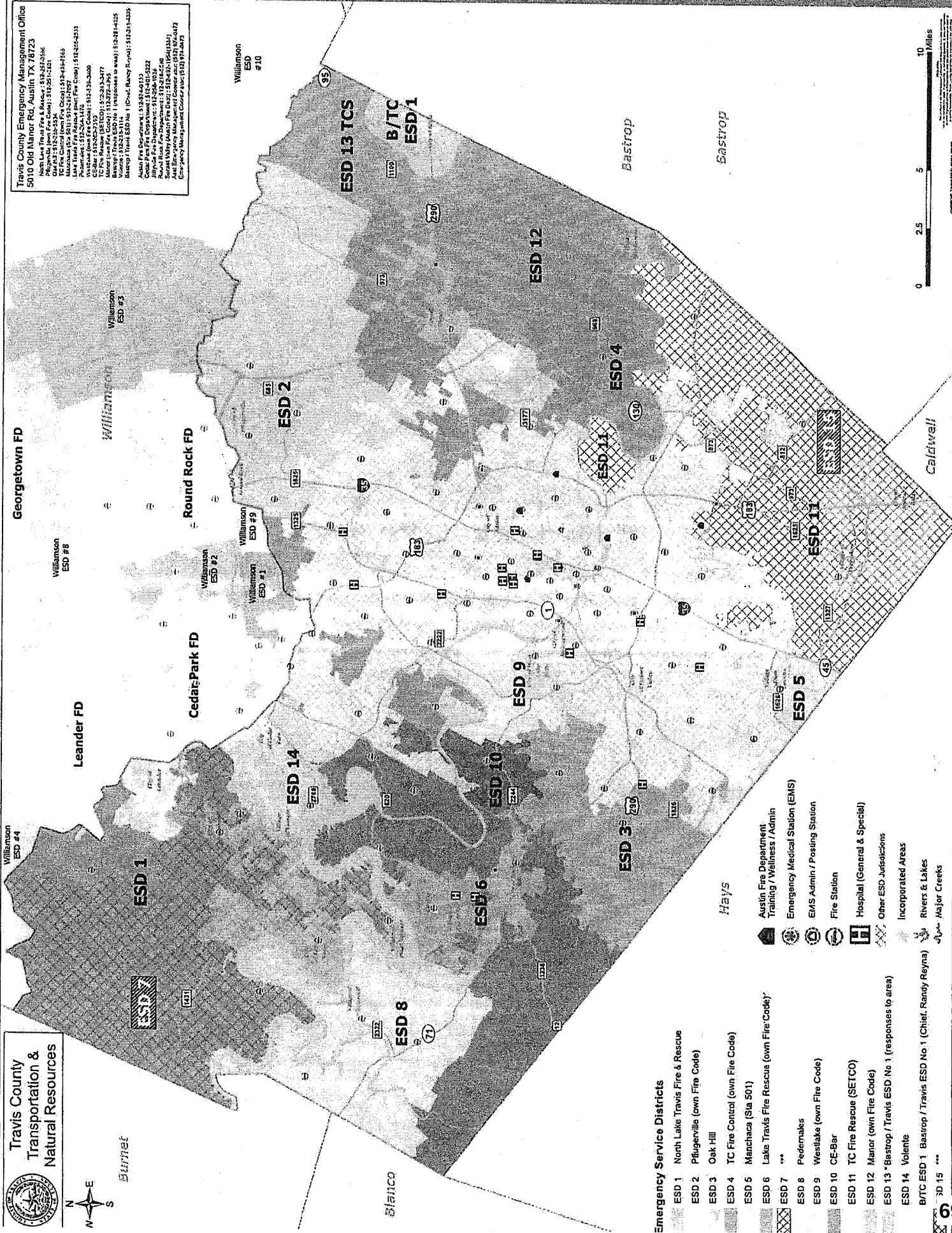
0 100 200 400 67
Feet



EXHIBIT B
ESD SERVICE AREAS

[illegible]Travis County
Transportation &
Natural Resources

3044



69

ORDINANCE NO. 26-06-18-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LAGO VISTA BY REZONING APPROXIMATELY 4.949 ACRES OF LAND LOCATED AT 7301 LOHMAN FORD ROAD, LEGALLY DESCRIBED AS APPROXIMATELY 4.94 ACRES OF LOT 27, TRAVIS HOLLOW, SECTION TWO, AS RECORDED IN VOLUME 78, PAGE 398, FROM ETJ (EXTRATERRITORIAL JURISDICTION) TO C-2 (GENERAL COMMERCIAL/RETAIL); PROVIDING FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a home-rule municipality acting pursuant to the authority granted under the Constitution and laws of the State of Texas; and

WHEREAS, the City Council has adopted zoning regulations pursuant to Texas Local Government Code Chapter 211 and Chapter 14 of the Lago Vista Code of Ordinances; and

WHEREAS, the owner and/or authorized agent submitted an application requesting zoning of the subject property concurrent with annexation into the City of Lago Vista; and

WHEREAS, the subject property consists of approximately 4.949 acres located at 7301 Lohman Ford Road and legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas; and

WHEREAS, the applicant seeks C-2 General Commercial/Retail zoning to accommodate the existing Texas Hills Storage facility and future expansion of the storage use; and

WHEREAS, the existing self-storage use was originally constructed in 1995 with additional improvements completed in 1998, 2002, and 2005 and includes both climate-controlled and non-climate-controlled storage facilities; and

WHEREAS, the proposed zoning is consistent with the Neighborhood Retail/Office/Commercial Future Land Use designation and supports the development pattern envisioned along the Lohman Ford Road corridor; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing in accordance with applicable state law and City regulations and forwarded its recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing as required by the City Code and Texas Local Government Code; and

WHEREAS, the City Council finds that the proposed zoning is consistent with the purpose of the C-2 General Commercial/Retail District and serves the public interest by promoting orderly commercial development and providing greater regulatory oversight of future development activities; and

WHEREAS, the City Council further finds that the proposed zoning is generally consistent with the City's Comprehensive Plan and supports the planned commercial development pattern for the Lohman Ford Road corridor;

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

SECTION 1. FINDINGS INCORPORATED

The foregoing recitals and findings are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth.

SECTION 2. ZONING MAP AMENDMENT

The Official Zoning Map of the City of Lago Vista is hereby amended by zoning the property described below from Extraterritorial Jurisdiction (ETJ) to C-2 General Commercial/Retail District:

Approximately 4.949 acres located at 7301 Lohman Ford Road, legally described as approximately 4.94 acres of Lot 27, Travis Hollow, Section Two, as recorded in Volume 78, Page 398, Travis County, Texas, as more particularly depicted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. OFFICIAL ZONING MAP

The City Manager or designee is authorized and directed to revise and maintain the Official Zoning Map of the City of Lago Vista to reflect the amendment adopted herein.

SECTION 4. DEVELOPMENT SUBJECT TO CITY REGULATIONS

Development of the property shall comply with all applicable City ordinances, development regulations, engineering requirements, and applicable state and federal regulations, including but not limited to site development standards, access requirements, drainage requirements, utility requirements, and any future Traffic Impact Analysis requirements.

Approval of this zoning request does not waive subsequent permitting requirements, subdivision approvals, site development approvals, utility review requirements, drainage review requirements, or other applicable development standards.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 6. REPEALER

All ordinances or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. PUBLICATION

The City Secretary shall cause publication of the caption of this Ordinance as required by law.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED AND APPROVED on this 18th day of June, 2026.

CITY OF LAGO VISTA, TEXAS

Mayor, Shane Saum

ATTEST:

City Secretary, Robin Smith

Exhibit A: Survey to follow

ITEMS CORRESPONDING TO SCHEDULE B

1

The following metes and bounds of record located below:
Volume 78, Page 388, Plat Records, Travis County, Texas, SAWS and EXCEPT that portion conveyed to Travis County, Texas, recorded in Volume 10662, Page 402, Real Property Records, Travis County, Texas.
NOT SHOWN, IT IS A BLANKET ITEM

10. The following metes and bounds of the documents creating or affecting the estate of the matter:
A. Building within lines as shown on the recorded plat and dedication set out in Schedule A thereof.
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. A. Easement as STATED on the plat and dedication set out in Schedule A thereof.
Premises: Public Utility.
Location: Within lines as shown on the recorded plat and dedication set out in Schedule A thereof.
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. A. Easement as shown on the plat and dedication set out in Schedule A thereof.
Premises: Oil/Gas.
Location: Within lines as shown on the recorded plat and dedication set out in Schedule A thereof.
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. A. Easement.
Recorded: Volume 603, Page 102, Deed Records, Travis County, Texas.
To: Lower Colorado River Authority.
Premises: Electric.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Volume 603, Page 103, Deed Records, Travis County, Texas.
To: Lower Colorado River Authority.
Premises: Electric.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. A perpetual easement and right to flood, inundate and submerge land, granted to the Lower Colorado River Authority.
Recorded: Volume 603, Page 102, Deed Records, Travis County, Texas.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Volume 603, Page 94, Deed Records, Travis County, Texas.
To: Petroleum Electric Cooperative, Inc.
Premises: Electric.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Volume 1285, Page 309, Deed Records, Travis County, Texas.
To: State of Texas.
Premises: Electric.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Volume 4389, Page 1460, Deed Records, Travis County, Texas.
To: Lower Colorado River Authority.
Premises: Electric.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Volume 7010, Page 1057, Deed Records, Travis County, Texas.
To: Petroleum Electric Cooperative, Inc.
Premises: Electric and distribution line.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Document No. 2010270903, Official Public Records, Travis County, Texas.
To: Petroleum Electric Cooperative, Inc.
Premises: Utility.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Easement.
Recorded: Document No. 2006030508, Official Public Records, Travis County, Texas.
To: Global Acquisitions LLC.
Premises: commercial/industrial.
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. A. Right of First Refusal as set out in the Easement Document.
Recorded: Document No. 2006030508, Official Public Records, Travis County, Texas.
THIS ITEM IS PLOTTED AND SHOWN HEREON.

10. A. Terms, Conditions, and Stipulations in the Agreement.
Recorded: Volume 701, Page 105, Deed Records, Travis County, Texas.
To: Boundary Line.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Terms, Conditions, and Stipulations in the Agreement.
Recorded: Volume 712, Page 534, Deed Records, Travis County, Texas.
To: Easement and Boundary Line.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Terms, Conditions, and Stipulations in the Agreement.
Recorded: Volume 705, Page 170, Deed Records, Travis County, Texas.
To: Boundary Line.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.

10. A. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals, together with all rights incident thereto.
Recorded: Volume 548, Page 515, Deed Records, Travis County, Texas.
Title to said interest has not been represented subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
DETERMINATION OF OIL AND MINERAL RIGHTS IS NOT WITHIN THE SCOPE OF SERVICES FOR A PROFESSIONAL LAND SURVEYOR IN TEXAS.

10. A. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals, together with all rights incident thereto.
Recorded: Volume 580, Page 388, Deed Records, Travis County, Texas.
Title to said interest has not been represented subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
DETERMINATION OF OIL AND MINERAL RIGHTS IS NOT WITHIN THE SCOPE OF SERVICES FOR A PROFESSIONAL LAND SURVEYOR IN TEXAS.

10. A. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals, together with all rights incident thereto.
Recorded: Volume 1011, Page 394, Deed Records, Travis County, Texas.
Title to said interest has not been represented subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
DETERMINATION OF OIL AND MINERAL RIGHTS IS NOT WITHIN THE SCOPE OF SERVICES FOR A PROFESSIONAL LAND SURVEYOR IN TEXAS.

FLOOD NOTE

PURSUANT TO TABLE A.3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4845C-105-14, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA 600-B-10-1 TRIMETRIC MAPS CREATED ON APRIL 15, 2020. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM AND FIELD SURVEYING HAS BEEN PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
4/15/2020	FIRST DRAFT		
4/15/2020	NETWORK COMMENTS		
FIELD WORK: BM	DRAFTED: BRM	CHECKED BY: BRM	FB & MD

SIGNIFICANT OBSERVATIONS

GRAVEL AND LIGHT POLES EXTEND BEYOND THE PROPERTY LINE

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT OF Bock & Clark Corporation, an NVS Company.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

VICINITY MAP - NOT TO SCALE

MISCELLANEOUS NOTES

10. SURVEY PERFORMED BY: BOCK AND CLARK CORPORATION, AN NVS COMPANY, 801 THOMSON PARK DRIVE, CRANBERRY TOWNSHIP, PA 10098, PHONE: (800) 787-8397, FAX: (724) 834-0052, BYRON@HOWELL.NV5.COM

10. THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE, NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

10. TABLE A.2: AN ADDRESS OF 7301 LOHMANS FORD ROAD WAS POSTED ON THE SURVEYED PROPERTY.

10. TABLE A.4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 4.94± ACRES (215,552± SQUARE FEET), MORE OR LESS.

10. TABLE A.8B: THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLANS AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARD IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.

10. TABLE A.8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

10. TABLE A.9: THERE ARE 4 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 4 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

10. TABLE A.16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

10. TABLE A.17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

10. TABLE A.18: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARD TO WETLANDS ON THE SURVEYED PROPERTY, NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR.

10. THE SURVEYED PROPERTY HAS ACCESS TO BURDOCK DRIVE, A DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.

10. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

10. THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED.

10. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BURDOCK DRIVE TO BEAR N 51° 48' 00" W, AS SHOWN HEREON.

10. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

10. THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CATEGORY 1-A URBAN SURVEY.

10. CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.

10. SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.

10. THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.

10. ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.

10. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

10. BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS.

10. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION

10. SURVEY PREPARED BY B&G SURVEYING, INC., DATED 8-21-04, PROJECT NUMBER B098104 WAS USED IN THE PREPARATION OF THIS SURVEY.

RECORD DESCRIPTION

Lot 27, TRAVIS HOLLOW, SECTION TWO, according to the map or plat thereof, recorded in Volume 78, Page 388, Plat Records, Travis County, Texas, SAWS and EXCEPT that portion conveyed to Travis County, Texas, recorded in Volume 10662, Page 402, Real Property Records, Travis County, Texas

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NO. 2007055-COM, DATED FEBRUARY 13, 2020.

ALTANSPTS LAND TITLE SURVEY

for
Texas Hills Storage
NVS Project No. 202001515-1

7301 Lohmans Ford Road, Lago Vista, TX 78645

Based upon Title Commitment of No. 2007055-COM
of Title Resources Guaranty Company
bearing an effective date of February 13, 2020, 600 a/c

Surveyor's Certification

To: Lee Kins, Inc., Bellamy & Co.; Title Resources Guaranty Company and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 17, 18 and 20 of Table A thereof. The fieldwork was completed on April 8, 2020.

BYRON D. HOWELL
REGISTRATION NO. 6048
IN THE STATE OF TEXAS
EXPIRATION DATE: 12-31-2020
FIRM REGISTRATION NUMBER 10118602
DATE OF FIELD SURVEY: APRIL 8, 2020
DATE OF LAST REVISION:
NETWORK PROJECT NO. 202001515-001 AAC

SHEET 1 OF 2

Bock & Clark Corporation
an NVS Company

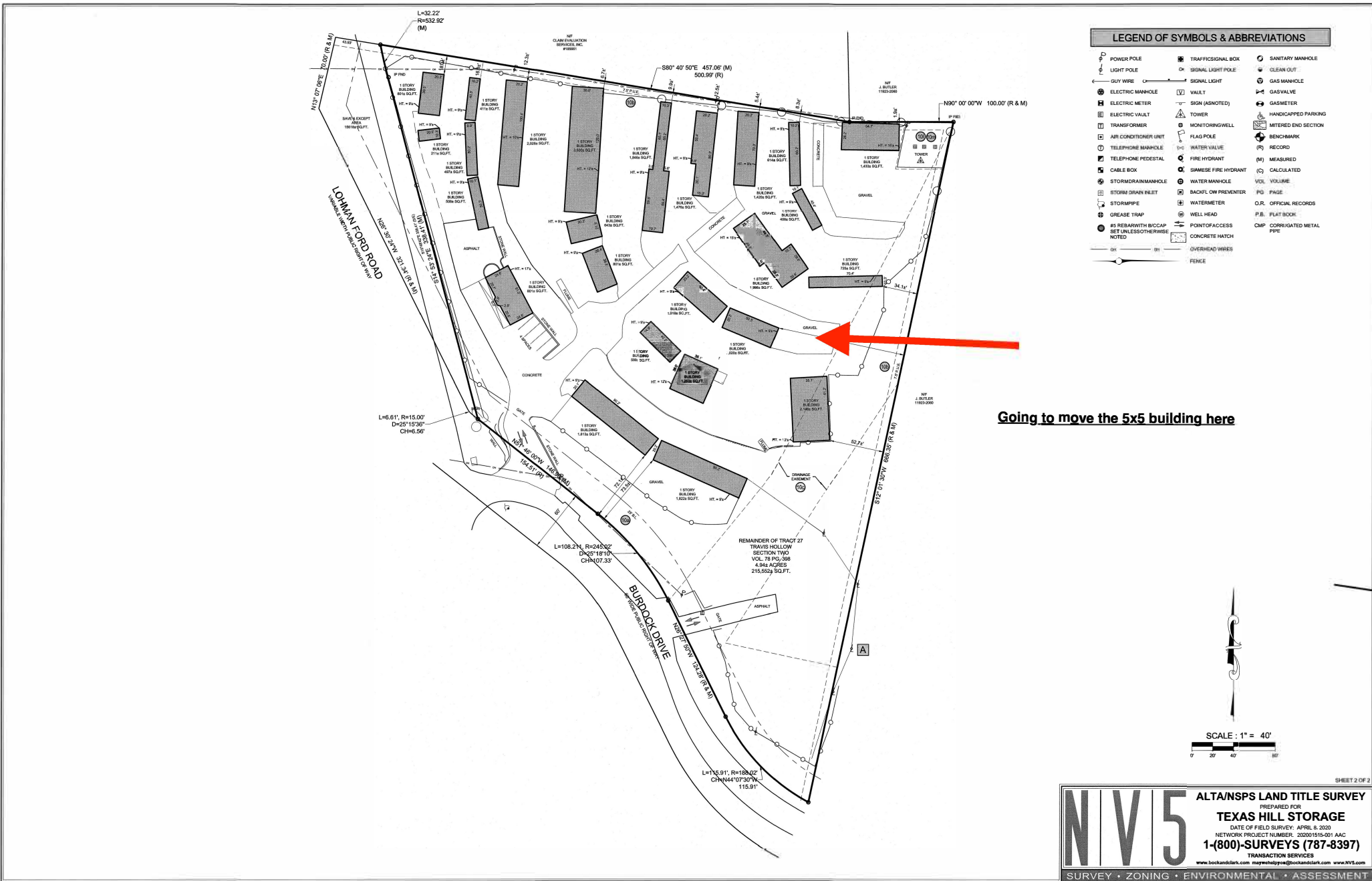
NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NVS.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PITTSBURGH PROJECT NO. 62020090004

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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Charles West, Public Works

SUBJECT: Public hearing, discussion, consideration and possible action regarding Ordinance No. 26-06-18-02 regarding an amendment to the City's Water Conversation Plan to reflect 2024 data, as required by the Texas Water Development Board (TWDB). No major changes are proposed at this time, as the plan will need to be fully updated in 2029.

ATTACHMENTS:

[05202026_DRAFT1 Revised Water Conservation Plan.pdf](#)
[05202026_DRAFT1 Revised Water Conservation Plan.docx](#)
[Ord. No. 26-06-18-02 Water Conservation Plan - 2.pdf](#)

Water Conservation Plan

For



The City of Lago Vista

Municipal Purchased Water Customers

Prepared by

Ernesto Rios

Director of Public Works

May 12, 2026

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Definitions:

AF: an Acre-Foot is a unit of volume equal to the volume of a sheet of water one acre (0.405 hectare) in area and one foot (30.48 cm) in depth; 43,560 cubic feet (1233.5 cum).

AMI: Automatic Meter Infrastructure is a fixed based radio frequency and/or cellular network which collects real-time water consumption data from a central location for billing and the customer portal.

Automatic Irrigation: the operation of an irrigation system with no or minimum of manual intervention besides surveillance. This includes drip, sprinkler, and surface irrigation systems that utilize timers, sensors, computers, or mechanical devices.

CoLV: the City of Lago Vista is a city located in Northwest Travis County, Texas, United States.

Commercial Use: The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial or institutional users.

Connections: a water meter used to provide service to an end user.

Conservation: those practices, techniques, and technologies that reduce the consumption of purchased water, reduce the loss of purchased water, improve the efficiency in the use of purchased water, or increase the recycling and reuse of purchased water so that the water supply is conserved and made available for future or alternative uses.

Customer: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

DCP: a Drought Contingency Plan is a strategy or combination of strategies for monitoring the progression of a drought and preparing a response to potential water supply shortages resulting from severe droughts or other water supply emergencies.

Drip Irrigation: is a form of irrigation that saves water and fertilizer by allowing water to drip slowly to the roots of many different plants onto the soil surface thru a network of valves, tubes, pipes, and emitters.

End User: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

EST: an Elevated Storage Tank is a container raised above ground elevation that holds potable water for long or short term storage. An EST may also be a GST that serves end users at least 100' below the elevation of the floor of the GST.

Finished Water Meter: a meter used to measure the flow of water from a water treatment plant after it has been treated.

GPCD: Gallons Per Capita per Day.

GST: a Ground Storage Tank is ground level container that holds potable water for long or short term storage.

Institutional Use: The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

LCRA: the Lower Colorado River Authority is a nonprofit public utility created in November 1934 by the Texas Legislature. LCRA's mission is to enhance the lives of the Texans it serves through water stewardship, energy and community service.

MGD: Million Gallons per Day.

Pressure Plane: an isolated portion of the water distribution system supplied by a particular EST or GST.

Process Water Meter: a meter used to measure the potable water used in plant operations at water and wastewater treatment plants.

Purchased Water: Total amount of water pumped into the water distribution system from CoLV's water treatment facilities.

Raw Water Meter: a meter used to measure the raw water purchased from LCRA used in plant operations at water and wastewater treatment plants.

Residential Use: The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor water uses.

Reuse Water: reclaimed water such as graywater, effluent from a wastewater treatment plant, or flushing water from a water distribution system.

RGPCD: Residential Gallons Per Capita per Day. The total gallons sold for residential use by a public water supplier divided by the residential population served, and then divided by the number of days in the year.

TAWWA: Texas American Water Works is a group that unites all Water Professionals in Texas to protect public health and all water resources by advancing technology, education, science, management and government policies by leveraging the collective leadership of the over 50,000 members of the American Water Works Association.

TCEQ: the Texas Commission for Environmental Quality is the environmental agency for the state of Texas and the fourth largest environmental agency in the United States. TCEQ strives to protect Texas' public health and natural resources consistent with sustainable economic development.

Total GPCD: The total amount of water pumped for potable use from the water treatment plant divided by the total permanent population, and then divided by the days of the year.

TTHM: Total Trihalomethanes are a cancer causing byproduct produced when chlorine is used to disinfect potable water containing organics.

TWDB: the Texas Water Development Board is the state agency in charge water conservation and long range water planning for Texas.

WCP: Water Conservation Plan is the CoLV plan that was developed to meet the Lower Colorado River Authority (LCRA) water conservation rules in accordance with the LCRA Firm Water contract administrative rules.

Water Customer: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

WCAC: the Texas Water Conservation Advisory Council provides a professional forum for the continuing development of water conservation resources, expertise, and progress evaluation of the highest quality for the benefit of Texas. The WCAC also selects the Blue Legacy award recipients annually.

WWTP: a Wastewater Treatment Plant is a facility that converts wastewater, which is water no longer needed or suitable for its most recent use, into an effluent that can be either returned to the water cycle with minimal environmental issues or reused.

Water Service Area: the area served by the CoLV's water plants.

WTPI: Water Treatment Plant #1 is located at 21011 Seminole Drive, Lago Vista Texas 78645, was built in 1984, and consists two 1.0 MGD Enviroquip upflow clarifiers. WTPI was last upgraded in 2017.

WTP2: Water Treatment Plant #2 is located at 21011 1/2 Dawn Drive, Lago Vista Texas 78645, was built in 1970, and consists two 0.5 MGD Roberts Package Plants. WTP2 was decommissioned in April 2017.

WTP3: Water Treatment Plant #3 is located at 6444 Marshall's Point Cove, Lago Vista Texas 78645, was built in 2015, and consists a 2.0 MGD Trident Package Plant. WTP3 can be expanded to 8.0 MGD and has the deepest water intake on Lake Travis.

Wholesale Purchased Water Customer: an entity that purchases bulk water for construction purposes or resale to agricultural, residential, commercial, industrial, or governmental end users.

Section 1: Introduction

The City of Lago Vista (CoLV) Municipal (Purchased) Water Conservation Plan (WCP) has been developed to meet the Lower Colorado River Authority (LCRA) water conservation rules in accordance with the LCRA Firm Water contract administrative rules. This Municipal WCP recognizes that conservation of purchased water is a valuable tool in managing water utility systems. Benefits of purchased water conservation include: extending available water supplies; reducing the risk of shortage during periods of extreme drought; reducing water utility operating cost; improving the reliability and quality of water utility service; reducing customer cost for water service; and enhancing water quality and the environment.

All LCRA firm water users are required to develop and formally adopt WCPs for their own systems in accordance with Title 30 Texas Administrative Code (TAC) Sections 288, Subchapter A, Water Conservation Plans, and Subchapter C, Required Submittals. Furthermore, being located within the regional water planning area of Region K, a copy of the WCP has been provided to the Region K Water Planning Group.

This Municipal WCP applies to all of CoLV's retail water customers located within its water service area, as defined in its Water Supply Contract with LCRA. Because the CoLV has a zero discharge permit for its Wastewater Treatment Plant (WWTP), the CoLV Municipal WCP does not apply to reuse water purchased by any CoLV water customer.

Section 2: Utility Profile Information

As of December 2024, there were approximately 5,581 connections in the City of Lago Vista's water service area. Based on an assumed average of 2.6 persons per connection, using 2020 Census data, the estimated December 2024 population served by the water system is approximately 14,511 persons. The projected population at full buildout is estimated to be approximately 40,000 persons, or approximately 10,500 additional connections. The population is expected to grow at an average rate of 5.0% per year until full buildout around 2044.

Table I in Appendix A provides information on monthly purchased water use data for the past five years. The 5-year average monthly purchased water use was 129.51 AF. The five-year average purchased water loss has been between 5% - 10%. The five-year peak for monthly purchased water use was 205.3 AF. These numbers were calculated by using the total volume of treated water produced at both Water Treatment Facilities.

Table 2 in Appendix A shows an average water use for the past five years as 89.54 gallons per person per day (RGPCD) and 103.66 purchased water gallons per capita per day (GPCD).

Section 3: Water Conservation Goals

Water conservation five and ten year goals are required for overall water use, residential water use and water loss. The goals proposed by the CoLV are as follows:

	5-year goals	10-year goals
Gallons per connection per day (GPCD)	105	100
Residential gallons per person per day (RGPCD)	78	75
Water loss	10%	8.0%

Section 4: Water Conservation Strategies

4.1 Water Loss

4.1.1 Universal Metering, Meter Replacement, and Meter

Repair The CoLV requires that the following end users be

metered:

- All municipal utility purchased water customers must be metered.
- All municipal irrigation purchased water customers must be metered.
- All wholesale purchased water customers must be metered.
- All construction projects both private and public using purchased water must be metered.
- All purchased water bulk water sales from a fire hydrant must be metered.
- All CoLV buildings and facilities using purchased water must be metered.
- All irrigation for CoLV medians and parks using purchased water must be metered.
- All CoLV water treatment plants must have the following water meters:
 - o raw water meters
 - o process water meters
 - o finished water meters.
- All CoLV booster pump stations must be metered.
- All CoLV water distribution flushing must be metered.
- All CoLV wastewater treatment plants using purchased water must be metered.
- All CoLV lift stations using purchased water must be metered.

The CoLV requires all water meters to be accurate within plus or minus 5 percent of the indicated flow over the possible flow range.

A regularly scheduled maintenance program of meter repair, replacement and calibration will be performed in accordance with recommended meter manufacturer guidelines following the minimum schedule by meter size:

- Finished water meters: test once a year.
- Master water meters: test once a year.
- Water meters larger than 1": test per manufacturer's recommendations.

- Water meters 1" or smaller: test per manufacturer's recommendations.
- Automatic Meter Infrastructure (AMI) registers and meter bodies will be replaced system wide every 10 - 15 years.

Zero consumption accounts will be checked monthly to see if water is actually being used and not recorded. In addition, the meters will be checked for proper sizing for all new installations and during reconnections. The CoLV successfully completed the conversion from an AMR to an AMI metering system. This project was completed in January of 2022.

4.1.2 Distribution System Leak Detection and Repair

In order to meet the CoLV's purchased water loss goal and in accordance with Texas Water Development Board (TWDB) rules, the CoLV will:

- Attempt to repair all purchased water leaks immediately upon discovery.
- conduct purchased water distribution leak detection audits as needed.
- monitor current purchased water loss through monthly water production and usage reports.
- conduct and submit yearly purchased water loss audits to the TWDB.

New measures and strategies to proactively reduce purchased water loss will be considered as feasible, including measures to reduce water lost within the water treatment process, line flushing and identifying/repairing waterline leaks quickly.

4.1.3 Additional Water Loss Best Management Practices

The CoLV currently utilizes the following water loss best management practices:

- AMI Fixed Based water metering system and software provides utility billing, and the utility department with almost real time consumption data. It will automatically notify utility billing of customers that have high consumption so staff can contact them. It can detect leaks in the City system which are nearby a specific meter. Also, this system's software has a customer portal which allows customers to monitor their daily water consumption. As of September 2024, only 12% of our customers have registered to use this portal.
- The CoLV has abandoned the use of the leaky legacy PVC and ductile iron piping systems, becoming the second City in the US to adopt the sole use of the leak free fused HDPE pipe for all future distribution piping that will be installed in its water, wastewater, and reuse water distribution systems. Currently, approximately 42% of the water distribution system, 73% of the wastewater force main system, and 41% of the reuse water transmission lines are leak free fused HDPE pipe.
- CoLV strategies to minimize distribution flushing water losses that include the following:
 - o Looping dead end waterlines within a pressure plane.
 - o Looping dead end waterlines between pressure planes.
 - o Developing an innovative tank mixing process for ground storage tanks that eliminated the need to flush the Ground Storage Tank (GST) because of high Trihalomethanes levels.

- Chlorine injection stations have been placed strategically throughout the water distribution system in order to avoid the need for excessive flushing in order to keep chlorine residuals in compliance with Texas Commission for Environmental Quality (TCEQ) regulations.
- A proactive leak detection program is being used to decrease water loss in the water distribution system.
- At Water Treatment Plant #1 (WTPI), backwash water and sludge blanket draw down water is sent to the WWTP where it is processed into reuse water.
- At Water Treatment Plant #3 (WTP3), backwash water is decanted and mixed with the raw water inflow to the water plant.
- Reuse water from the WWTP is used to irrigate the Lago Vista Golf Course (LVGC) and Highland Lakes Golf Course (HLGC). The Grille at Highland Lakes uses reuse water to irrigate its 2 acres of grass surrounding the restaurant.
- At this time, CoLV is unable to irrigate local ball fields with reuse water. The City's current WWTP process only provides Type 2 treatment. As per TCEQ, Type 2 effluent is not allowed to be used to irrigate ball fields. The City is still exploring options to achieve Type I treatment at the WWTP, but costs are the deciding factor.

The CoLV is considering a multi-year City-wide Water Distribution Pipe Replacement Strategy to upgrade to HDPE pipe as our future "standard pipe type" as displayed in Appendix C. Implementation details have not been developed as of this plan approval. By migrating to one standard HDPE pipe type that has 100-year life, CoLV expects savings in the following areas:

- Water loss per mile of distribution system pipe will be reduced as the legacy Galvanized, Ductile iron, PVC class pipe, PVC C900 pipe and AC pipe are replaced with leak free HDPE pipe.
- The elimination of the 5 legacy piping systems will result
 - o in a standardized piping system that is easier and faster to fix with less water losses.
 - o the elimination of a large legacy pipe repair parts inventory and tooling that can be difficult to work with during emergency repairs.
 - o the elimination of future training hours for repairing legacy piping systems.

PVC class pipe will be scheduled for replacement first followed by galvanized pipe and ductile iron pipe types. The CoLV will be monitoring each legacy piping system to identify when that particular legacy piping system start failing at a rate of one leak per mile per year, necessitating replacement per AWWA standards.

4.2 Water Rates and Records Management

4.2.1 Increasing Purchased Water Block Rates

The CoLV uses a base rate structure that promotes purchased water conservation with an increasing multi-tiered rate structure for residential, commercial, and irrigation purchased water end users. The CoLV reevaluates its rate structure periodically in order to promote purchased water conservation to the maximum extent possible. Future CoLV updated rates structures shall be submitted to LCRA within 30 days of adoption. The current rate structure can be found in Appendix B and is located on the CoLV utility web site.

4.2.2 Purchased Water Consumption Monitoring and Billing Records Management

The CoLV's utility billing staff maintains monthly records of purchased water sales, consumption reports, and utility bills on a central server that can be used to compile, present, and view purchased water-use and billing information.

The billing system is capable of separating water-use per customer type into the following categories: residential, irrigation, and commercial. Any new billing system purchased by the CoLV will be capable of reporting detailed water use data by single-family residential, multi-family residential, irrigation, commercial, industrial, institutional, agricultural and wholesale.

4.3 Water Reuse

The CoLV operates a 1.0 Million Gallon per Day (MGD) WWTP. Reuse water from the WWTP is used to supplement the irrigation supply needs of the following properties:

- 85 irrigated acres of the Highland Lakes Golf Course
- 113 irrigated acres of the Lago Vista Golf Course
- 2 irrigated acres of the Grille at Highland Lakes
- 67 irrigated acres of bird habitat at the Cedar Breaks Effluent Disposal Site

The treated wastewater effluent currently produces an average 0.71 MGD per day and 100% of that effluent is utilized for the beneficial irrigation uses listed above.

4.3.1 Additional Water Reuse Best Management Practices

The CoLV is exploring the option of irrigating local ball fields with reuse water instead of purchased water as the municipal supply of reuse water increases and becomes available. This can only be done if the WWTP is upgraded to achieve Type **1** treatment. Its current process only provides Type 2 effluent, which is not allowed for irrigation of local ball fields.

4.4 Education and Outreach

4.4.1 Required measures

Throughout the year, purchased water conservation literature will be made available to end users regarding purchased water conservation, native landscaping, and other related topics to garden clubs, homeowner associations, and various others interested groups. CoLV staff may attend such events or request a presentation from LCRA staff to promote purchased water conservation. Also, City staff will be aggressively promoting the new customer portal to all of its customers through social media campaigns, website postings and newsletters. We will work with the AMI software company to tailor the system to City specific needs.

4.4.2 Additional Best Management Practices

- Financial rebates: Customers will be offered irrigation technology and other rebates from the LCRA. CoLV will assist LCRA with promoting water conservation programs to its customers.
- Hotels currently being proposed will be strongly encouraged to adopt a hotel linen reuse option policy where linens are only changed out upon request during multi-night short stays.

4.5 Other Best Management

- Permanent landscape watering schedule for spray irrigation. This schedule limits outdoor spray irrigation for landscapes to no more than twice a week on the following days and times:
 - o Residential addresses ending in odd numbers: Wednesdays and Saturdays
 - o Residential addresses ending with even numbers: Thursdays and Sundays
 - o Commercial customers: Tuesdays and Fridays
 - o Watering times: Midnight to 10 a.m. and 7 p.m. to midnight
- Temporary landscape watering schedule variance for new landscapes. New landscapes can be watered according to the following schedule for the first 30 days after installation.
 - o Days 1 through 20: spray irrigation allowed every day.
 - o New variance application is required to continue temporary irrigation.
 - o Days 21 through 30: spray irrigation allowed every other day.
 - o No further variances allowed.
 - o Watering times: Midnight to 10 a.m. and 7 p.m. to midnight.
- Landscape Conservation and Erosion Control Requirements for new development: the CoLV has adopted these two ordinances as shown in Appendix D of this plan.
- Swimming Pool Construction Requirements for new pools: the CoLV shall incorporate Appendix E of this plan into its adopted rules and regulations.

Section 5: Wholesale Water Conservation Plans

Wholesale treated water customers must develop a Drought Contingency Plan (DCP) and a Water Conservation Plan (WCP) in accordance with LCRA Water Contract Rules. The plans must include a governing board resolution, ordinance, or other official document noting that the plans have been formally adopted by the wholesale purchased water customers.

Wholesale purchased water customers must include in their wholesale water supply contracts the requirement that each successive wholesale purchased water customer must develop, implement, and regularly update their DCP and WCP, subject to CoLV and LCRA approval, and consistent with Title 30 Texas Administrative Code (TAC) Sections 288, Subchapter A, Water Conservation Plans, and Subchapter C, Required Submittals.

Section 6: Coordination with Regional Water Planning Group

The water service area of the CoLV is located within the Lower Colorado River Water Planning Area (Region K) of the State of Texas and the CoLV has provided or will provide a copy of this water conservation plan to the regional water planning group. The plan can be sent to the LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas 78703.

Section 7: Authorization and Implementation

The City Manager of CoLV, or his/her designee, is hereby authorized and directed to implement the applicable provisions of this Municipal WCP. The City Manager, or his/her designee, will act as Administrator of the Water Conservation Program. He/she will oversee the execution and implementation of the program and will be responsible for keeping adequate records for program verification. A signed and dated copy of this plan by the City Manager or his/her designee will be sufficient to meet this requirement.

7.1 Municipal WCP Implementation

The CoLV has designated a water conservation coordinator, who will be responsible for the implementation of this water conservation plan. The current water conservation coordinator is the CoLV Director of Public Works. The City Manager, or his/her designee, may re-appoint this position. At that time, the CoLV will inform LCRA about this personnel change.

The Municipal WCP will be reviewed and approved in 2024 and every five (5) years thereafter.

Approved and Accepted by the CoLV Authorized Representative:

Approved and Accepted:

Shane R. Saum, Mayor

Date

Appendix A: Historical Purchased Water Data

Table 1: Monthly Purchased Water Use (AF)

	2020	2021	2022	2023	2024		
Month	PurAF	PurAF	PurAF	PurAF	PurAF	Avg Pur	Max Pur
January	99.6	84.5	97.7	109.69	107.17	99.732	109.69
February	91.7	88.7	91.0	93.79	96.29	92.296	96.29
March	91.1	98.8	115.8	121.57	120.02	109.458	121.57
April	94.2	118.3	141.9	112.31	126.65	118.672	141.9
May	127.4	109.3	165.9	123.53	121.25	129.476	165.9
June	149.2	122.4	182.5	169.63	138.76	152.498	182.5
July	181.4	133.9	205.3	204.64	152.66	175.58	205.3
August	181.6	156.2	181.2	162.41	176.6	171.602	181.6
September	126.6	137.3	152.1	157.75	152.22	145.194	157.75
October	139.8	129.8	151.6	133.88	164.98	144.012	164.98
November	108.5	106.2	105.4	107.5	128.23	111.166	128.23
December	93.7	105.1	105.4	104.28	113.48	104.392	113.48
Total	1484.8	1390.5	1695.8	1600.98	1598.31		

Table 2: Monthly Purchased Water Use (GPCD)

	2020			2021			2022			2023			2024		
Month	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD
January	4307	48.5	93.5	4716	49.4	72.4	5250	60.8	75.2	5,282	88.08	84.53	5,417	72.50	79.98
February	4339	53.1	94.6	4755	69.4	83.5	5367	57.3	75.9	5,285	79.24	76.89	5,422	85.38	76.75
March	4364	58.4	84.4	4814	65.5	83.0	5435	65.9	86.1	5,306	95.92	92.96	5,440	81.13	89.19
April	4381	66.5	89.8	4797	73.4	103.1	5383	88.9	110.1	5,341	85.29	87.56	5,459	97.76	96.92
May	4426	76.2	116.4	4853	63.6	91.1	5376	109.7	124.8	5,351	95.31	91.83	5,481	77.82	89.43
June	4425	119.6	140.9	4890	94.0	104.6	5398	123.3	141.2	5,365	111.48	132.10	5,503	97.95	105.34
July	4477	120.4	163.8	4887	81.1	110.8	5429	145.6	152.9	5,372	132.72	154.79	5,502	95.58	112.17
August	4538	128.2	161.8	4992	103.2	126.5	5436	121.2	134.8	5,354	100.47	119.65	5,519	112.49	129.36
September	4551	100.3	116.3	5080	102.9	112.9	5444	99.7	116.7	5,387	122.68	119.34	5,526	171.39	115.08
October	4624	93.1	122.2	5078	74.5	103.3	5482	94.6	111.8	5,389	105.36	99.14	5,529	76.36	120.63
November	4652	73.7	97.4	5082	67.7	87.3	5535	62.2	79.5	5,402	81.41	81.05	5,567	134.67	96.23
December	4675	63.6	81.0	5134	60.5	82.8	5500	61.6	77.5	5,398	83.08	76.66	5,581	85.51	82.20
Average	4480	83.5	113.5	4923	75.4	96.8	5420	90.9	107.2	5,353	98.42	101.38	5,496	99.5	99.44

*Conn = Connection

*Assumed average of 2.6 persons per connection to calculate Residential GPCD

Appendix B - 2023 CoLV Rate Structure

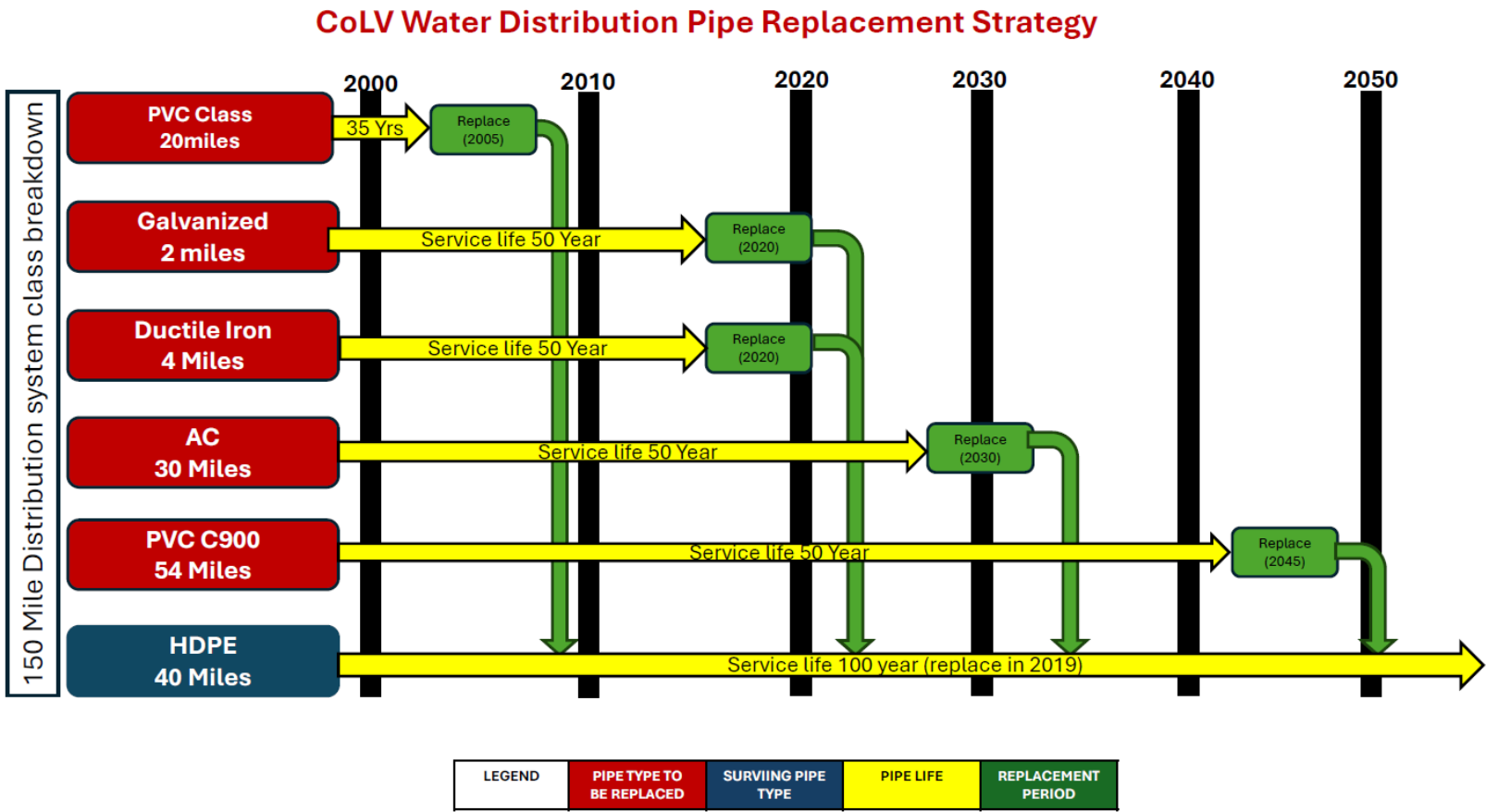
Water Rates - Residential		
	Inside City	Outside City
Base	\$36.52	\$41.51
0 - 2,000	\$0.00	\$0.00
2001 - 5,000	\$5.25 per 1,000 ga l	\$6.55 per 1,000 ga l
5,001 - 10,000	\$6.50 per 1,000 ga l	\$ 7.80 per 1,000 ga l
10,001 - 15,000	\$8.50 per 1,000 ga l	\$9.80 per 1,000 gal
15,001 - 25,000	\$11.00 per 1,000 gal	\$11.00 per 1,000 gal
25,001 - 50,000	\$14.00 per 1,000 ga l	\$14.00 per 1,000 ga l
50,001 - Above	\$17.50 per 1,000 ga l	\$17.50 per 1,000 gal

Water Rates - Commercial		
	Inside City	Outside City
Base	\$36.52	\$41.51
0 - 2,000	\$3.95 per 1,000 ga l	\$3.95 per 1,000 ga l
2001 - 5,000	\$5.77 per 1,000 gal	\$5.77 per 1,000 gal
5,001 - 10,000	\$7.15 per 1,000 gal	\$7.15 per 1,000 ga l
10,001 - 15,000	\$9.35 per 1,000 ga l	\$9.35 per 1,000 gal
15,001 - 25,000	\$11.87 per 1,000 gal	\$11.87 per 1,000 ga l
25,001 - 50,000	\$15.17 per 1,000 gal	\$15.17 per 1,000 gal
50,001 - Above	\$19.02 per 1,000 ga l	\$19.02 per 1,000 ga l

Water Rates - Irrigation		
	Inside City	Outside City/hydrant
Base	\$36.52	\$41.51
0 - 2,000	\$6.11 per 1,000 ga l	\$9.60 per 1,000 ga l
2001 - 5,000	\$7.64 per 1,000 ga l	\$12.00 per 1,000 gal
5,001 - 10,000	\$9.55 per 1,000 ga l	\$15.00 per 1,000 gal
10,001 - 15,000	\$11.94 per 1,000 gal	\$18.75 per 1,000 ga l
15,001 - 25,000	\$14.93 per 1,000 ga l	\$23.44 per 1,000 ga l
25,001 - 50,000	\$18.66 per 1,000 ga l	\$29.30per 1,000 ga l
50,001 - Above	\$23.32 per 1,000 ga l	\$36.62 per 1,000 ga l

Water Rates - Industrial	
Base	\$36.52
Flat Vol um Rate	\$ 4.17 per 1,000 gal

Appendix C - CoLV Water Distribution Pipe Replacement Strategy



Appendix D - Landscape and Conservation Standards

General

The Landscape Conservation Guidelines are modeled after the "Sensible Landscaping for Central Texas" guidebook for home builders and homeowners adopted by the Homebuilders Association of Greater Austin (<http://www.hbaaustin.com>) and are intended to provide builders and homeowners with a well-designed, water-efficient landscape.

Design

- A. Turf shall not be planted on more than 50 percent, or up to 7,000 square feet, of the landscape. Longer leafed native grasses, low water consumption grasses such as Bermuda grass, zoysia grass, and buffalo grass that use low amounts of water are not considered turf grass in this context. Wildflowers may also be used as a ground cover.
- B. Automatic spray irrigation for each home or business shall be limited to 2.5 times the foundation footprint, with a 12,000 square foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

Soil

- A. There shall be no less than 3" inches of high quality topsoil in planted areas for sodded lawns and 4" for hydro-mulched areas. The CoLV recommends that 6" inches of high quality topsoil in planted areas for sodded lawns and hydro-mulched areas as the additional depth of soil will make the lawns much more drought resistant.
- B. Topsoil shall be native soil from the site, or non-native topsoil that contains no less than 25 percent organic matter (compost) blended through the soil. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones more than 1.5 inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material detrimental to plant growth. Delivered topsoil should be obtained from a well-drained site that is free of flooding.
- C. Topsoil added to the site should be incorporated into existing surface in a 2-inch to 3-inch scarified transition layer to enable water to drain adequately through the different types of soil. Areas within the drip line of existing trees that will be retained should not be scarified as it may damage the trees.

Irrigation

- A. The CoLV does not require automated irrigation systems for new landscaping. However, if an automatic irrigation system is installed, it shall be required to meet the guidelines outlined in this section.
- B. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34 and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by the Texas Commission on Environmental Quality (TCEQ). Irrigation contractors who install the irrigation systems must be TCEQ Licensed Irrigators.

- C. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf may be irrigated with drip, but it is not required.
- D. Areas planted with turf shall be in separate zones from areas planted with shrubs, trees or perennials.
- E. Hydrozoning of automatically irrigated areas shall be scheduled with plants with similar watering needs.
- F. All automatic irrigation systems are required to have a rain sensor, and a soil moisture sensor or a weather sensor connected to an irrigation controller in order to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed and should be adjusted to the 1/4-inch setting.
- G. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with subsurface drip irrigation or drip irrigation low volume irrigation in order to avoid runoff and overspray onto the hardscape.
- H. All new residential irrigation systems are required to have pressure regulation where the static operating pressure exceeds the sprinkler manufacturer's recommended operating range in order to eliminate extensive misting. These may include in-line pressure regulators, flow control valves or sprinkler devices equipped with pressure regulation stems or nozzles. Irrigation systems must have a controller that features multiple start times, rain sensor capability, a water budget feature and a non-volatile memory in case of power outage.
- I. Scheduling recommendations shall be posted inside or close to the controller enclosure box for easy reference.
- J. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves and sprinkler devices.
- K. Sprinkler systems shall be designed with no overspray onto the hardscape.
- L. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways and other hardscapes should be equipped with devices such as in-line check valves and sprinkler heads with check valves that prevent low-head drainage after the sprinkler zone is turned off.

Plant Choice

Plants used for landscaping must be native and drought tolerant. The City of Austin's Grow Green Guide (<http://austintexas.gov/department/grow-green/plant-guide>) can be used as a reference for appropriate plants.

Turf grasses should be limited to low-water-use turfs such as bermuda grass, zoysia grass, and buffalo grass. St. Augustine grass is not an approved turf grass.

Invasive plants shall not be used. The City of Austin's Grow Green Guide can be used as a reference for invasive plants to avoid.

Plant Prepping

- A. A hole dug for a plant or tree should be 2 to 3 times wider than the container or root ball the plant is being stored in, ensuring that water will be able to be absorbed by the plant's roots.

- B. Before the sodding or seeding with a recommended turf grass, make sure that the existing soil has been blended with compost.

Plant Placement and Spacing

- A. Proper plant placement and spacing is critical to plant health and long-term landscape quality. Proper plant spacing ensures good air flow and room for plants to mature without crowding
- B. Plant placement too close to buildings can cause problems with plant disease, insects and structural problems.
- C. The mature height and width of plants should be considered before planting them.

Mulch

- A. All areas planted with trees, perennials and shrubs shall be finished with a 2-inch to 4-inch deep layer of high quality 50/50 blend of non-acidic organic mulch and compost blend.
- B. Wood chip mulch must be clean wood chips free of man-made debris, shredded into coarse pieces ranging in size from 1 to 3 inches.
- C. Rock mulch shall be used in planting beds only as temporary mulch until full plant coverage is achieved, or as permanent mulch in areas with native shrubs and perennials.

Maintenance

The CoLV recommends the following turf and plant maintenance schedule:

- A. Replenishing the mulch/compost blend only during the fall or spring at a minimum of every other year.
- B. Aerate turf grass within the first year of installation then twice a year after that during the fall or spring.
- C. Top dress turf grass areas with quality compost twice a year during the fall or spring at a depth of 1/4-inch to 1/2-inch following the aeration and drag or rake it into the canopy and/or aeration holes.

Appendix E - Swimming Pool Construction Requirements

- A. Private residential swimming pools shall not be installed with open pit sand media filters.
- B. Pool water features installed with public swimming pools or private residential swimming pools must be designed so that the water feature can be turned off without affecting the filtering capabilities of the pool. Automatic pool fill features must be designed so that they may be turned off in both public swimming pools and private residential swimming pools.
- C. Pools with shared water between the pool and spa shall be designed so that water can be shared without the necessity of an above ground water feature that cannot be turned off. If a water feature between the spa and the pool exists, the default setting will be for it to be turned off.
- D. Automatic pool fill features must include an automatic pool shut-off feature.
- E. Vanishing or negative edge pools must be designed with catch basins large enough to prevent splashing that leads to increased water use.
- F. Backwash systems must be designed so they may be turned off.
- G. Pool skimmers should be managed in such a way as to minimize water consumption. The range of allowable water within the skimmer fill range should allow for several inches of evaporative loss prior to filling.
- H. All residential swimming pools filled with a garden hose shall have a hose end timer installed at the nearest hose bib location. In addition, a hose bib back-flow prevention device will be connected to the hose bib fixtures nearest to the pool.
- I. The CoLV recommends that all residential swimming pools should be installed with a permanent automatic pool cover to minimize evaporative loss when not in use.
- J. Pool companies that provide installation and/or maintenance services within the CoLV must provide in writing to every customer specific information on maintenance requirements that includes an emphasis on preventative measures for keeping pool water quality high and alternatives to draining pools to correct water quality problems unless draining is needed for physical repairs.

Water Conservation Plan

For



The City of Lago Vista

Municipal Purchased Water Customers

Prepared by

Ernesto Rios

Director of Public Works

May 12, 2026

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Definitions:

AF: an Acre-Foot is a unit of volume equal to the volume of a sheet of water one acre (0.405 hectare) in area and one foot (30.48 cm) in depth; 43,560 cubic feet (1233.5 cum).

AMI: Automatic Meter Infrastructure is a fixed based radio frequency and/or cellular network which collects real-time water consumption data from a central location for billing and the customer portal.

Automatic Irrigation: the operation of an irrigation system with no or minimum of manual intervention besides surveillance. This includes drip, sprinkler, and surface irrigation systems that utilize timers, sensors, computers, or mechanical devices.

CoLV: the City of Lago Vista is a city located in Northwest Travis County, Texas, United States.

Commercial Use: The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial or institutional users.

Connections: a water meter used to provide service to an end user.

Conservation: those practices, techniques, and technologies that reduce the consumption of purchased water, reduce the loss of purchased water, improve the efficiency in the use of purchased water, or increase the recycling and reuse of purchased water so that the water supply is conserved and made available for future or alternative uses.

Customer: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

DCP: a Drought Contingency Plan is a strategy or combination of strategies for monitoring the progression of a drought and preparing a response to potential water supply shortages resulting from severe droughts or other water supply emergencies.

Drip Irrigation: is a form of irrigation that saves water and fertilizer by allowing water to drip slowly to the roots of many different plants onto the soil surface thru a network of valves, tubes, pipes, and emitters.

End User: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

EST: an Elevated Storage Tank is a container raised above ground elevation that holds potable water for long or short term storage. An EST may also be a GST that serves end users at least 100' below the elevation of the floor of the GST.

Finished Water Meter: a meter used to measure the flow of water from a water treatment plant after it has been treated.

GPCD: Gallons Per Capita per Day.

GST: a Ground Storage Tank is ground level container that holds potable water for long or short term storage.

Institutional Use: The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

LCRA: the Lower Colorado River Authority is a nonprofit public utility created in November 1934 by the Texas Legislature. LCRA's mission is to enhance the lives of the Texans it serves through water stewardship, energy and community service.

MGD: Million Gallons per Day.

Pressure Plane: an isolated portion of the water distribution system supplied by a particular EST or GST.

Process Water Meter: a meter used to measure the potable water used in plant operations at water and wastewater treatment plants.

Purchased Water: Total amount of water pumped into the water distribution system from CoLV's water treatment facilities.

Raw Water Meter: a meter used to measure the raw water purchased from LCRA used in plant operations at water and wastewater treatment plants.

Residential Use: The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor water uses.

Reuse Water: reclaimed water such as graywater, effluent from a wastewater treatment plant, or flushing water from a water distribution system.

RGPCD: Residential Gallons Per Capita per **Day**. The total gallons sold for residential use by a public water supplier divided by the residential population served, and then divided by the number of days in the year.

TAWWA: Texas American Water Works is a group that unites all Water Professionals in Texas to protect public health and all water resources by advancing technology, education, science, management and government policies by leveraging the collective leadership of the over 50,000 members of the American Water Works Association.

TCEQ: the Texas Commission for Environmental Quality is the environmental agency for the state of Texas and the fourth largest environmental agency in the United States. TCEQ strives to protect Texas' public health and natural resources consistent with sustainable economic development.

Total GPCD: The total amount of water pumped for potable use from the water treatment plant divided by the total permanent population, and then divided by the days of the year.

TTHM: Total Trihalomethanes are a cancer causing byproduct produced when chlorine is used to disinfect potable water containing organics.

TWDB: the Texas Water Development Board is the state agency in charge water conservation and long range water planning for Texas.

WCP: Water Conservation Plan is the CoLV plan that was developed to meet the Lower Colorado River Authority (LCRA) water conservation rules in accordance with the LCRA Firm Water contract administrative rules.

Water Customer: any CoLV resident, person, company, or organization using purchased water supplied by the CoLV.

WCAC: the Texas Water Conservation Advisory Council provides a professional forum for the continuing development of water conservation resources, expertise, and progress evaluation of the highest quality for the benefit of Texas. The WCAC also selects the Blue Legacy award recipients annually.

WWTP: a Wastewater Treatment Plant is a facility that converts wastewater, which is water no longer needed or suitable for its most recent use, into an effluent that can be either returned to the water cycle with minimal environmental issues or reused.

Water Service Area: the area served by the CoLV's water plants.

WTPI: Water Treatment Plant #1 is located at 21011 Seminole Drive, Lago Vista Texas 78645, was built in 1984, and consists two 1.0 MGD Enviroquip upflow clarifiers. WTPI was last upgraded in 2017.

WTP2: Water Treatment Plant #2 is located at 21011 1/2 Dawn Drive, Lago Vista Texas 78645, was built in 1970, and consists two 0.5 MGD Roberts Package Plants. WTP2 was decommissioned in April 2017.

WTP3: Water Treatment Plant #3 is located at 6444 Marshall's Point Cove, Lago Vista Texas 78645, was built in 2015, and consists a 2.0 MGD Trident Package Plant. WTP3 can be expanded to 8.0 MGD and has the deepest water intake on Lake Travis.

Wholesale Purchased Water Customer: an entity that purchases bulk water for construction purposes or resale to agricultural, residential, commercial, industrial, or governmental end users.

Section 1: Introduction

The City of Lago Vista (CoLV) Municipal (Purchased) Water Conservation Plan (WCP) has been developed to meet the Lower Colorado River Authority (LCRA) water conservation rules in accordance with the LCRA Firm Water contract administrative rules. This Municipal WCP recognizes that conservation of purchased water is a valuable tool in managing water utility systems. Benefits of purchased water conservation include: extending available water supplies; reducing the risk of shortage during periods of extreme drought; reducing water utility operating cost; improving the reliability and quality of water utility service; reducing customer cost for water service; and enhancing water quality and the environment.

All LCRA firm water users are required to develop and formally adopt WCPs for their own systems in accordance with Title 30 Texas Administrative Code (TAC) Sections 288, Subchapter A, Water Conservation Plans, and Subchapter C, Required Submittals. Furthermore, being located within the regional water planning area of Region K, a copy of the WCP has been provided to the Region K Water Planning Group.

This Municipal WCP applies to all of CoLV's retail water customers located within its water service area, as defined in its Water Supply Contract with LCRA. Because the CoLV has a zero discharge permit for its Wastewater Treatment Plant (WWTP), the CoLV Municipal WCP does not apply to reuse water purchased by any CoLV water customer.

Section 2: Utility Profile Information

As of December 2024, there were approximately 5,581 connections in the City of Lago Vista's water service area. Based on an assumed average of 2.6 persons per connection, using 2020 Census data, the estimated December 2024 population served by the water system is approximately 14,511 persons. The projected population at full buildout is estimated to be approximately 40,000 persons, or approximately 10,500 additional connections. The population is expected to grow at an average rate of 5.0% per year until full buildout around 2044.

Table I in Appendix A provides information on monthly purchased water use data for the past five years. The 5-year average monthly purchased water use was 129.51 AF. The five-year average purchased water loss has been between 5% - 10%. The five-year peak for monthly purchased water use was 205.3 AF. These numbers were calculated by using the total volume of treated water produced at both Water Treatment Facilities.

Table 2 in Appendix A shows an average water use for the past five years as 89.54 gallons per person per day (RGPCD) and 103.66 purchased water gallons per capita per day (GPCD).

Section 3: Water Conservation Goals

Water conservation five and ten year goals are required for overall water use, residential water use and water loss. The goals proposed by the CoLV are as follows:

	5-year goals	10-year goals
Gallons per connection per day (GPCD)	105	100
Residential gallons per person per day (RGPCD)	78	75
Water loss	10%	8.0%

Section 4: Water Conservation Strategies

4.1 Water Loss

4.1.1 Universal Metering, Meter Replacement, and Meter

Repair The CoLV requires that the following end users be

metered:

- All municipal utility purchased water customers must be metered.
- All municipal irrigation purchased water customers must be metered.
- All wholesale purchased water customers must be metered.
- All construction projects both private and public using purchased water must be metered.
- All purchased water bulk water sales from a fire hydrant must be metered.
- All CoLV buildings and facilities using purchased water must be metered.
- All irrigation for CoLV medians and parks using purchased water must be metered.
- All CoLV water treatment plants must have the following water meters:
 - o raw water meters
 - o process water meters
 - o finished water meters.
- All CoLV booster pump stations must be metered.
- All CoLV water distribution flushing must be metered.
- All CoLV wastewater treatment plants using purchased water must be metered.
- All CoLV lift stations using purchased water must be metered.

The CoLV requires all water meters to be accurate within plus or minus 5 percent of the indicated flow over the possible flow range.

A regularly scheduled maintenance program of meter repair, replacement and calibration will be performed in accordance with recommended meter manufacturer guidelines following the minimum schedule by meter size:

- Finished water meters: test once a year.
- Master water meters: test once a year.
- Water meters larger than 1": test per manufacturer's recommendations.

- Water meters 1" or smaller: test per manufacturer's recommendations.
- Automatic Meter Infrastructure (AMI) registers and meter bodies will be replaced system wide every 10 - 15 years.

Zero consumption accounts will be checked monthly to see if water is actually being used and not recorded. In addition, the meters will be checked for proper sizing for all new installations and during reconnections. The CoLV successfully completed the conversion from an AMR to an AMI metering system. This project was completed in January of 2022.

4.1.2 Distribution System Leak Detection and Repair

In order to meet the CoLV's purchased water loss goal and in accordance with Texas Water Development Board (TWDB) rules, the CoLV will:

- Attempt to repair all purchased water leaks immediately upon discovery.
- conduct purchased water distribution leak detection audits as needed.
- monitor current purchased water loss through monthly water production and usage reports.
- conduct and submit yearly purchased water loss audits to the TWDB.

New measures and strategies to proactively reduce purchased water loss will be considered as feasible, including measures to reduce water lost within the water treatment process, line flushing and identifying/repairing waterline leaks quickly.

4.1.3 Additional Water Loss Best Management Practices

The CoLV currently utilizes the following water loss best management practices:

- AMI Fixed Based water metering system and software provides utility billing, and the utility department with almost real time consumption data. It will automatically notify utility billing of customers that have high consumption so staff can contact them. It can detect leaks in the City system which are nearby a specific meter. Also, this system's software has a customer portal which allows customers to monitor their daily water consumption. As of September 2024, only 12% of our customers have registered to use this portal.
- The CoLV has abandoned the use of the leaky legacy PVC and ductile iron piping systems, becoming the second City in the US to adopt the sole use of the leak free fused HDPE pipe for all future distribution piping that will be installed in its water, wastewater, and reuse water distribution systems. Currently, approximately 42% of the water distribution system, 73% of the wastewater force main system, and 41% of the reuse water transmission lines are leak free fused HDPE pipe.
- CoLV strategies to minimize distribution flushing water losses that include the following:
 - o Looping dead end waterlines within a pressure plane.
 - o Looping dead end waterlines between pressure planes.
 - o Developing an innovative tank mixing process for ground storage tanks that eliminated the need to flush the Ground Storage Tank (GST) because of high Trihalomethanes levels.

- Chlorine injection stations have been placed strategically throughout the water distribution system in order to avoid the need for excessive flushing in order to keep chlorine residuals in compliance with Texas Commission for Environmental Quality (TCEQ) regulations.
- A proactive leak detection program is being used to decrease water loss in the water distribution system.
- At Water Treatment Plant #1 (WTPI), backwash water and sludge blanket draw down water is sent to the WWTP where it is processed into reuse water.
- At Water Treatment Plant #3 (WTP3), backwash water is decanted and mixed with the raw water inflow to the water plant.
- Reuse water from the WWTP is used to irrigate the Lago Vista Golf Course (LVGC) and Highland Lakes Golf Course (HLGC). The Grille at Highland Lakes uses reuse water to irrigate its 2 acres of grass surrounding the restaurant.
- At this time, CoLV is unable to irrigate local ball fields with reuse water. The City's current WWTP process only provides Type 2 treatment. As per TCEQ, Type 2 effluent is not allowed to be used to irrigate ball fields. The City is still exploring options to achieve Type I treatment at the WWTP, but costs are the deciding factor.

The CoLV is considering a multi-year City-wide Water Distribution Pipe Replacement Strategy to upgrade to HDPE pipe as our future "standard pipe type" as displayed in Appendix C. Implementation details have not been developed as of this plan approval. By migrating to one standard HDPE pipe type that has 100-year life, CoLV expects savings in the following areas:

- Water loss per mile of distribution system pipe will be reduced as the legacy Galvanized, Ductile iron, PVC class pipe, PVC C900 pipe and AC pipe are replaced with leak free HDPE pipe.
- The elimination of the 5 legacy piping systems will result
 - o in a standardized piping system that is easier and faster to fix with less water losses.
 - o the elimination of a large legacy pipe repair parts inventory and tooling that can be difficult to work with during emergency repairs.
 - o the elimination of future training hours for repairing legacy piping systems.

PVC class pipe will be scheduled for replacement first followed by galvanized pipe and ductile iron pipe types. The CoLV will be monitoring each legacy piping system to identify when that particular legacy piping system start failing at a rate of one leak per mile per year, necessitating replacement per AWWA standards.

4.2 Water Rates and Records Management

4.2.1 Increasing Purchased Water Block Rates

The CoLV uses a base rate structure that promotes purchased water conservation with an increasing multi-tiered rate structure for residential, commercial, and irrigation purchased water end users. The CoLV reevaluates its rate structure periodically in order to promote purchased water conservation to the maximum extent possible. Future CoLV updated rates structures shall be submitted to LCRA within 30 days of adoption. The current rate structure can be found in Appendix B and is located on the CoLV utility web site.

4.2.2 Purchased Water Consumption Monitoring and Billing Records Management

The CoLV's utility billing staff maintains monthly records of purchased water sales, consumption reports, and utility bills on a central server that can be used to compile, present, and view purchased water-use and billing information.

The billing system is capable of separating water-use per customer type into the following categories: residential, irrigation, and commercial. Any new billing system purchased by the CoLV will be capable of reporting detailed water use data by single-family residential, multi-family residential, irrigation, commercial, industrial, institutional, agricultural and wholesale.

4.3 Water Reuse

The CoLV operates a 1.0 Million Gallon per Day (MGD) WWTP. Reuse water from the WWTP is used to supplement the irrigation supply needs of the following properties:

- 85 irrigated acres of the Highland Lakes Golf Course
- 113 irrigated acres of the Lago Vista Golf Course
- 2 irrigated acres of the Grille at Highland Lakes
- 67 irrigated acres of bird habitat at the Cedar Breaks Effluent Disposal Site

The treated wastewater effluent currently produces an average 0.71 MGD per day and 100% of that effluent is utilized for the beneficial irrigation uses listed above.

4.3.1 Additional Water Reuse Best Management Practices

The CoLV is exploring the option of irrigating local ball fields with reuse water instead of purchased water as the municipal supply of reuse water increases and becomes available. This can only be done if the WWTP is upgraded to achieve Type **1** treatment. Its current process only provides Type 2 effluent, which is not allowed for irrigation of local ball fields.

4.4 Education and Outreach

4.4.1 Required measures

Throughout the year, purchased water conservation literature will be made available to end users regarding purchased water conservation, native landscaping, and other related topics to garden clubs, homeowner associations, and various others interested groups. CoLV staff may attend such events or request a presentation from LCRA staff to promote purchased water conservation. Also, City staff will be aggressively promoting the new customer portal to all of its customers through social media campaigns, website postings and newsletters. We will work with the AMI software company to tailor the system to City specific needs.

4.4.2 Additional Best Management Practices

- Financial rebates: Customers will be offered irrigation technology and other rebates from the LCRA. CoLV will assist LCRA with promoting water conservation programs to its customers.
- Hotels currently being proposed will be strongly encouraged to adopt a hotel linen reuse option policy where linens are only changed out upon request during multi-night short stays.

4.5 Other Best Management

- Permanent landscape watering schedule for spray irrigation. This schedule limits outdoor spray irrigation for landscapes to no more than twice a week on the following days and times:
 - o Residential addresses ending in odd numbers: Wednesdays and Saturdays
 - o Residential addresses ending with even numbers: Thursdays and Sundays
 - o Commercial customers: Tuesdays and Fridays
 - o Watering times: Midnight to 10 a.m. and 7 p.m. to midnight
- Temporary landscape watering schedule variance for new landscapes. New landscapes can be watered according to the following schedule for the first 30 days after installation.
 - o Days 1 through 20: spray irrigation allowed every day.
 - o New variance application is required to continue temporary irrigation.
 - o Days 21 through 30: spray irrigation allowed every other day.
 - o No further variances allowed.
 - o Watering times: Midnight to 10 a.m. and 7 p.m. to midnight.
- Landscape Conservation and Erosion Control Requirements for new development: the CoLV has adopted these two ordinances as shown in Appendix D of this plan.
- Swimming Pool Construction Requirements for new pools: the CoLV shall incorporate Appendix E of this plan into its adopted rules and regulations.

Section 5: Wholesale Water Conservation Plans

Wholesale treated water customers must develop a Drought Contingency Plan (DCP) and a Water Conservation Plan (WCP) in accordance with LCRA Water Contract Rules. The plans must include a governing board resolution, ordinance, or other official document noting that the plans have been formally adopted by the wholesale purchased water customers.

Wholesale purchased water customers must include in their wholesale water supply contracts the requirement that each successive wholesale purchased water customer must develop, implement, and regularly update their DCP and WCP, subject to CoLV and LCRA approval, and consistent with Title 30 Texas Administrative Code (TAC) Sections 288, Subchapter A, Water Conservation Plans, and Subchapter C, Required Submittals.

Section 6: Coordination with Regional Water Planning Group

The water service area of the CoLV is located within the Lower Colorado River Water Planning Area (Region K) of the State of Texas and the CoLV has provided or will provide a copy of this water conservation plan to the regional water planning group. The plan can be sent to the LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas 78703.

Section 7: Authorization and Implementation

The City Manager of CoLV, or his/her designee, is hereby authorized and directed to implement the applicable provisions of this Municipal WCP. The City Manager, or his/her designee, will act as Administrator of the Water Conservation Program. He/she will oversee the execution and implementation of the program and will be responsible for keeping adequate records for program verification. A signed and dated copy of this plan by the City Manager or his/her designee will be sufficient to meet this requirement.

7.1 Municipal WCP Implementation

The CoLV has designated a water conservation coordinator, who will be responsible for the implementation of this water conservation plan. The current water conservation coordinator is the CoLV Director of Public Works. The City Manager, or his/her designee, may re-appoint this position. At that time, the CoLV will inform LCRA about this personnel change.

The Municipal WCP will be reviewed and approved in 2024 and every five (5) years thereafter.

Approved and Accepted by the CoLV Authorized Representative:

Approved and Accepted:

Shane R. Saum, Mayor

Date

Appendix A: Historical Purchased Water Data

Table 1: Monthly Purchased Water Use (AF)

	2020	2021	2022	2023	2024		
Month	PurAF	PurAF	PurAF	PurAF	PurAF	Avg Pur	Max Pur
January	99.6	84.5	97.7	109.69	107.17	99.732	109.69
February	91.7	88.7	91.0	93.79	96.29	92.296	96.29
March	91.1	98.8	115.8	121.57	120.02	109.458	121.57
April	94.2	118.3	141.9	112.31	126.65	118.672	141.9
May	127.4	109.3	165.9	123.53	121.25	129.476	165.9
June	149.2	122.4	182.5	169.63	138.76	152.498	182.5
July	181.4	133.9	205.3	204.64	152.66	175.58	205.3
August	181.6	156.2	181.2	162.41	176.6	171.602	181.6
September	126.6	137.3	152.1	157.75	152.22	145.194	157.75
October	139.8	129.8	151.6	133.88	164.98	144.012	164.98
November	108.5	106.2	105.4	107.5	128.23	111.166	128.23
December	93.7	105.1	105.4	104.28	113.48	104.392	113.48
Total	1484.8	1390.5	1695.8	1600.98	1598.31		

Table 2: Monthly Purchased Water Use (GPCD)

	2020			2021			2022			2023			2024		
Month	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD	Conn	Resid GPCD	Pur Water GPCD
January	4307	48.5	93.5	4716	49.4	72.4	5250	60.8	75.2	5,282	88.08	84.53	5,417	72.50	79.98
February	4339	53.1	94.6	4755	69.4	83.5	5367	57.3	75.9	5,285	79.24	76.89	5,422	85.38	76.75
March	4364	58.4	84.4	4814	65.5	83.0	5435	65.9	86.1	5,306	95.92	92.96	5,440	81.13	89.19
April	4381	66.5	89.8	4797	73.4	103.1	5383	88.9	110.1	5,341	85.29	87.56	5,459	97.76	96.92
May	4426	76.2	116.4	4853	63.6	91.1	5376	109.7	124.8	5,351	95.31	91.83	5,481	77.82	89.43
June	4425	119.6	140.9	4890	94.0	104.6	5398	123.3	141.2	5,365	111.48	132.10	5,503	97.95	105.34
July	4477	120.4	163.8	4887	81.1	110.8	5429	145.6	152.9	5,372	132.72	154.79	5,502	95.58	112.17
August	4538	128.2	161.8	4992	103.2	126.5	5436	121.2	134.8	5,354	100.47	119.65	5,519	112.49	129.36
September	4551	100.3	116.3	5080	102.9	112.9	5444	99.7	116.7	5,387	122.68	119.34	5,526	171.39	115.08
October	4624	93.1	122.2	5078	74.5	103.3	5482	94.6	111.8	5,389	105.36	99.14	5,529	76.36	120.63
November	4652	73.7	97.4	5082	67.7	87.3	5535	62.2	79.5	5,402	81.41	81.05	5,567	134.67	96.23
December	4675	63.6	81.0	5134	60.5	82.8	5500	61.6	77.5	5,398	83.08	76.66	5,581	85.51	82.20
Average	4480	83.5	113.5	4923	75.4	96.8	5420	90.9	107.2	5,353	98.42	101.38	5,496	99.5	99.44

*Conn = Connection

*Assumed average of 2.6 persons per connection to calculate Residential GPCD

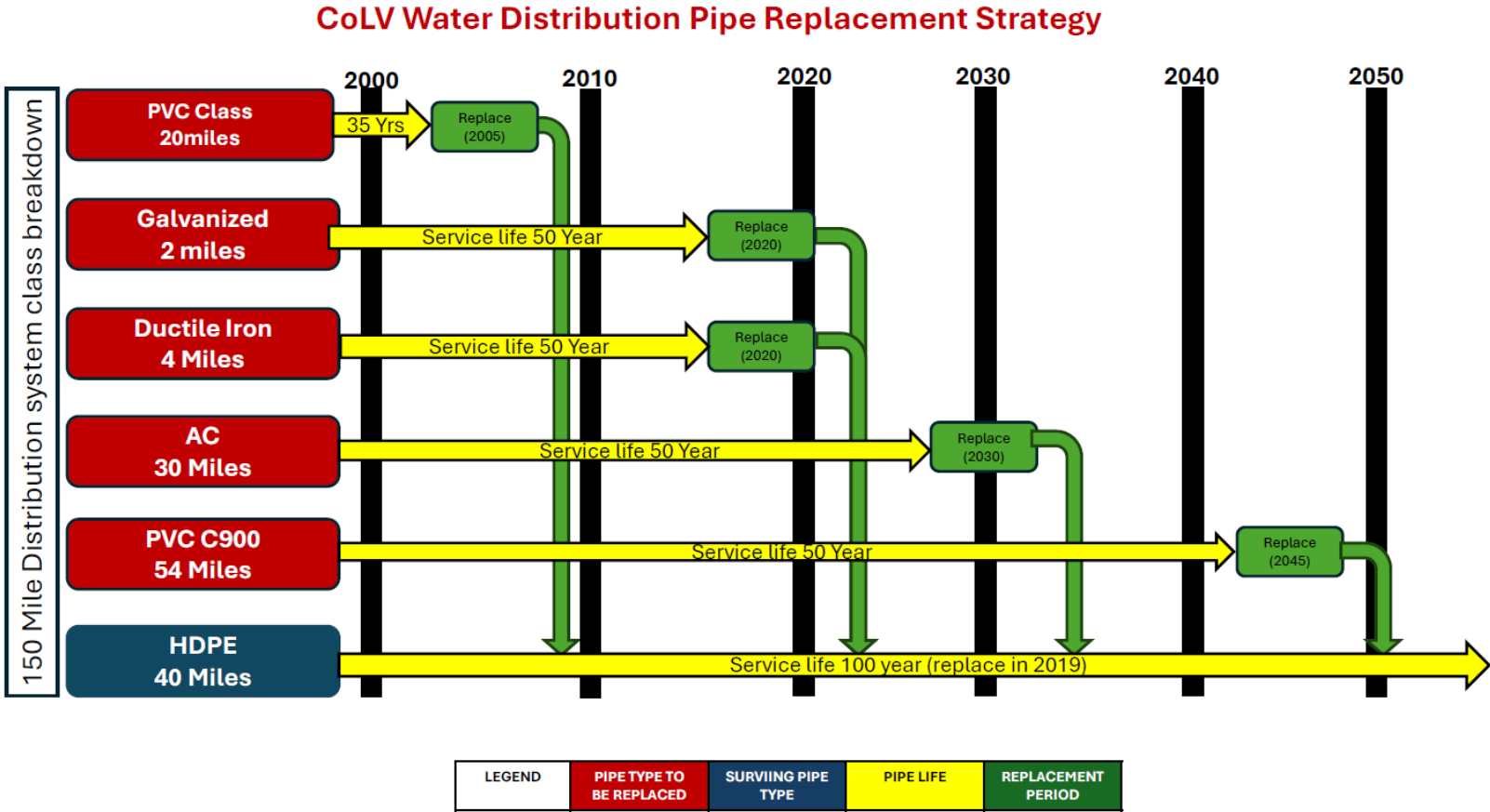
Appendix B - 2023 CoLV Rate Structure

Water Rates - Residential		
	Inside City	Outside City
Base	\$36.52	\$41.51
0 - 2,000	\$0.00	\$0.00
2001- 5,000	\$5.25 per 1,000 ga l	\$6.55 per 1,000 ga l
5,001 - 10,000	\$6.50 per 1,000 ga l	\$ 7.80 per 1,000 ga l
10,001 - 15,000	\$8.50 per 1,000 ga l	\$9.80 per 1,000 gal
15,001 - 25,000	\$11.00 per 1,000 gal	\$11.00 per 1,000 gal
25,001 - 50,000	\$14.00 per 1,000 ga l	\$14.00 per 1,000 ga l
50,001 - Above	\$17.50 per 1,000 ga l	\$17.50 per 1,000 gal

Water Rates - Commercial		
	Inside City	Outside City
Base	\$36.52	\$41.51
0 - 2,000	\$3.95 per 1,000 ga l	\$3.95 per 1,000 ga l
2001 - 5,000	\$5.77 per 1,000 gal	\$5.77 per 1,000 gal
5,001 - 10,000	\$7.15 per 1,000 gal	\$7.15 per 1,000 ga l
10,001 - 15,000	\$9.35 per 1,000 ga l	\$9.35 per 1,000 gal
15,001 - 25,000	\$11.87 per 1,000 gal	\$11.87 per 1,000 ga l
25,001 - 50,000	\$15.17 per 1,000 gal	\$15.17 per 1,000 gal
50,001 - Above	\$19.02 per 1,000 ga l	\$19.02 per 1,000 ga l

Water Rates - Irrigation		
	Inside City	Outside City/hydrant
Base	\$36.52	\$41.51
0 - 2,000	\$6.11 per 1,000 ga l	\$9.60 per 1,000 ga l
2001 - 5,000	\$7.64 per 1,000 ga l	\$12.00 per 1,000 gal
5,001 - 10,000	\$9.55 per 1,000 ga l	\$15.00 per 1,000 gal
10,001 - 15,000	\$11.94 per 1,000 gal	\$18.75 per 1,000 ga l
15,001 - 25,000	\$14.93 per 1,000 ga l	\$23.44 per 1,000 ga l
25,001 - 50,000	\$18.66 per 1,000 ga l	\$29.30per 1,000 ga l
50,001 - Above	\$23.32 per 1,000 ga l	\$36.62 per 1,000 ga l

Water Rates - Industrial	
Base	\$36.52
Flat Vol um Rate	\$ 4.17 per 1,000 gal



Appendix D - Landscape and Conservation Standards

General

The Landscape Conservation Guidelines are modeled after the "Sensible Landscaping for Central Texas" guidebook for home builders and homeowners adopted by the Homebuilders Association of Greater Austin (<http://www.hbaaustin.com>) and are intended to provide builders and homeowners with a well-designed, water-efficient landscape.

Design

- A. Turf shall not be planted on more than 50 percent, or up to 7,000 square feet, of the landscape. Longer leafed native grasses, low water consumption grasses such as Bermuda grass, zoysia grass, and buffalo grass that use low amounts of water are not considered turf grass in this context. Wildflowers may also be used as a ground cover.
- B. Automatic spray irrigation for each home or business shall be limited to 2.5 times the foundation footprint, with a 12,000 square foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

Soil

- A. There shall be no less than 3" inches of high quality topsoil in planted areas for sodded lawns and 4" for hydro-mulched areas. The CoLV recommends that 6" inches of high quality topsoil in planted areas for sodded lawns and hydro-mulched areas as the additional depth of soil will make the lawns much more drought resistant.
- B. Topsoil shall be native soil from the site, or non-native topsoil that contains no less than 25 percent organic matter (compost) blended through the soil. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones more than 1.5 inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material detrimental to plant growth. Delivered topsoil should be obtained from a well-drained site that is free of flooding.
- C. Topsoil added to the site should be incorporated into existing surface in a 2-inch to 3-inch scarified transition layer to enable water to drain adequately through the different types of soil. Areas within the drip line of existing trees that will be retained should not be scarified as it may damage the trees.

Irrigation

- A. The CoLV does not require automated irrigation systems for new landscaping. However, if an automatic irrigation system is installed, it shall be required to meet the guidelines outlined in this section.
- B. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34 and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by the Texas Commission on Environmental Quality (TCEQ). Irrigation contractors who install the irrigation systems must be TCEQ Licensed Irrigators.

- C. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf may be irrigated with drip, but it is not required.
- D. Areas planted with turf shall be in separate zones from areas planted with shrubs, trees or perennials.
- E. Hydrozoning of automatically irrigated areas shall be scheduled with plants with similar watering needs.
- F. All automatic irrigation systems are required to have a rain sensor, and a soil moisture sensor or a weather sensor connected to an irrigation controller in order to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed and should be adjusted to the 1/4-inch setting.
- G. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with subsurface drip irrigation or drip irrigation low volume irrigation in order to avoid runoff and overspray onto the hardscape.
- H. All new residential irrigation systems are required to have pressure regulation where the static operating pressure exceeds the sprinkler manufacturer's recommended operating range in order to eliminate extensive misting. These may include in-line pressure regulators, flow control valves or sprinkler devices equipped with pressure regulation stems or nozzles. Irrigation systems must have a controller that features multiple start times, rain sensor capability, a water budget feature and a non-volatile memory in case of power outage.
- I. Scheduling recommendations shall be posted inside or close to the controller enclosure box for easy reference.
- J. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves and sprinkler devices.
- K. Sprinkler systems shall be designed with no overspray onto the hardscape.
- L. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways and other hardscapes should be equipped with devices such as in-line check valves and sprinkler heads with check valves that prevent low-head drainage after the sprinkler zone is turned off.

Plant Choice

Plants used for landscaping must be native and drought tolerant. The City of Austin's Grow Green Guide (<http://austintexas.gov/departments/grow-green/plant-guide>) can be used as a reference for appropriate plants.

Turf grasses should be limited to low-water-use turfs such as bermuda grass, zoysia grass, and buffalo grass. St. Augustine grass is not an approved turf grass.

Invasive plants shall not be used. The City of Austin's Grow Green Guide can be used as a reference for invasive plants to avoid.

Plant Prepping

- A. A hole dug for a plant or tree should be 2 to 3 times wider than the container or root ball the plant is being stored in, ensuring that water will be able to be absorbed by the plant's roots.

- B. Before the sodding or seeding with a recommended turf grass, make sure that the existing soil has been blended with compost.

Plant Placement and Spacing

- A. Proper plant placement and spacing is critical to plant health and long-term landscape quality. Proper plant spacing ensures good air flow and room for plants to mature without crowding
- B. Plant placement too close to buildings can cause problems with plant disease, insects and structural problems.
- C. The mature height and width of plants should be considered before planting them.

Mulch

- A. All areas planted with trees, perennials and shrubs shall be finished with a 2-inch to 4-inch deep layer of high quality 50/50 blend of non-acidic organic mulch and compost blend.
- B. Wood chip mulch must be clean wood chips free of man-made debris, shredded into coarse pieces ranging in size from 1 to 3 inches.
- C. Rock mulch shall be used in planting beds only as temporary mulch until full plant coverage is achieved, or as permanent mulch in areas with native shrubs and perennials.

Maintenance

The CoLV recommends the following turf and plant maintenance schedule:

- A. Replenishing the mulch/compost blend only during the fall or spring at a minimum of every other year.
- B. Aerate turf grass within the first year of installation then twice a year after that during the fall or spring.
- C. Top dress turf grass areas with quality compost twice a year during the fall or spring at a depth of 1/4-inch to 1/2-inch following the aeration and drag or rake it into the canopy and/or aeration holes.

Appendix E - Swimming Pool Construction Requirements

- A. Private residential swimming pools shall not be installed with open pit sand media filters.
- B. Pool water features installed with public swimming pools or private residential swimming pools must be designed so that the water feature can be turned off without affecting the filtering capabilities of the pool. Automatic pool fill features must be designed so that they may be turned off in both public swimming pools and private residential swimming pools.
- C. Pools with shared water between the pool and spa shall be designed so that water can be shared without the necessity of an above ground water feature that cannot be turned off. If a water feature between the spa and the pool exists, the default setting will be for it to be turned off.
- D. Automatic pool fill features must include an automatic pool shut-off feature.
- E. Vanishing or negative edge pools must be designed with catch basins large enough to prevent splashing that leads to increased water use.
- F. Backwash systems must be designed so they may be turned off.
- G. Pool skimmers should be managed in such a way as to minimize water consumption. The range of allowable water within the skimmer fill range should allow for several inches of evaporative loss prior to filling.
- H. All residential swimming pools filled with a garden hose shall have a hose end timer installed at the nearest hose bib location. In addition, a hose bib back-flow prevention device will be connected to the hose bib fixtures nearest to the pool.
- I. The CoLV recommends that all residential swimming pools should be installed with a permanent automatic pool cover to minimize evaporative loss when not in use.
- J. Pool companies that provide installation and/or maintenance services within the CoLV must provide in writing to every customer specific information on maintenance requirements that includes an emphasis on preventative measures for keeping pool water quality high and alternatives to draining pools to correct water quality problems unless draining is needed for physical repairs.

CITY OF LAGO, VISTA, TEXAS

ORDINANCE NO. 26-06-18-02

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, CREATING THE WATER CONSERVATION PLAN FOR THE CITY OF LAGO VISTA; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, AND OPEN MEETINGS; AND PROVIDING FOR RELATED MATTERS

WHEREAS, LCRA rules require a municipality/wholesale water supplier with meter connections equal to or greater than 3400 to have a water conservation plans (WCP);

WHEREAS, the City of Lago Vista has determined that it has over 3400 meter connections and therefore must create and approve its own WCPs for the City; and

WHEREAS, the City Council also desires to provide an opportunity for public input for the WCP by holding a public hearing which has been noticed to such public for a period of not less than seventy-two hours prior to the public meeting at which it will be held.

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

Section 1. Findings. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Adoption of Water Conservation Plan. The City Council hereby adopts a Municipal Water Conservation Plan for the City of Lago Vista, attached hereto as Exhibit "A" and incorporated in this ordinance as though fully transcribed herein for all purposes.

Section 3. Amendment of Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 4. Severability. If any section, subsection, sentence or phrase of this Ordinance is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance shall not be affected. It is the intent of the city council in adopting this Ordinance, that no provision or regulation contained herein shall become inoperative, or fail by reason of the unconstitutionality or invalidity of any other section, subsection, sentence or phrase of this Ordinance.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code and the City Charter.

Section 6. 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.

PASSED AND APPROVED THIS 18th DAY OF JUNE 2026.

CITY OF LAGO VISTA

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

100
%



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Consider, discuss, and take action regarding application for the use of Hot Funds by Oak Ridge Archery.

ATTACHMENTS:

[Oak Ridge Archery Application.pdf](#)
[Archery.pdf](#)

APPLICATION

A – FUNDING CONSIDERATIONS CHECKLIST

Name of Event/Activity/Program/Facility: Oak Ridge Archery

If applicable, date of Event/Activity/Program/Facility: 2026

YES NO



Does your event/activity/program/facility pass Part One of the statutory test define specifically as directly enhancing and promoting visitors in Lago Vista AND directly enhancing and promoting the convention and hotel industry in Lago Vista?

YES NO



Does your event/activity/program/facility pass Part Two of the statutory test, defined specifically as fitting into one or more of the following categories?

Please check which category or categories:

- ☐ Convention center facilities or visitor information centers
- ☐ Facilities, personnel and materials for registration of convention delegates
- ☒ Advertising and conducting solicitations and promotional programs to attract tourists and convention delegates
- ☒ Promotion of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording
- ☐ Historical restoration and preservation projects or activities, or advertising and conducting solicitations and promotional programs to encourage tourists to visit preserved historic sites or museums in the area
- ☐ Funding signage directing the public to sights and attractions that are frequently visited by hotel guests
- ☐ Funding City or privately owned and operated transportation systems to: (a) transport tourists from hotels in and near the city to touristic attractions in or near the city, (b) the commercial center of the municipality, (c) other hotels in or near the municipality, and (d) a convention center in the municipality. The law specifically prohibits the use of the local hotel tax to cover the costs for a transportation system that serves the public.

YES NO

- ☒ ☐ Is your application filled out thoroughly and completely, and are all required pages attached?
- ☒ ☐ Is your request for funding in accordance with the maximum funding guidelines?
- ☐ ☐ If applicable, have you submitted the Post-Funding Analysis and proofs of payment for last year's event/activity/program/facility?
- ☐ ☐ If applicable, have you returned or repaid the City for any previous funds not used or not used lawfully?
- ☒ ☐ Have you documented how you will accurately track out-of-town guests, showing that your event/activity/program/facility will attract tourists that will directly support visitors and the hotel and convention industry in the area?
- ☒ ☐ Is your request for fifty percent (50%) or less of your total projected gross revenue from the event/activity/program/facility?
- ☒ ☐ If you are applying under the Advertising category, is your request for fifty percent (50%) or less of your total projected advertising expenditures and have you documented your advertising budget?
- ☒ ☐ Is your request no more than a one-to-one match for your event/activity/program/facility and does your application list anticipated matching funds?
- ☒ ☐ If you are applying under the Advertising category, have you met the local requirement that advertising must be accomplished *in advance* of the event/activity/program/facility, and must utilize legitimate media for promotion outside of the area, i.e. direct mail, newspapers, magazines, radio, television, billboards, internet advertising?

B – FUNDING REQUEST

Organization Information

Date: 04/29/2026

Name of Organization:

Oak Ridge Archery

Address:

4940 Observatory Hill

City, State, Zip:

Lago Vista, Texas, 78645

Contact Name:

Dave Snyder

Contact Phone Number:

(702) 628 - 6967

Contact Email Address:

longbowlv3@icloud.com

Website for the Event/Activity/Program/Facility?

www.oakridgearcherytx.com

Is your organization:

☐ Non-Profit

☒ Private/For Profit

Tax ID #: FEIN# 88-1700901

Organization's Creation Date: 03/18/2022

Purpose of your organization:

Outdoor Recreation/Sports

Event/Activity/Program/Facility Information

Name of Event/Activity/Program/Facility:

Oak Ridge Archery

Date of Event/Activity/Program/Facility:

All of 2026

Primary Location of Event/Activity/Program/Facility:

Oak Ridge Archery 4940 Observatory Hill, Lago Vista, Texas

Amount of HOT Funding Requested:

\$32,620

Date by which HOT Funding will be needed?

June 2026 if possible.

FUND USAGE: How will the funds be used , if awarded? Please describe in detail.

\$7,000 will be used for advertising and website redesign & maintenance.

\$25,620 will be used for new and unique 3D targets, new backstop targets, range amenities & maintenance. Creation of additional premium one of kind target stations not found at other outdoor archery ranges in Texas.

Primary Purpose of Funded Event/Activity/Program/Facility:

The primary purpose is to provide a sports facility that will draw archers from outside our community and from across the State of Texas for a unique range experience. Where archers can participate in a range of events including tournaments, leagues, youth team events, corporate and team building events.

Check which statutory categories apply to the funding request AND the amount requested under each category:

- ☐ **Convention center facilities or visitor information centers:** the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
\$ _____
- ☐ **Registration of convention delegates:** the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
\$ _____
- ☒ **Advertising, and conducting solicitations and promotional programs to attract tourists and convention delegates:** advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
\$ 7,000
- ☒ **Promotion of the arts:** the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, and exhibition of these major art forms;
\$ 25,620
- ☐ **Historical restoration and preservation projects or activities:** historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums: (a) at or in the immediate vicinity of convention center facilities or visitor information centers; or (b) located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates;
\$ _____
- ☐ **Signage:** Funding of signage directing the public to sights and attractions that are frequently visited by hotel guests. Must comply with all signage regulations.
\$ _____
- ☐ **Transportation systems for Tourists:** Funding City or privately owned and operated transportation systems to: (a) transport tourists from hotels in and near the city to touristic attractions in or near the City, (b) the commercial center of the municipality, (c) other hotels in or near the municipality, and (d) a convention center in the municipality. The law specifically prohibits the use of the local hotel tax to cover the costs for a transportation system that serves the general public.
\$ _____

Questions for ALL Funding Requests

How many years have you held this event/activity/program?

2 years

Expected attendance:

1,000

How many people attending the event/activity/program/facility will use Lago Vista hotels, motels, inns, or bed-and-breakfast establishments?

150

How many nights will they stay?

1 to 2 nights.

Do you reserve a room block for this event/activity/program/facility at an area hotel and, if so, for how many rooms and at which hotels?

N/A

Has the organization previously received HOT funding from the City of Lago Vista? Yes or No No

If yes, what year(s) _____, amount: \$ _____,
and for what purpose: _____

List major events/projects that this organization or applicant has organized and hosted.

Safari Shoot - '25 '24 North American Grand Slam - '24, '25. Monster Mash Bash - '24, '25.

Boy Scouts Archery Badge Qualifications - '25 IBO State Championship - '25

IBO Traditional World Qualifier - '25 S3DA Texas Outdoor/3D Championships - '25

Additional information such as schedules, financial statements, or other information may be asked to be provided.

Questions for Facilities

Answer the following only if the funding request is for a permanent facility such as a museum or visitor center.

Expected Attendance Monthly/Annually:

80+/- per Month 1,000 +/- Annually

Please note percentage of those in attendance that are staying at area hotels or lodging facilities:

15%

Questions for Events

If your request is not for an event, please continue to the following section, Questions for Programs

Is this request for an event? (Yes or No) _____

Has this event been held previously? (Yes or No) _____

If Yes, please complete the following: Location:

Date(s):

Month/Year Held, Assistance Amount, Number of Hotel Rooms Used:

How will you measure the impact of your event on area hotel activity?

Please list all other organizations, government entities, and grants that have offered financial support to your event/activity/program/facility:

Please check all promotion efforts your organization is coordinating

2026-04-07 HOT Fund Policy – Draft V2

- ☒ Internet
- ☒ Newspaper
- ☐ Radio
- ☐ TV
- ☐ Press releases to media
- ☐ Direct mailing to out-of-town recipients
- ☒ Other

What specific geographic areas do your advertising materials and promotions reach?

Magazine Publication - Globaly Newspaper - Local Advertising Internet - Statewide

What number of individuals *located in another city or county* will your proposed marketing reach?

250,000 people

Questions for Programs

Please complete this section if the funding request is NOT for an event or facility.

Date of completion for the proposed program:

Is the request to promote the arts? (Yes or No) _____

If yes, please explain:

Is the request to fund historical restoration or preservation? (Yes or No) _____

If yes, please explain:

Required Additional Information

The following required information must be included for a submission to be considered complete, unless waived by City Council during the application process:

- Budget for the proposed event/project, including all revenue sources and expenditures
- Organization financial statements from the previous two years, if available
- Articles of Incorporation
- By-Laws
- Board Members – names and titles

Additional information such as schedules, or other information may be asked to be provided.

Application Packets must be returned in accordance with the deadlines of submission referenced in Attachment A to the City Manager at charles.west@lagovistatexas.gov.

2026 Official Event Schedule

Lago Vista, Texas | oakridgearcherytx.com

Oak Ridge Archery is proud to present its full lineup of competitive and recreational events for 2026. From youth programs to championship-level tournaments, there is something for every archer. All events are held at our facility in Lago Vista, Texas. Registration details and updates will be posted at oakridgearcherytx.com.

1	Safari Shoot	April 18, 2026	Tournament	56
2	S3DA State Outdoor Championship	May 8, 2026	Championship	18
3	S3DA State 3D Championship	May 9, 2026	Championship	18
4	Adult Summer League	May 27 – August 1, 2026	League	25
5	Youth Summer League	May 27 – August 12, 2026	Youth League	18
6	North American Grand Slam <i>Co event</i>	September 26, 2026	Tournament	100
7	Halloween Multi-Day Event *	October 10 – October 25, 2026	Seasonal Event	350
8	Adult Fall League	November 4 – December 20, 2026	League	35
9	Wildcreeet 50 Shoot <i>2 Day</i>	November 2026 (Date TBD)	Tournament	120
10	Adult Winter League	January – March 2026	League	20
TOTAL			10 Events	760

NOTES & INFORMATION

- All events are held at Oak Ridge Archery, Lago Vista, Texas unless otherwise noted.
- The Wildcreeet 50 Shoot date is to be determined. Registration details will be announced on our website and social media.
- Adult Winter League attendance reflects the January through March 2026 session.
- Youth and Adult league participants must complete a registration form and sign a waiver prior to participation.
- For the most up-to-date event information, visit oakridgearcherytx.com or follow us on social media.

Oak Ridge Archery 2026 Marketing Budget

Prepared for: OakRidge Archery

Prepared by: Two7One Creative House LLC

Date: April 20, 2026

1. Executive Summary

This document outlines the formal marketing budget for Oak Ridge Archery for the 2026 calendar year. The total approved budget is exactly \$14,000.00.

This comprehensive plan covers the production of five professional marketing videos, a complete website redesign and development project, and targeted META (Facebook/Instagram) advertising campaigns for six major events throughout the year. The advertising budget has been strategically allocated based on the expected attendance of each event to ensure maximum return on investment.

2. Master Budget Breakdown

The \$14,000 budget is divided into three primary categories: Video Production, Website Development, and Event Advertising.

Category	Description	Amount	Percentage
Video Production	5 professional marketing videos at \$1,400 each	\$7,000.00	50.0%
Website Redesign	Complete website redesign and development	\$1,500.00	10.7%
META Ad Spend	Targeted advertising for 6 major events	\$5,500.00	39.3%
TOTAL BUDGET	Fully allocated for 2026	\$14,000.00	100%

3. Fixed Costs: Content & Infrastructure (\$8,500)

Video Production (\$7,000)

Professional video content is the cornerstone of our META advertising strategy. We will produce five high-quality videos tailored for specific events and general brand awareness.

- Cost per video: \$1,400.00
- Total videos: 5
- Total Video Budget: \$7,000.00

Website Redesign & Development (\$1,500)

A modern, conversion-optimized website is critical for capturing the traffic generated by our advertising campaigns. This one-time investment covers the complete redesign and development of the Oak Ridge Archery website.

- Total Website Budget: \$1,500.00

4. META Advertising Allocation (\$5,500)

The \$5,500 advertising budget is distributed across six events. The Safari Shoot campaign has already concluded, with the actual spend recorded. The remaining \$4,883.97 has been proportionally allocated to the five upcoming events based on their expected attendance goals.

Event Attendance Goals

Event	Date	Expected Attendance
Safari Shoot	April 18, 2026	56 (Actual)
Adult Summer League	May 27 - August 1, 2026	25
North American Grand Slam	September 26, 2026	100
Halloween Multi-Day Event	October 10 - October 25, 2026	350
Wildcreeet 50 Shoot	November 2026 (Exact Date TBD)	120
Adult Fall League	November 4 - December 20, 2026	35
Total Expected Attendance		686

Advertising Budget by Event

Event	Status	Ad Spend Allocation	Daily Budget
Safari Shoot	Completed	\$616.03 (Actual)	N/A
Adult Summer League	Upcoming (30-day campaign)	\$193.81	\$6.46 / day
North American Grand Slam	Upcoming (60-day campaign)	\$775.23	\$12.92 / day
Halloween Multi-Day Event	Upcoming (84-day campaign)	\$2,713.32	\$32.30 / day
Wildcreeet 50 Shoot	Upcoming (31-day campaign)	\$930.28	\$30.01 / day
Adult Fall League	Upcoming (30-day campaign)	\$271.33	\$9.04 / day
TOTAL AD SPEND		\$5,500.00	

Note: Daily budgets are calculated based on the planned campaign duration leading up to each event. The Halloween Multi-Day Event receives the largest allocation (\$2,713.32) as it accounts for over 50% of the total expected attendance for the year.

5. Conclusion

This \$14,000 budget provides Oak Ridge Archery with a comprehensive marketing infrastructure. By investing heavily in high-quality video assets and a modern website, we ensure that the \$5,500 allocated to META advertising will convert at the highest possible rate. The proportional allocation of ad spend guarantees that our largest events receive the necessary funding to hit their aggressive attendance targets.

Example of out-of-town visitor tracking

7:30 PM Tue Apr 28

80%

smartwolver

ORATX

Waiver Console

Search

Type two or more characters to search

Search Type

All

FILTERS

REFRESH

☐	Name & Birthday	Title	Date	Tag	Check-ins
☐	Feb, 28 1996 (30)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	76537	1
☐	Austin May, 4 1995 (30)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	78613	1
☐	Zane Dec, 28 1994 (31)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	78703	1
☐	Billy Sep, 20 1975 (50)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	76861	1
☐	Jeff Aug, 24 1982 (43)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	78613	1
☐	Chelsi Jul, 21 1984 (41)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	78645	1
☐	Blake Oct, 27 1997 (28)	RISK ASSUMPTION AND INDEMNLI...	Apr 18	78611	1

Done

Deny



AI Mode **All** Images Shopping Forums Videos Short videos More ▾ Tools ▾

✦ AI Overview

Archery is widely considered an art form. Rooted in history and philosophy, it transcends mere sport. Because it requires precision, rhythm, and the fluid integration of mind and body, many disciplines classify it as a martial art or a form of performance art where technique is paramount.  Facebook · Scandinavian Archer +2



The artistic nature of archery is highlighted across several dimensions:

- **Mind-Body Connection:** Like dancing or playing a musical instrument, archery is form-based. The flawless execution of a shot requires skeletal alignment, deep breath control, and the seamless repetition of movement.  YouTube · New England Public Media +1
- **Instinctive & Traditional Methods:** Styles like instinctive archery rely heavily on spatial awareness, spontaneity, and "feel," moving it closer to artistic expression than strict, formulaic aiming methods.  Oxford Academic +1
- **Martial Arts & Philosophy:** Many organizations, such as the [Atlanta Archery Club](#), view archery as a meditative martial art that focuses on mental fortitude, breath, and personal development.  Atlanta Archery Club
- **Utilitarian Craftsmanship:** The tools of the trade—handcrafted wooden bows and uniquely fletched arrows—are considered masterpieces of artisan craftsmanship. 

To explore how philosophy, history, and beauty intersect in this practice, you can read more about the Philosophy of Archery or dive into discussions on the magic of shooting and bowhunting in [Traditional Bowhunter Magazine](#). 

Would you like to know more about the **meditative aspects of the sport**, or are you interested in **different types of artistic bows** used today? Let me know where you'd like to dive deeper.

 7 sites



The Philosophy of Archery : More than Just a Sport

September 26, 2024

The Philosophy of Archery: More Than Just a Sport

The Philosophy of Archery: More Than Just a Sport

Archery is often perceived as a recreational activity or an Olympic sport, but at the Atlanta Archery Club, we embrace a deeper understanding of this ancient practice. We view archery as a martial art, a discipline that transcends mere physical skill to encompass mental fortitude, spiritual growth, and personal development.

The Essence of Archery as a Martial Art

At its core, archery as a martial art is about the harmonious integration of mind, body, and spirit. Like other martial arts, it demands:

- 1. Focus: The archer must cultivate unwavering concentration, blocking out distractions to achieve perfect alignment with their target.**
- 2. Discipline: Consistent practice and dedication are essential to master the techniques and nuances of archery.**
- 3. Self-control: Managing one's breathing, posture, and emotions is crucial for accurate shooting.**



Meet Yale, Nogin Head Coach NTS Level 4

Yale Nogin, Head Coach and founder of Atlanta Archery Club, has 35+ years of archery experience and 8 years of teaching. A USA Archery NTS Level 4 Coach, he blends archery with chiropractic and yoga, inspiring all ages to develop lifelong skills.

START NOW

Archery offers a unique journey of self-discovery. As you draw the bow, you confront your own strengths and weaknesses. Each shot becomes a meditation, a moment of truth where you face your inner self. The target is not just an external object, but a reflection of your current state of mind and body.

Beyond Competition

While competitive archery has its place, our philosophy emphasizes personal growth over external validation. We encourage our members to:

- Set personal goals and track their progress
- Embrace the process rather than fixating on results
- Learn from each shot, whether it hits the mark or not
- Develop a mindful approach to practice and competition

The Zen of Archery

We draw inspiration from the concept of "Kyudo," the Japanese martial art of archery. Kyudo practitioners seek to unify the arrow, bow, target, and archer into a single entity. This holistic approach transforms archery into a form of moving meditation, fostering inner peace and self-awareness.

At the Club

At the Atlanta Archery Club, we believe that archery is more than just hitting a target. It's a path to self-improvement, a way to cultivate mindfulness, and a lifelong journey of discovery. By approaching archery as a martial art, we offer our members not just a sport, but a philosophy for life.

Join us in exploring the profound depths of this ancient practice, and discover how the way of the bow can transform your life both on and off the range.

With Gratitude, Coach Yale



Atlanta Archery Club - Aim, Shoot, Empower: The Philosophy
Atlanta Archery Club



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Consider, discuss, and take action on Resolution No. 26-2212; approve a resolution authorizing the Texas Department of Transportation (TxDOT) Aviation Division to act as the City's agent for the design and reconstruction of Runway 15/33 and airfield electrical replacement improvements at Rusty Allen Airport.

BACKGROUND: The Texas Department of Transportation Aviation Division has included improvements to Rusty Allen Airport within its Capital Improvement Program (CIP). The proposed project includes the design, reconstruction, and airfield electrical replacement for Runway 15/33. TxDOT has requested the City adopt a resolution acknowledging support for the project, committing the required local match, and authorizing TxDOT to act as the City's agent for the administration of state aviation grant funds.

The project is currently programmed in two phases:

- FY 2026 Design Phase
Total Cost: \$475,000
State Participation: \$427,500
Local Match: \$47,500
- FY 2028 Construction Phase
Total Cost: \$6,000,000
State Participation: \$5,400,000
Local Match: \$600,000

According to TxDOT, the existing runway pavement and airfield lighting systems have reached the end of their useful life and require replacement.

FINDINGS: Approval of the resolution demonstrates the City's support for the project and satisfies TxDOT requirements necessary for continued participation in the state aviation grant program. Adoption of the resolution does not authorize construction at this time but allows the project to advance through the design and grant administration process.

The project supports the long-term safety, reliability, and operational capability of Rusty Allen Airport and leverages substantial state investment in local transportation infrastructure.

FINANCIAL IMPACT:

The City will be responsible for the required local match associated with each phase of the project, currently estimated as follows:

- FY 2026 Design Phase: \$47,500
- FY 2028 Construction Phase: \$600,000

Total anticipated local participation: \$647,500.

ATTACHMENTS:

[2614LAGO_SCOPE.pdf](#)

[Resolution No. 26-2212 TxDot Aviation.doc](#)

Project Information Report

Facility Name:	Lago Vista Tx/rusty Allen	Facility ID:	RYW
UPIN:	BCA0013040	State Project Number:	
Project Title:	Design Rwy 15/33 Reconstruction and Electrical Replacement		
Project Category:	Runway		
Shovel Ready Year:	2026		
Project Manager:	Ben Breck	Secondary Project Manager:	Ed Mayle
Contract Specialist:	Sheri Quinlan	Application:	New Project Application
Project Description:	Design Runway 15/33 Reconstruction and Airfield Electrical Replacement		

Justification: Pavement and lighting have reached the end of their useful life and need to be replaced.

TXDOT Scope:

Talking Points:

Comments:

Funding Requests

Fiscal Year	Funding Type	Phase Description	Amount
2026	State	Design Runway/lighting reconstruction	\$427,500.00
2026	Local	Design Runway/lighting reconstruction	\$47,500.00
Project State Total:			\$427,500.00
Project Federal Total:			\$0.00
Project Local Total:			\$47,500.00
Overall Project Total:			\$475,000.00

Project Information Report

Facility Name:	Lago Vista Tx/rusty Allen	Facility ID:	RYW
UPIN:	BCA0013041	State Project Number:	
Project Title:	Construction Rwy 15/33 Reconstruction and Electrical Replacement		
Project Category:	Runway		
Shovel Ready Year:	2028		
Project Manager:	Ben Breck	Secondary Project Manager:	Ed Mayle
Contract Specialist:	Sheri Quinlan	Application:	
Project Description:	1) Reconstruct Runway 15/33; 2) Airfield Lighting Replacement		
Justification:	Pavement and electrical system have reached the end of their useful life.		
TXDOT Scope:			
Talking Points:			
Comments:			

Funding Requests

Fiscal Year	Funding Type	Phase Description	Amount
2028	State	Rwy 15/33 Reconstruction and Lighting Replacement	\$5,400,000.00
2028	Local	Rwy 15/33 Reconstruction and Lighting Replacement	\$600,000.00
Project State Total:			\$5,400,000.00
Project Federal Total:			\$0.00
Project Local Total:			\$600,000.00
Overall Project Total:			\$6,000,000.00

CITY OF LAGO VISTA, TEXAS

RESOLUTION NO. 26-2212

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS
SUPPORTING AND ACCEPTING PROJECT AND AGREEMENT TO MAKE
IMPROVEMENTS TO THE RUSTY ALLEN AIRPORT AND PROVIDE 10% OF COST
AND ACKNOWLEDGE TXDOT AS AGENT FOR ADMINISTRATION OF FEDERAL
AND STATE FUNDS FOR THE PROJECT.**

WHEREAS, the City of Lago Vista intends to make certain improvements to Rusty Allen Airport; and

WHEREAS, the general description of the project is described as: Design Runway 15/33 Reconstruction and Airfield Electrical Replacement; and

WHEREAS, the City of Lago Vista intends to request financial assistance from the Texas Department of Transportation for these improvements; and

WHEREAS, total project cost are estimated to be \$6,000,000.00, and the City of Lago Vista will be responsible for 10% of the total project costs currently estimated to be \$600,000.00; and

WHEREAS, the City of Lago Vista names the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these improvements and for the administration of contracts necessary for the implementation of these improvements;

NOW, THEREFORE, BE IT RESOLVED, that the CITY OF LAGO VISTA hereby directs Charles West, City Manager to execute on behalf of the City of Lago Vista, at the appropriate time, and with the appropriate authorizations of this governing body, all contracts and agreements with the State of Texas, represented by the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to Rusty Allen Airport.

CITY OF LAGO VISTA

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

Note to Sponsor: This resolution is required to document the governing body's support and acceptance of this project. To meet state requirements, this resolution must provide at a minimum the governing body's agreement to make improvements to the airport in general description form, provide 10% of the total project costs and acknowledge TxDOT as agent for administration of federal and state funds for projects.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Mayor Pro-Tem Owen, City Council

SUBJECT: Consider, discuss, and take action regarding appointment of a City Council member to fill the vacancy on the Development and Building Support Subcommittee established under Resolution No.'s 25-2137 and 25-2145.

BACKGROUND:

Background / History

On June 26, 2025, the City Council adopted Resolution No. 25-2137 establishing the Development and Building Advocacy and Support Subcommittee. The subcommittee was created to assist residents, builders, developers, and staff in identifying and resolving development-related process concerns through collaboration, early communication, and policy review.

The original membership included:

- Councilmember Adam Benefield
- Mayor Pro Tem Norma Owen
- Councilmember Rob Durbin

Subsequently, Resolution No. 25-2145 re-established the committee structure and continued the subcommittee framework.

Since the adoption of these resolutions, the City has continued experiencing operational and procedural challenges associated with:

- conflicting ordinance provisions,
- legacy development regulations,
- interpretation inconsistencies,
- Board of Adjustment and special exception procedures,
- permit processing timelines,
- drainage and development standards,
- overlapping code requirements,
- transition planning toward a future Unified Development Code (UDC).

Recent discussions before City Council, Building & Standards Commission, Planning & Zoning Commission, developers, builders, and residents have highlighted the need for continued collaboration and policy review to support:

- consistent ordinance interpretation,
- improved communication,
- early issue identification,

- streamlined development processes,
- reduced procedural uncertainty for applicants and staff.

The subcommittee serves as a collaborative working group intended to assist with identifying ordinance conflicts and recommending process improvements while broader ordinance modernization and UDC efforts continue.

Due to the vacancy created by the departure of former Councilmember Rob Durbin, Council consideration is requested for appointment of a replacement member.

FINDINGS:

Council Options

1. Appoint a Council member to fill the vacancy.
2. Direct modifications to the subcommittee structure or membership.
3. Take no action.

FINANCIAL IMPACT:

No direct fiscal impact associated with the appointment.

RECOMMENDATION:

Consideration and possible appointment of a City Council member to fill the current vacancy on the Development and Building Advocacy and Support Subcommittee following the departure of former Councilmember Rob Durbin from the City Council.

No formal staff recommendation.

ATTACHMENTS:

[Norma 25-2145 re-establish Development -Building Support Subcommittee.pdf](#)

[Resolution No. 25-2137 subcommittee to resolve issues - approved 6-26-2025.pdf](#)

RESOLUTION NO. 25-2145

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, RESCINDING RESOLUTION NO. 25-2137 AND RE-ESTABLISHES THE DEVELOPMENT AND BUILDING SUPPORT SUBCOMMITTEE TO ASSIST RESIDENTS, BUILDERS, AND DEVELOPERS IN RESOLVING DEVELOPMENT- RELATED ISSUES THROUGH EARLY INTERVENTION, COUNCIL GUIDANCE, AND COLLABORATION WITH CITY STAFF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is committed to supporting responsible development, transparent governance, and timely execution of construction projects; and

WHEREAS, the City Council recognizes that residents, builders, and developers often encounter challenges with permitting, inspections, code enforcement, or procedural requirements; and

WHEREAS, the Council seeks to provide a proactive, accessible venue for individuals to raise concerns and receive guidance — particularly in matters involving stop work orders or code compliance; and

WHEREAS, the City Council approved Resolution No.25-2137 on June 26, 2025, and hereby rescinds said Resolution No. 25-2137; and

WHEREAS, a standing Council-led Subcommittee can assist in early intervention, offer direction, and facilitate communication with relevant City departments;

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

SECTION 1. Establishment

The **Development and Building Support Subcommittee** is hereby created. It shall consist of up to three (3) City Council Members appointed by the City Council with Council approval.

SECTION 2. Purpose and Responsibilities

The Subcommittee shall:

- Provide a recurring forum to hear concerns from residents, builders, and developers facing permitting issues, procedural delays, or enforcement actions;
- Assist in resolving matters related to code compliance and stop work orders through communication, documentation review, and staff engagement;

- Connect stakeholders with the appropriate City personnel and help coordinate solutions when needed;
- Identify recurring process breakdowns or inefficiencies and bring recommendations to the full Council.

This Subcommittee shall not override or replace official staff responsibilities but shall serve to improve communication and support resolution through collaborative engagement.

SECTION 3. Participation

The Subcommittee shall invite participation from relevant City departments and personnel, including but not limited to:

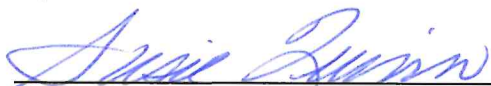
- Code Enforcement Officers
- The Director of Development Services
- Staff from Public Works, Permitting, and Inspections as appropriate

SECTION 4. Effective Date

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 21ST day of August 2025, by the City Council of the City of Lago Vista, Texas.

ATTEST:


 Susie Quinn, Interim City Secretary



CITY OF LAGO VISTA, TEXAS


 Kevin Sullivan, Mayor

On a motion by Mayor Pro Tem Durbin, seconded by Councilor Prince the above and foregoing instrument was passed and approved.

RESOLUTION NO. 25-2137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, ESTABLISHING THE DEVELOPMENT AND BUILDING ADVOCACY AND SUPPORT SUBCOMMITTEE TO ASSIST RESIDENTS, BUILDERS, AND DEVELOPERS IN RESOLVING DEVELOPMENT-RELATED ISSUES THROUGH EARLY INTERVENTION, COUNCIL GUIDANCE, AND COLLABORATION WITH CITY STAFF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is committed to supporting responsible development, transparent governance, and timely execution of construction projects; and

WHEREAS, the City Council recognizes that residents, builders, and developers often encounter challenges with permitting, inspections, code enforcement, or procedural requirements; and

WHEREAS, the Council seeks to provide a proactive, accessible venue for individuals to raise concerns and receive guidance — particularly in matters involving stop work orders or code compliance; and

WHEREAS, a standing Council-led Subcommittee can assist in early intervention, offer direction, and facilitate communication with relevant City departments;

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

SECTION 1. Establishment

The **Development and Building Advocacy and Support Subcommittee** is hereby created. It shall consist of up to three (3) City Council Members appointed by the City Council with Council approval.

SECTION 2. Purpose and Responsibilities

The Subcommittee shall:

- Provide a recurring forum to hear concerns from residents, builders, and developers facing permitting issues, procedural delays, or enforcement actions;
- Assist in resolving matters related to code compliance and stop work orders through communication, documentation review, and staff engagement;

- Connect stakeholders with the appropriate City personnel and help coordinate solutions when needed;
- Identify recurring process breakdowns or inefficiencies and bring recommendations to the full Council.

This Subcommittee shall not override or replace official staff responsibilities but shall serve to improve communication and support resolution through collaborative engagement.

SECTION 3. Participation

The Subcommittee shall invite participation from relevant City departments and personnel, including but not limited to:

- Code Enforcement Officers
- The Director of Development Services
- Staff from Public Works, Permitting, and Inspections as appropriate

Meetings shall be posted in compliance with the Texas Open Meetings Act and shall be open to the public. The Subcommittee will meet regularly and remain accessible to all stakeholders.

SECTION 4. Effective Date

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 26th day of June 2025, by the City Council of the City of Lago Vista, Texas.

ATTEST:



 Susie Quinn, Interim City Secretary



CITY OF LAGO VISTA, TEXAS



 Kevin Sullivan, Mayor

On a motion by Councilor Roberts, seconded by Mayor Pro Tem Durbin the above and foregoing instrument was passed and approved.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Amanda Chavarria, City Council

SUBJECT: Consider, discuss, and take action regarding the creation and appointment of members to a Public Safety Committee.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Eric DeLaCruz, Assistant City Secretary

SUBJECT: Approve the minutes of the May 28, 2026 City Council Workshop.

ATTACHMENTS:
[26-05-28-Draft Minutes.docx](#)



**CITY COUNCIL WORKSHOP
MEETING MINUTES
THURSDAY MAY 28, 2026
6:00 PM
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD LAGO VISTA,
TX**

**Shane Saum, Mayor
Adam Benefield, Member
Norma Owen, Mayor Pro Tem
Paul Prince, Member
Amanda Chavarria, Member
Karen Van Ness, Member
Jess Hall, Member
Charles West, City Manager
Brad Bullock, City Attorney**

**JOINT WORKSHOP
CITY COUNCIL, PLANNING & ZONING COMMISSION,
BOARD OF ADJUSTMENT AND BUIDLING & STANDARDS COMMISSION**

Present City Council: Shane Saum, Adam Benefield, Norma Owen, Amanda Chavarria, Karen Van Ness, Jess Hall, Charles West, Brad Bullock
Absent: Paul Prince - excused absence.

Joined by members of the Planning and Zoning Commission, Board of Adjustment Commission, and Building and Standards Commission.

Planning and Zoning Commission called to order at 6:02 PM.

Present Planning and Zoning Commission: Nelson Minyard, Jeff Hewgley, Enrique Lopez, Ann Cleator (remotely), and Gene Harris.

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

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05 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

Meeting called to order at 6:01 PM

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. WORK SESSION

1. Joint work session regarding best practices and applicable state law related to role and scope of authority of planning and zoning commissions, boards of adjustment, building and standards, and city council, including open meetings requirements, ethical considerations, and recent updates to the City's Rules of Procedure, presented by Messer Fort.

NO ACTION WAS TAKEN

City Attorney, Brad Bullock gave presentations on Planning & Zoning, Building and Standards, Boards of Adjustments, and Texas Open Meetings requirements.

Citizen comment: Paul Roberts spoke on meeting rules of procedure, and conduct.

III. ADJOURNMENT

Mayor adjourned the meeting at 8:34 PM

Planning and Zoning Commission adjourned the meeting at 8:34 PM

CITY OF LAGO VISTA:

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

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



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Lake Travis Research, Resilience, and Ecological Tourism Initiative Discussion.

BACKGROUND: Lago Vista sits on one of the most important freshwater reservoirs in Texas. We rely on Lake Travis for drinking water, recreation, tourism, wildlife habitat, and flood resilience. Regional partners are already investing in water quality monitoring, flood resilience, climate research, and freshwater science. This discussion explores whether Lago Vista should position itself as a hub for freshwater research, environmental education, and ecological tourism by partnering with universities, agencies, and nonprofits that are already doing this work.

Over the past month, I have had discussions with researchers from The University of Texas at Austin and staff from Travis County regarding ongoing and future water quality, climate, flood resilience, and freshwater monitoring efforts occurring within the Lake Travis and Highland Lakes system. I have also been in touch with the LCRA, the Meadows Center for Water and the Environment and Texas Parks and Wildlife. These conversations identified potential opportunities for collaboration involving municipal facilities, public education, environmental stewardship, citizen science, student engagement, and resilience-focused research.

Researchers from The University of Texas indicated they currently conduct monitoring and research related to Lake Travis water chemistry, water quality, lake stratification, weather, and climate conditions, and expressed interest in exploring potential municipal partnerships and student involvement opportunities. The University also noted that local governments may be able to support future public education, ecological awareness, resilience initiatives, and monitoring activities.

Travis County staff discussed ongoing surface water quality monitoring efforts, flood resilience planning initiatives, watershed restoration efforts, sustainability planning, and public outreach programs. County staff also expressed a willingness to serve as a resource for Lago Vista as the City explores future opportunities related to water quality education and stewardship.

Additionally, the attached 2025 Travis County Surface Water Quality Program Report highlights the importance of long-term monitoring, watershed stewardship, public engagement, drought preparedness, water quality protection, wastewater impacts, and understanding how growth affects regional water resources. The report notes that baseline monitoring data is critical to informed decision-making, public health protection, responsible development, and long-term water resource management.

Potential concepts discussed during preliminary conversations include:

- Supporting research and monitoring activities related to Lake Travis and the Highland Lakes system.
- Exploring placement of environmental monitoring equipment at appropriate municipal facilities.
- Partnering with universities, governmental agencies, and nonprofit organizations.
- Expanding public education related to water resources, conservation, flood preparedness, and environmental stewardship.
- Creating opportunities for student research and citizen science participation.
- Exploring whether freshwater research and environmental education could become components of Lago Vista's tourism and economic development efforts.
- Evaluating whether City facilities, parks, lake access points, or utility infrastructure could support future research or educational activities.

This item is presented as a work session discussion to obtain feedback from City Council and staff regarding whether the City should continue exploring these opportunities and what role, if any, Lago Vista may wish to play in supporting freshwater research, environmental stewardship, resilience planning, and ecological tourism initiatives centered on Lake Travis.

FINDINGS:

The discussions held to date suggest there may be interest among academic institutions and regional partners in collaborating with local governments on freshwater monitoring, water quality research, flood resilience, climate adaptation, environmental education, and citizen engagement initiatives.

The attached materials demonstrate that water quality monitoring, watershed protection, flood resilience, and public education are already active areas of regional focus. As a community located directly on Lake Travis and dependent upon the lake for drinking water, recreation, tourism, wildlife habitat, and economic activity, Lago Vista may be uniquely positioned to participate in and support these efforts.

No formal partnership, financial commitment, or project approval is being requested at this time.

FINANCIAL IMPACT: None, discussion item.

ATTACHMENTS:

[UT Lake Travis Research Interest.pdf](#)
[Travis County Lake Travis Research.pdf](#)
[2025 Annual Water Quality Report.pdf](#)

Shane R. Saum
Mayor | City of Lago Vista, Texas
✉ mayor@lagovistatexas.gov
☎ 512-337-6793
🌐 www.lagovistatexas.gov



From: Niyogi, Dev <dev.niyogi@jsg.utexas.edu>
Sent: Thursday, May 28, 2026 12:28:57 PM
To: Cardenas, Meinhard B <cardenas@jsg.utexas.edu>; Shane Saum <Shane.Saum@lagovistatexas.gov>; Rempe, Daniella M <rempe@jsg.utexas.edu>; Banner, Jay L <banner@jsg.utexas.edu>; Yang, Zong-Liang <liang@jsg.utexas.edu>; Hollenback, Tony <tonyhollenback@utexas.edu>; Shanahan, Timothy M <tshanahan@jsg.utexas.edu>; Alessi, Daniel S <daniel.alessi@jsg.utexas.edu>; Gary, Marcus O <marcus.gary@beg.utexas.edu>
Subject: Re: Potential Municipal Partnership Opportunity Related to Lake Travis Research and Resilience

Dear Mayor Saum

Following up on Dr Bayanis email, we have a wonderful , formal partnership with city of Austin termed as UT City CoLab that does this in a dedicated manner.

I would be pleased to explore such with you and your team. Please let me know what times may work for you coming week (except Monday as we are with national weather service office that day).

Best wishes

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From: Cardenas, Meinhard B <cardenas@jsg.utexas.edu>

Sent: Thursday, May 28, 2026 11:07:47 AM

To: Shane Saum <Shane.Saum@lagovistatexas.gov>; Rempe, Daniella M <rempe@jsg.utexas.edu>; Banner, Jay L <banner@jsg.utexas.edu>; Yang, Zong-Liang <liang@jsg.utexas.edu>; Niyogi, Dev <dev.niyogi@jsg.utexas.edu>; Hollenback, Tony <tonyhollenback@utexas.edu>; Shanahan, Timothy M <tshanahan@jsg.utexas.edu>; Alessi, Daniel S <daniel.alessi@jsg.utexas.edu>; Gary, Marcus O <marcus.gary@beg.utexas.edu>

Subject: RE: Potential Municipal Partnership Opportunity Related to Lake Travis Research and Resilience

Dear Mayor Saum,

Thank you for reaching out to us. I am including as few more of my colleagues who are experts in the local weather, climate, and water quality issues.

My research group does regular monitoring of Lake Travis, particularly how the lake waters stratify (with a cold bottom layer and warm upper layer) and how this relates to lake water chemistry.

Based on your concerns and interests, I think there is potential for students to be involved. For example, we have a growing BS Environmental Science program and students in the program are always looking for capstone projects which is a requirement.

Kind regards,
Bayani

Bayani Cardenas

J. Nalle Gregory Regents Professor in Geological Sciences

Website: https://link.edgepilot.com/x/IBfWbzLnvNQfxOawFIO83rk?u=http://www.jsg.utexas.edu/researcher/bayani_cardenas

Research Group Website: <https://link.edgepilot.com/x/9IUllyuixCLshJA4dNWWqbE?u=http://www.jsg.utexas.edu/cardenas/>

[Department of Earth and Planetary Sciences](#) | [Jackson School of Geosciences](#) | [The University of Texas at Austin](#)

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

Sent: Friday, May 22, 2026 5:25 AM

To: Rempe, Daniella M <rempe@jsg.utexas.edu>; Cardenas, Meinhard B <cardenas@jsg.utexas.edu>; Banner, Jay L <banner@jsg.utexas.edu>

Subject: Potential Municipal Partnership Opportunity Related to Lake Travis Research and Resilience

Good morning,

My name is Shane Saum and I serve as Mayor of Lago Vista, Texas on Lake Travis.

I recently began exploring a long-term concept centered around freshwater resilience, environmental stewardship, public education, and municipal partnerships connected to Lake Travis and the Highland Lakes system.

As part of that effort, I have been learning more about the important research and monitoring work already occurring through UT Austin, including efforts associated with the Lake Travis and Mansfield Dam corridor. I was particularly interested to learn more about the Huckabay field research efforts and other Lake Travis-related monitoring work already occurring through UT.

Rather than duplicate existing work, my hope would be to better understand:

- current monitoring and research efforts already underway on Lake Travis
- opportunities for expanded municipal partnerships farther up-lake
- whether western or upstream portions of Lake Travis present unique research or monitoring opportunities
- ways local governments like Lago Vista could potentially support future public education, citizen science, ecological awareness, or resilience-focused initiatives

Because Lago Vista sits farther west on Lake Travis and relies directly on the reservoir for drinking water, recreation, flood resilience, and economic activity, I believe there may be opportunities for meaningful collaboration over time.

One area we are particularly interested in exploring is whether municipal infrastructure, including water intake or lakefront facilities, could potentially support future monitoring equipment, pilot sensors, educational displays, or field research partnerships tied to ongoing university efforts.

At this stage, I am simply seeking introductory conversations and opportunities to better understand the work already being done in the region. If appropriate, I would also greatly appreciate the opportunity to visit or tour existing Lake Travis-related research or monitoring facilities to learn more about current efforts and where collaboration may be possible.

Thank you for your time and for the important work your team is already doing to better understand Texas water systems and resilience challenges.

Sincerely,

Shane R. Saum

Mayor | City of Lago Vista, Texas

 mayor@lagovistatexas.gov

 512-337-6793

 https://link.edgepilot.com/x/MI4HZu_Oz3Qa15YuTYNBPiM?u=http://www.lagovistatexas.gov/



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Shane R. Saum
Mayor | City of Lago Vista, Texas

 mayor@lagovistatexas.gov

 512-337-6793

 www.lagovistatexas.gov



From: Cardenas, Meinhard B <cardenas@jsg.utexas.edu>

Sent: Thursday, May 28, 2026 12:07:43 PM

To: Shane Saum <Shane.Saum@lagovistatexas.gov>; Rempe, Daniella M <rempe@jsg.utexas.edu>; Banner, Jay L <banner@jsg.utexas.edu>; Yang, Zong-Liang <liang@jsg.utexas.edu>; Niyogi, Dev <dev.niyogi@jsg.utexas.edu>; Hollenback, Tony <tonyhollenback@utexas.edu>; Shanahan, Timothy M <tshanahan@jsg.utexas.edu>; Alessi, Daniel S <daniel.alessi@jsg.utexas.edu>; Gary, Marcus O <marcus.gary@beg.utexas.edu>

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J. Nalle Gregory Regents Professor in Geological Sciences

Website: https://link.edgepilot.com/x/nGMSgiOspfwxepFXpMzl0IA?u=http://www.jsg.utexas.edu/researcher/bayani_cardenas

Research Group Website: https://link.edgepilot.com/x/_SoEzGSSjGx0pvOye4a7kBc?u=http://www.jsg.utexas.edu/cardenas/

Department of Earth and Planetary Sciences | Jackson School of Geosciences | The University of Texas at Austin

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

Sent: Friday, May 22, 2026 5:25 AM

To: Rempe, Daniella M <rempe@jsg.utexas.edu>; Cardenas, Meinhard B <cardenas@jsg.utexas.edu>; Banner, Jay L <banner@jsg.utexas.edu>

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One area we are particularly interested in exploring is whether municipal infrastructure, including water intake or lakefront facilities, could potentially support future monitoring equipment, pilot sensors, educational displays, or field research partnerships tied to ongoing university efforts.

At this stage, I am simply seeking introductory conversations and opportunities to better understand the work already being done in the region. If appropriate, I would also greatly appreciate the opportunity to visit or tour existing Lake Travis-related research or monitoring facilities to learn more about current efforts and where collaboration may be possible.

Thank you for your time and for the important work your team is already doing to better understand Texas water systems and resilience challenges.

Sincerely,

Shane R. Saum

Mayor | City of Lago Vista, Texas

✉ mayor@lagovistatexas.gov

☎ 512-337-6793

🌐 <https://link.edgepilot.com/x/HYZ27Qlevh1W0mqx2y6RQeU?u=http://www.lagovistatexas.gov/>



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Shane R. Saum
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From: Kiersten Ivy <Kiersten.Ivy@traviscountytx.gov>
Sent: Tuesday, June 2, 2026 2:42:41 PM
To: Johanna Arendt <Johanna.Arendt@traviscountytx.gov>; Shane Saum <Shane.Saum@lagovistatexas.gov>
Cc: Emily Ackland <Emily.Ackland@traviscountytx.gov>
Subject: RE: Travis County / Lago Vista meeting follow-up

Good afternoon, Mayor!

It was so great to connect with you and chat about my favorite topic-Water! I've attached the Surface Water Quality Program's first annual 2025 report that I mentioned in our meeting. It will give you a solid look at what the program has accomplished in its first year.

As I stated, I'm very willing and able to be available as a resource to your community for any public outreach and education needs. My door is always open!

Thank you,

KI

Kind regards,

Kiersten Ivy

Environmental Program Manager

Environmental Quality Water Resources, Travis County TNR

Kiersten.ivy@traviscountytexas.gov

737-351-4305



From: Johanna Arendt <Johanna.Arendt@traviscountytexas.gov>

Sent: Monday, June 1, 2026 5:18 PM

To: Shane.Saum@lagovistatexas.gov

Cc: Kiersten Ivy <Kiersten.Ivy@traviscountytexas.gov>; Emily Ackland <Emily.Ackland@traviscountytexas.gov>

Subject: Travis County / Lago Vista meeting follow-up

Hi Mayor Saum,

It was a pleasure to talk with you this morning. I've included the resources I mentioned (below and attached), and Kiersten will follow up with the ones she shared. I look forward to working with you, and exploring ways to support your community's environmental goals. Please let me know

you'd like an e-introduction to any of these groups.

Regional planning initiatives:

- [South Central Texas Climate Resilient Communities Accelerator - Center for Climate and Energy Solutions](#) Center for Climate and Energy Solutions This one I actually forgot to mention in our meeting! It's an exciting cross-sector effort to increase resilience of the Austin-San Antonio corridor, with flooding as one of its main focus areas. I've attached the summary from the latest Accelerator convening in May. My understanding is that as the Accelerator enters its second year, they will be doing more engagement with cities outside Austin and San Antonio.
- Lower Colorado Watershed Restoration and Access Plan [WRAP](#).

Resources for residents:

1. [Restoring Land After Floods | Travis County, Texas](#)
2. [Water FAQs | Travis County, Texas](#)

Resources for Cities:

- We're working on a Sustainability Toolkit for cities, businesses, and households. I attached the draft language for two sections of the Toolkit for Cities - one on Water and one on Parks and Green Infrastructure, which includes nature-based solutions for flood mitigation and water quality. We welcome feedback on whether these resources are helpful, and if there's anything you'd like to see more information on.
- Southeast Texas Flood Coordination group: <https://link.edgepilot.com/x/uYNVJ3KnLPSNGZfcMqJ7LzQ?u=https://arcg.is/ryvmm> and <https://link.edgepilot.com/x/wOiNCzQ7sflXared98Jb-o4?u=https://setxfloodcoordstudy.org/>. While their focus is coastal, many of their presentations are relevant to a broader geography and they welcome participation from anyone interested. I'll forward the follow-up email from the most recent one, which includes a great presentation from Keri Stephens at UT Austin about disaster communications. Liv Haselbach (lhaselbach@lamar.edu) coordinates the group, so she'd be the best contact to get added to the list.

She's also one of the main organizers of Southeast Texas RAIN ([SE Texas RainHome](#)), the network of flood sensors I mentioned that supplements what's provided by other entities. She was very interested in helping other communities, and generous with her time.

- [Pin2Flood](#) is a tool for first responders to help them understand the extent of current flooding, developed by UT Austin faculty as part of [Planet Texas 2050 | Bridging Barriers](#). I'm talking with UT now about setting up a demonstration, and can keep you in the loop about that, and/or connect you directly.

Best,

Johanna Arendt

Environmental Resilience Program Manager

Travis County Transportation & Natural Resources

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From: Johanna Arendt <Johanna.Arendt@traviscountytx.gov>
Sent: Monday, June 1, 2026 6:17:47 PM
To: Shane Saum <Shane.Saum@lagovistatexas.gov>
Cc: Kiersten Ivy <Kiersten.Ivy@traviscountytx.gov>; Emily Ackland <Emily.Ackland@traviscountytx.gov>
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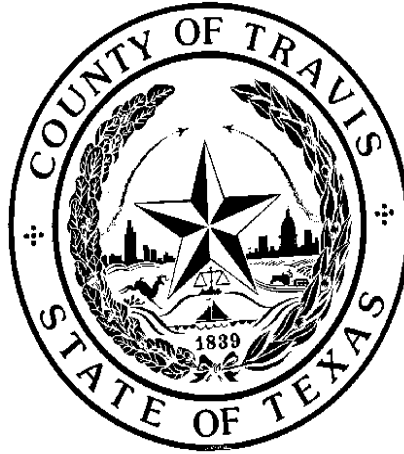
2 attachments



Resources Connector Forum Summary_May2026.pdf
3245K



Toolkit for Cities_Water_and_Green_Infrastructure.docx
35K



2025

Travis County Surface Water Quality Program Report

Transportation and Natural Resources - Environmental Quality
Kiersten Ivy, Environmental Program Manager
Ryan Petr, Environmental Specialist Sr

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FORWARD

Travis County's creeks and streams are vital public resources. They support wildlife, reflect the health of our watersheds, and connect our communities to the landscape as the county continues to grow and change. Protecting these waterways requires sound science, consistent monitoring, and a clear understanding of existing conditions.

This report represents an important first step in that effort. The findings summarized here provide a practical, data-driven snapshot of surface water quality across Travis County at a moment in time. While one year of monitoring cannot define long-term trends, it establishes a critical baseline against which future conditions can be measured and evaluated.

The information presented in this report helps County leadership, partner agencies, and the public better understand where our streams are resilient and where they may be vulnerable particularly in the context of low-flow conditions, rapid growth, and increasing wastewater discharges. It also highlights the value of continued monitoring and public engagement as essential tools for protecting water quality and public health.

As Travis County plans for the future, this baseline will serve as a foundation for informed decision-making, responsible development, and proactive stewardship of our creeks and streams. Continued investment in monitoring, outreach, and collaboration will ensure that these waterways remain healthy and accessible for generations to come.

ACKNOWLEDGEMENTS

Travis County extends its sincere appreciation to the Travis County Commissioners Court for its leadership, guidance, and continued support of surface water quality monitoring and watershed protection efforts. Their commitment to data-driven decision-making has been essential to advancing this work and ensuring the long-term stewardship of the County's natural resources.

We also gratefully acknowledge the many Travis County departments whose collaboration and expertise contributed to the success of this effort. Cross-departmental cooperation strengthens our ability to monitor, understand, and respond to water quality challenges across the county.

Special thanks are extended to our partner agencies, including the Lower Colorado River Authority (LCRA) and the City of Austin, for their technical support, data sharing, and ongoing collaboration. These partnerships are critical to building a comprehensive understanding of regional water quality conditions and addressing shared challenges.

Finally, we thank the citizens of Travis County for their interest, participation, and support. Public engagement through community involvement, education, and stewardship plays a vital role in protecting our creeks and streams. This work would not be possible without the shared commitment of residents who care deeply about the health of our waterways and the future of our community.

EXECUTIVE SUMMARY

Travis County's creeks and streams are essential public resources that support aquatic life, reflect watershed health, and contribute to the quality of life for residents as the county continues to grow. Recognizing the importance of protecting these waterways through sound science and informed decision-making, Travis County completed one year of surface water quality monitoring to establish a baseline of current conditions across representative creeks and streams.

While one year of data is not sufficient to identify long-term trends, the monitoring results provide a clear, data-driven snapshot of existing conditions and a critical foundation for future evaluation. Overall, water quality across most monitored sites met basic state standards. Dissolved oxygen levels were adequate to support aquatic life at all locations, and aquatic insect communities generally indicated healthy stream conditions.

Low-flow conditions were a significant finding throughout the monitoring year. Many creeks particularly in western Travis County and in parts of eastern Travis County experienced little or no flow for extended periods. These conditions increase the vulnerability of streams to pollution and magnify the potential effects of localized inputs.

Bacteria levels were below state safety limits at most monitoring locations. Gilleland Creek was the primary exception, exhibiting elevated bacteria levels consistent with its existing impairment. Follow-up monitoring suggests that seasonal wildlife activity near the sampling location may be a significant contributing factor. Continued monitoring will help refine this understanding and guide future management actions.

Rapid growth in eastern Travis County has resulted in an increasing number of wastewater discharge permits, many of which release treated effluent into creeks with limited or no natural flow. These circumstances raise concerns about cumulative impacts to water quality, including nutrients, bacteria, and dissolved oxygen. The Surface Water Quality Program actively tracks these discharges to identify emerging risks and to provide timely information to County leadership.

Public outreach and education remain central to Travis County's surface water quality efforts. Future initiatives will place greater emphasis on proactive engagement, including partnerships with schools, expanded community cleanup efforts, and the development of a volunteer monitoring program.

Together, the results of this initial monitoring year establish a meaningful baseline that will inform responsible growth, protect public health, and support proactive stewardship of Travis County's creeks and streams. Continued monitoring, collaboration with partner agencies, and community involvement will be essential to safeguarding these waterways for generations to come.

Chapter 1: Background

A. Central Texas Geography, Topography and Hydrology

Central Texas is a diverse region that includes a variety of landscapes, soil, and water resources. The presence of such unique geography and natural features directly influence the land use, agriculture, urban growth, and environmental management practiced in the area. It becomes essential then that understanding the physical characteristics of the region is crucial for responsible planning, meaningful conservation, and sustainable development now and in the years to come.

With the Hill Country forming its heart, Central Texas lies between the eastern Blackland Prairie and the western Edwards Plateau. This remarkable area serves as a transitional zone where eastern woodlands give way to the more arid western landscapes. Travis County's geography is defined by this dramatic transition from the Hill Country's karst hills and thin soil to the Blackland Prairie's flat, fertile plains along the Balcones Fault. The county is bisected from northwest to southeast by the Colorado River which forms several manufactured lakes, including Lake Travis, Lake Austin, and Lady Bird (Town) Lake. Elevations within the county range from 400-1300 feet, with the western portion of the county characterized by rolling hills and the eastern part characterized by level soils and rich farmlands.

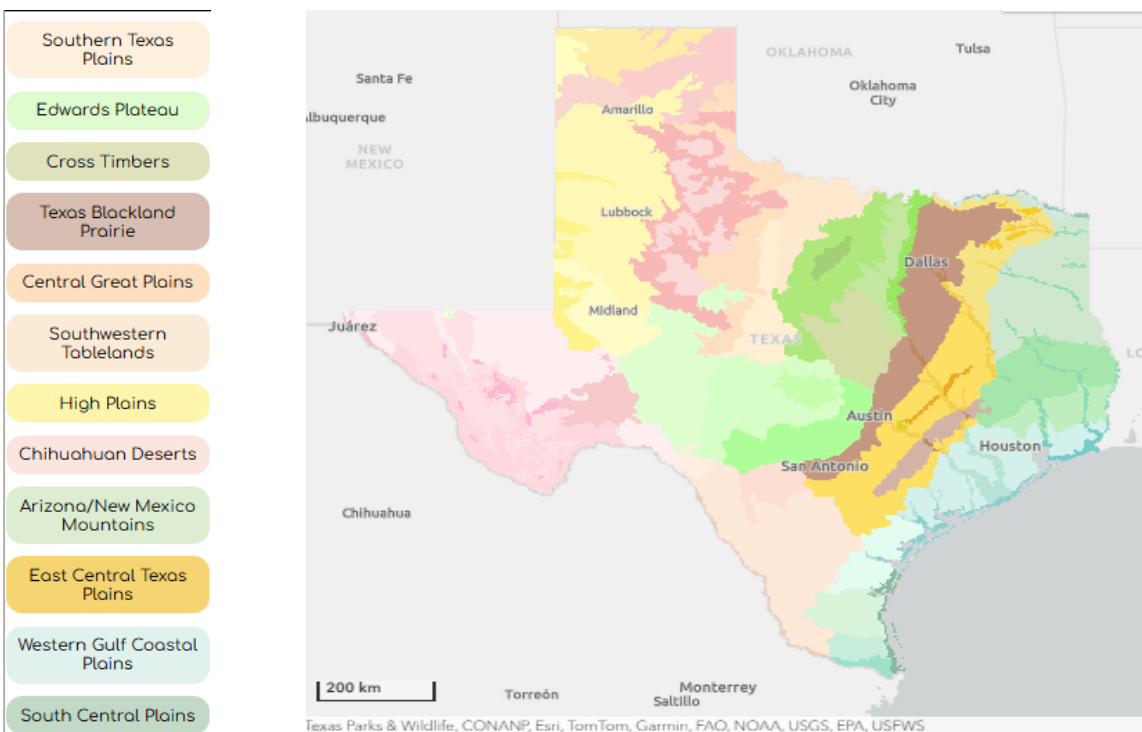


Figure 1. Map of Texas geographic regions.

Together the physical formations of the Edwards Plateau, Balcones Escarpment, and the blackland prairie directly influence groundwater movement, spring emergence and surface water movement throughout Travis County. The Edwards and Trinity Aquifers are the primary groundwater resources for the region, while the Highland Lakes on the Colorado River and other impoundments provide major surface-water supplies. The Colorado River's series of impoundments are operated primarily by the Lower Colorado River Authority (LCRA) and supply municipal water, hydropower, flood control and recreation for over one million people in the basin. Additionally, LCRA reservoir regulation strongly controls downstream flows, seasonal water availability, and water quality dynamics throughout the region.

The Edwards Aquifer can be described as a carbonate karst aquifer with high transmissivity in faulted and solution-enhanced zones. Karst conduits, like those that make up the Edwards, produce a rapid, focused recharge, but also are extremely sensitive to high contaminant transport potential. Land use activities above recharge zones that include and are not limited to roadway stormwater runoff and septic systems can quickly effect aquifer and spring water quality. Comparatively, while the Edwards is a more porous and permeable limestone aquifer that recharges rapidly, the Trinity is a more complex, multi-layered system of sand, clay, and limestone that recharges slowly with delayed responses to rainfall. Both aquifers are a significant source of water for millions of people. See a map of the Texas major aquifers below.

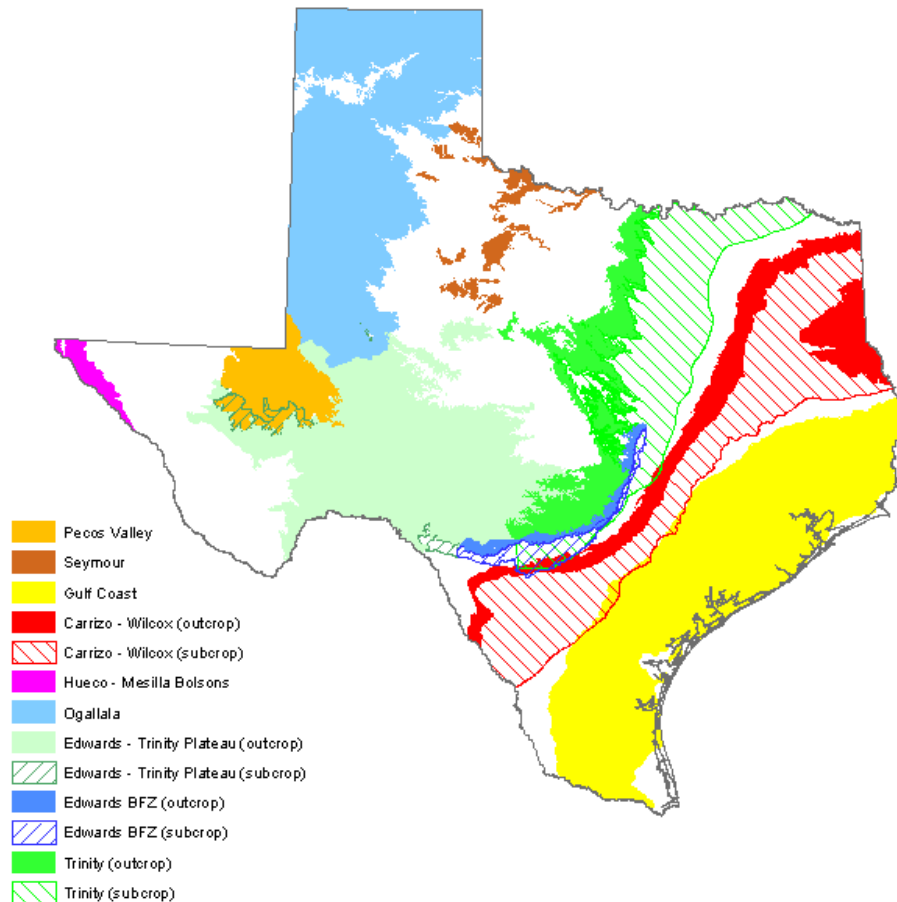


Figure 2. Map of major aquifers in Texas.

B. River Basins and Watersheds

In general, river basins and watersheds are fundamental hydrologic units used to describe the movement, distribution, and management of surface water resources.

A watershed is a land area that drains precipitation and surface runoff to a common outlet, such as a stream, river, lake, reservoir, or estuary. Watersheds themselves can be considered nested systems that range from small catchments draining to individual stream segments to large-scale river basins encompassing multiple tributaries and subwatersheds.

A river basin should then be considered to be the larger hydrologic unit that includes the mainstem river as well as all associated tributary watersheds that ultimately drain to a common terminus, such as the Gulf of Mexico or an inland basin outlet. River basins integrate hydrologic, geomorphic, ecological, and land use processes across broad spatial scales and are commonly used for regional water resource planning, flood management, and surface water quality assessment.

At their heart, watershed characteristics, including land use, soil type, topography, geology, climate, and hydrologic connectivity, directly influence surface water quantity and quality. Additionally, activities within a watershed, such as urban development, agriculture, and wastewater discharges, affect runoff volume, pollutant loading, and instream conditions. As a result, watershed- and basin-scale approaches are widely used for monitoring design, impairment assessment, and implementation of management strategies such as Total Maximum Daily Loads (TMDLs) and watershed protection plans.

The Texas Lower Colorado River Basin is one of the major river basins in Texas and is defined by the drainage area of the Colorado River downstream of the Highland Lakes. The basin extends from central Texas to the Gulf of Mexico and encompasses a diverse range of physiographic regions, land uses, and hydrologic conditions. The Colorado River is the longest river entirely within Texas, and its lower basin plays a critical role in regional water supply, ecological function, recreation, and economic activity.

The Lower Colorado River Basin includes major reservoirs such as Lake Travis, Lake Austin, Lady Bird Lake, and downstream impoundments, as well as numerous tributaries including Onion Creek, Barton Creek, Walnut Creek, and the San Saba and Llano Rivers upstream that influence downstream conditions. The basin eventually drains into Matagorda Bay, linking inland surface waters to estuarine and coastal systems.

Land use within the basin varies from urban and suburban development in the Austin metropolitan area to agricultural, rangeland, and coastal uses downstream. This variability contributes to spatial differences in surface water quality stressors, including altered flow regimes, stormwater runoff, nutrient loading, bacteria, sediment transport, and localized effects from wastewater treatment plant discharges.

Surface water quality monitoring and assessment in the Texas Lower Colorado River Basin are conducted through programs such as the Texas Clean Rivers Program (CRP) in coordination with the Lower Colorado River Authority (LCRA) and the Texas Commission on Environmental Quality (TCEQ). Waters within the basin are evaluated by assessment unit and compared to applicable criteria in the Texas Surface Water Quality Standards (TSWQS) to determine attainment of designated uses, including aquatic life use, contact recreation, and public water supply.

Management of the Lower Colorado River Basin emphasizes integrated basin-scale planning that considers hydrologic variability, reservoir operations, watershed conditions, and downstream estuarine needs. Data generated at the watershed level are used to inform basin-wide decisions related to water quality protection, impairment response, and long-term sustainability of surface water resources. Below in Figure 3 is a map that shows the

extensive watersheds in the region. Though not all depicted are included in the Lower Colorado River Basin, they are still capable of affecting at least some of our the watersheds that enter Travis County.

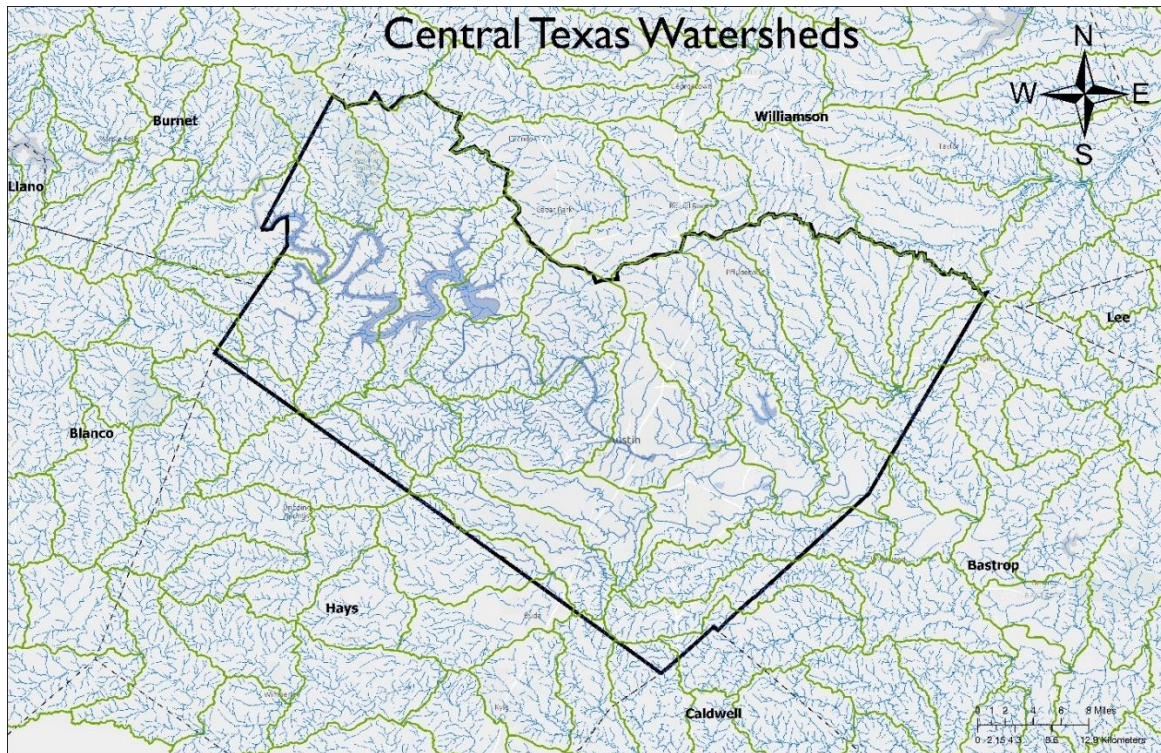


Figure 3. Map of Central Texas watersheds.

The following Figure 4 depicts the watershed boundaries found specifically within Travis County.

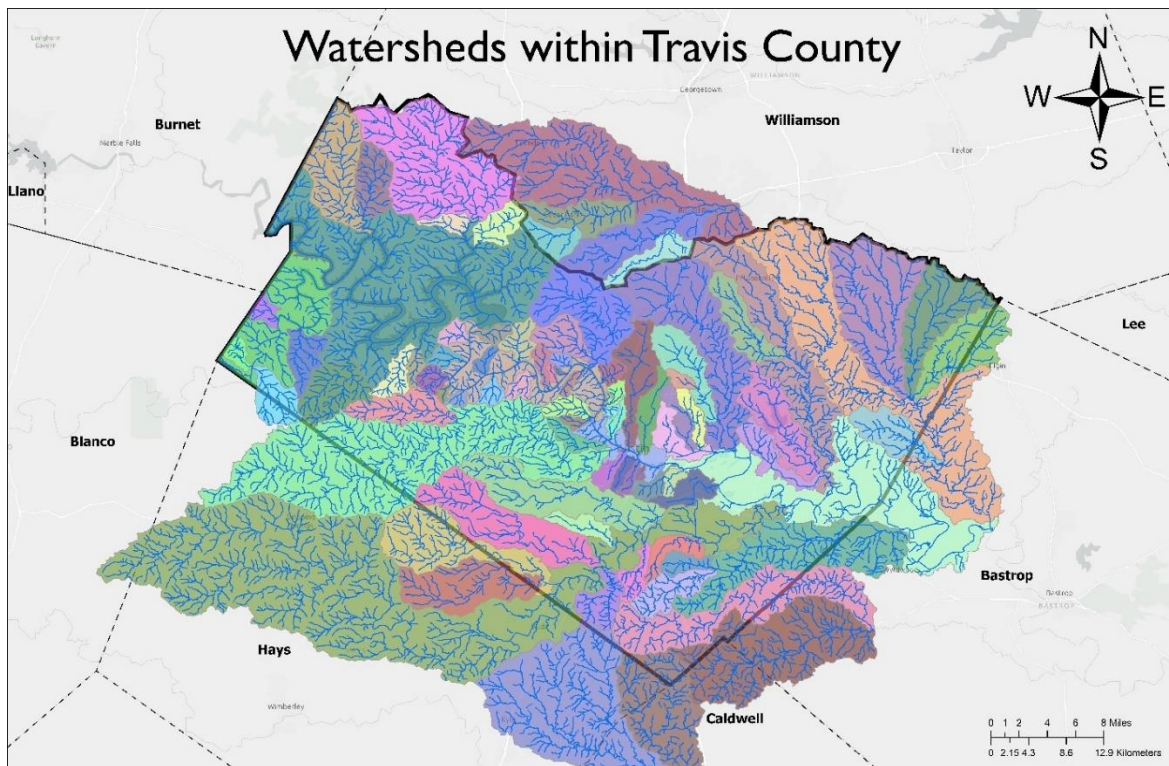


Figure 4. Map of watersheds within Travis County.

C. Surface Water Quality

The term “Surface water quality” refers to the physical, chemical, and biological characteristics of water in rivers, streams, lakes, reservoirs, bays, and estuaries, and their ability to support designated uses as defined in the TSWQS. Designated uses include aquatic life use, contact and noncontact recreation, public water supply, and fish consumption. Surface water quality is influenced by diverse physiographic regions, variable climate and hydrology, and a wide range of land uses, including urban development, agriculture, energy production, and wastewater discharges.

Key physical parameters evaluated in Texas surface waters include temperature, turbidity, total suspended solids (TSS), water clarity, and flow conditions. Elevated temperatures and altered flow regimes can stress aquatic life, while increased turbidity and TSS may impair habitat quality, reduce light penetration, and transport pollutants such as nutrients and bacteria. Hydrologic variability, including droughts and high-flow events, plays a significant role in surface water quality across the state.

Chemical indicators commonly monitored include dissolved oxygen (DO), pH, nutrients (total nitrogen, nitrate/nitrite, ammonia, and total phosphorus), conductivity, salinity, metals, and organic compounds. Dissolved oxygen criteria vary by water body type and aquatic life use category. Nutrient enrichment is a common concern in Texas waters, particularly in reservoirs and slow-moving streams, where excessive nutrient loading can contribute to eutrophication, harmful algal blooms, and hypoxic conditions. Elevated conductivity and salinity may reflect natural geologic influences or anthropogenic sources such as wastewater effluent and irrigation return flows.

Biological assessments are a critical component of surface water quality evaluation in Texas. These assessments include analyses of benthic macroinvertebrate communities, fish assemblages, habitat quality, and algal biomass (chlorophyll-a). Biological integrity metrics provide an integrated measure of long-term water quality conditions and are used by the TCEQ to identify impairments that may not be apparent through chemical data alone.

As previously mentioned, surface water quality in Texas is assessed through coordinated monitoring programs, including the CRP, which is implemented through partnerships between TCEQ, river authorities, councils of governments, and other local entities. Monitoring data are evaluated by assessment unit and compared to applicable criteria in the TSWQS to determine attainment of designated uses. Waters that do not meet standards are listed as impaired in the Texas Integrated Report, supporting management actions such as Total Maximum Daily Load (TMDL) development (defined later), watershed protection planning, and implementation of best management practices to restore and protect Texas surface waters. Chemical, physical, and biological parameters are defined in the tables below.

Table 1. Definitions of chemical properties of water quality parameters.

Chemical Properties of Water Quality	
pH	pH measures how acidic or basic a substance is using a logarithmic scale from 1-14, meaning each whole number change represents a tenfold change in acidity or alkalinity based on concentration of hydrogen ions.
Dissolved oxygen (DO)	DO is the amount of free, gaseous oxygen present in water, and is essential for aquatic life.
Total Dissolved solids (TDS)	TDS is the measure of all inorganic or organic substance dissolved in a specific volume of water, essentially this is anything that is not a pure water molecule.
Total Suspended solids (TSS)	TSS are fine, solid particles dispersed in water that are not soluble, or do not dissolve.
Nutrients	Nitrogen and Phosphorus are essential chemical elements that support the growth of aquatic plants and algae, acting as food and habitat for other organisms.
Alkalinity	Water alkalinity measures the water's ability to function as a buffer, preventing large pH swings that harm aquatic life and water quality.
Conductivity	Conductivity is the water's ability to conduct electricity, directly related to concentrations of dissolved ions that carry an electric charge.

Table 2. Definitions of physical properties of water quality parameters.

Physical Properties of Water Quality	
Temperature	Water temperature is a critical water quality factor because it controls dissolved oxygen levels, influences aquatic life's metabolism, reproduction, and survival, and affects chemical reactions, impacting pH, conductivity, and the toxicity of pollutants.
Color	Water color is a key indicator of quality, with hues like brown/yellow often signaling iron/sediment, blue/green suggesting copper corrosion or algae, and white/cloudy water pointing to trapped air or hard minerals, while dark colors can mean organic matter; though often aesthetic, changes in color can signal underlying issues like pipe corrosion, mineral buildup, or pollutants, affecting water's safety and usability, so it's important to identify the source.
Turbidity	Turbidity measures water's cloudiness from suspended particles (silt, algae, organic matter) and indicates water quality by affecting light penetration, harming aquatic life (clogging gills, smothering eggs), and shielding pathogens, making disinfection harder, with the EPA standard for drinking water aiming for below 1 NTU (Nephelometric Turbidity Unit). High turbidity signals potential pollution or erosion but needs evaluation with other parameters
Total Flow	Total flow refers to the volume of water passing a point in a stream or river over time, expressed in cubic feet per second (cfs). This measurement encompasses all sources of water in the channel, including baseflow, interflow, and storm runoff.

Table 3. Definitions of biological properties of water quality parameters.

Biological Properties of Water Quality	
Macroinvertebrates	Macroinvertebrates (bugs, snails, crayfish visible to the naked eye) are crucial bioindicators of water quality; their presence, diversity, and abundance reveal ecosystem health because different species have varying tolerances to pollution, with pollution-sensitive types (like mayflies, stoneflies, caddisflies) indicating clean water, while pollution-tolerant ones (like midges, aquatic worms) suggest poor conditions, offering a better long-term picture than discrete water quality sampling.
Algal biomass	A key indicator of water quality, reflecting nutrient levels (excess nitrogen/phosphorus) and ecosystem health, measured by chlorophyll-a or ash-free dry mass. While algae naturally improve water by consuming nutrients and producing oxygen, excessive biomass (Harmful Algal Blooms) signals pollution, causing taste/odor issues, disinfection byproducts, oxygen depletion (hypoxia), and disturbing recreational use.
Fish assemblages	The types, numbers, and structures of fish communities—are excellent biological indicators of water quality because they reflect long-term chemical, physical, and habitat conditions, showing changes from pollution, habitat loss, or flow alterations through shifts in species presence, abundance, and diversity, often summarized by indices like the Index of Biotic Integrity (IBI). Healthy assemblages feature sensitive native species, while poor quality water leads to fewer species, dominance by tolerant or non-native fish, and altered food webs.

Habitat quality	Habitat quality and water quality are deeply linked, as good water quality (temperature, oxygen, clarity) is essential for healthy physical habitats (substrate, cover, banks), while intact habitats (riparian vegetation, wetlands) act as natural filters, preventing pollution and sediment from degrading water quality, creating a cycle where both are crucial for supporting robust aquatic life. Poor habitat (like eroded banks) leads to poor water quality (sedimentation), and polluted water (high nutrients, toxins) destroys habitat, impacting fish, insects, and overall ecosystem health.
Bacteria	Used to assess the potential presence of pathogens and associated risks to human health, particularly for contact recreation uses. <i>Escherichia coli</i> (E. coli) is a commonly used indicator bacterium to evaluate fecal contamination in surface waters. Elevated E. coli concentrations suggest the possible presence of pathogenic microorganisms from human or animal waste.

D. Threats to Surface Water Quality from Pollution

As outlined above, surface water quality in Central Texas is influenced by a combination of factors that include rapid population growth, land use change, variable hydrologic conditions, and sensitive geologic features. Surface waters such as rivers, streams, reservoirs, and springs in the region support critical uses including aquatic life, contact recreation, and public water supply. These surface waters are subject to multiple pollution threats caused by the factors mentioned above that can impair designated uses under the Texas Surface Water Quality Standards (TSWQS). For example, as a population grows, especially in Central Texas, pressure on already strained water resources increases exponentially from factors such as increased drinking water needs, wastewater discharge, new development, stormwater runoff, and increased agricultural needs.

Locally, urbanization and stormwater runoff have been found to be significant sources of pollution in Central Texas watersheds. Expansion of impervious surfaces increases runoff volume and velocity, resulting in the transport of pollutants such as sediment, nutrients, bacteria, hydrocarbons, metals, and trash into nearby surface waters. Stormwater runoff is a primary contributor to elevated *Escherichia coli* (E. coli) concentrations, which commonly impair contact recreation uses in urban and suburban streams.

Wastewater discharges and infrastructure limitations also pose risks to surface water quality. Municipal wastewater treatment plants contribute continuous point-source loads of nutrients, organic matter, and other constituents, particularly during low-flow conditions when dilution capacity is limited. Sanitary sewer overflows, aging infrastructure, and on-site sewage facilities (OSSFs), especially in rapidly developing or rural fringe areas, can further contribute to bacteria and nutrient contamination.

Nutrient enrichment from both point and nonpoint sources is a recurring concern in Central Texas surface waters. Excess nitrogen and phosphorus originate from wastewater effluent, fertilizer application, urban landscaping, and agricultural activities. Elevated nutrient concentrations can promote excessive algal growth, increased chlorophyll-a levels, reduced dissolved oxygen, and degradation of aquatic habitat, particularly in reservoirs and slow-moving stream segments.

Sedimentation and erosion are amplified by land disturbance associated with construction, agriculture, and streambank instability. Increased sediment loads can degrade habitat by smothering benthic substrates, reducing water clarity, and transporting sorbed pollutants. Sedimentation is of particular concern in Hill Country streams, where shallow, rocky substrates support sensitive aquatic communities.

Hydrologic alteration and flow variability exacerbate the impact pollutants have on water resources. Reservoir operations, water withdrawals, drought conditions, and flashy storm-driven hydrology can reduce baseflows, concentrate pollutants, and alter natural sediment and nutrient transport processes. Reduced flows limit the assimilative capacity of streams, increasing the likelihood of water quality exceedances.

Karst geology and groundwater–surface water interactions present unique vulnerabilities in portions of Travis County, particularly within the Edwards Aquifer region. Rapid recharge through fractures, sinkholes, and losing streams allow surface pollutants to be quickly conveyed to groundwater and spring-fed surface waters with minimal natural filtration. This connectivity increases the sensitivity of streams and springs to contamination from surface activities.

Climate variability and extreme weather events further intensify pollution threats. Prolonged droughts reduce streamflow and dissolved oxygen levels, while intense rainfall events mobilize accumulated pollutants and sediments, leading to episodic water quality degradation. These conditions complicate monitoring and management efforts and increase stress on aquatic ecosystems.

Collectively, these pollution threats necessitate watershed-based management approaches, including targeted monitoring, land use planning, stormwater controls,

wastewater management, and public outreach. Programs such as the Texas Clean Rivers Program, watershed protection planning, and TMDL development play a critical role in identifying impairments and guiding actions to protect and restore surface water quality in Central Texas.

A TMDL is a scientifically derived pollutant budget that quantifies the maximum amount of a specific pollutant that a waterbody can receive on a daily basis and still meet applicable water quality standards and support its designated uses (such as contact recreation, aquatic life, or public water supply). The TMDL accounts for pollutant contributions from point sources (e.g., permitted discharges like TPDES outfalls), nonpoint sources (e.g., urban runoff, agricultural runoff), and includes a margin of safety to address uncertainty and seasonal variation. TMDLs are developed under Section 303(d) of the Clean Water Act and implemented through a formal state process with EPA review and approval. This formal process is an Implementation Plan (I-Plan). The I-Plan is a management strategy document developed in conjunction with or following a TMDL. It describes specific actions and best management practices (BMPs) necessary to achieve the pollutant reductions identified in the TMDL and restore water quality. I-Plans outline roles, responsibilities, schedules, and, when applicable, regulatory controls to reduce pollutant loads from both point and nonpoint sources. In Texas, I-Plans are approved by the state (TCEQ) and are used by stakeholders to guide watershed-level pollution reduction efforts. While TMDLs themselves require EPA approval, I-Plans generally require state approval only and are implemented by local stakeholders, governmental entities, and watershed partners.

The Texas Integrated Report of Surface Water Quality (Sections 305(b) and 303(d)) identifies surface waters that do not meet water quality standards and are considered impaired based on monitoring and assessment. Waters listed in Category 5 (303(d) list) require TMDL development or other management actions, and waters in Category 4 may have TMDLs completed or other strategies underway.

Currently, several waterways in Travis County appear in TCEQ TMDL projects or integrated listings due to impairments, particularly for bacteria (indicator organisms) related to contact recreation concerns. Known impaired waterbodies in Travis County include:

1. Gilleland Creek (Bacteria):

Located in northeastern Travis County; Impaired for bacteria, which exceed contact recreation criteria; TMDL and Implementation Plan developed to reduce bacteria levels and protect recreational use.

2. Austin Area Streams (Bacteria):

TCEQ's Austin Area Watersheds I-Plan addresses several streams in or near Austin impaired for bacteria: Waller Creek, Spicewood Tributary to Shoal Creek, Taylor Slough South. These waters were the subject of adopted TMDLs for bacteria and an updated I-Plan to guide implementation actions through 2027.

3. Onion Creek (Sulfates):

It is important to note that Onion Creek is currently listed as impaired in the 2024 Texas Integrated Report (the official 303(d) list) for sulfate in water, which is a water quality parameter that can affect aquatic life and related uses. However, the impaired segments are located in a portion of Onion Creek located in Hays County, but Travis County is located downstream.

Chapter 2: Travis County Surface Water Quality Program (SWQP)

A. The Clean Rivers Program

The Texas Clean Rivers Program (CRP) is a statewide surface water quality monitoring, assessment, and planning program administered by the Texas Commission on Environmental Quality (TCEQ) in partnership with river authorities, councils of governments, and other regional entities. Established under Texas Water Code §26.0135, the program provides a coordinated framework for collecting, managing, and evaluating surface water quality data to support the protection and improvement of water resources across Texas.

The primary objective of the CRP is to generate scientifically defensible water quality data that supports the assessment of surface waters in accordance with the Texas Surface Water Quality Standards (TSWQS) and applicable federal requirements under the Clean Water Act, including Sections 305(b) and 303(d). CRP monitoring activities encompass rivers, streams, reservoirs, bays, and estuaries, and address physical, chemical, and biological indicators relevant to designated uses such as aquatic life support, contact recreation, public water supply, and fish consumption.

CRP monitoring is conducted through basin-specific Quality Assurance Project Plans (QAPPs) that define standardized sampling methods, analytical procedures, data quality objectives, and data management protocols. Data generated under the CRP are subject to rigorous quality assurance and quality control (QA/QC) requirements and are submitted to TCEQ for validation and inclusion in the state's surface water quality database. Information produced through the CRP supports integrated water quality assessments, identification of impaired waters, and development of management responses such as TMDLs, watershed protection plans (WPPs), and implementation of best management practices (BMPs). In addition, the program facilitates stakeholder engagement, interagency coordination, and adaptive management by providing consistent, long-term datasets that inform decision-making at local, regional, and statewide scales.

Travis County's SWQP joined the CRP in 2024 as an in-kind data provider for the 2025 sampling year. The sampling year runs from September-August. The data provided in this report will be from the sampling events performed September 2024-August 2025. For the 2025 CRP sampling year, there were 13 sampling sites on the following water bodies: Big Sandy Creek, Lick Creek, Bee Creek West, Hamilton Creek, Deer Creek, Bear Creek, Westlake-Davenport, Gilleland Creek, Wilbarger Creek, Onion Creek, Dry Creek, and Maha Creek (2). Sites were decided based on historical sampling and data gap needs. For the

2026 sampling year, an additional Wilbarger Creek site and a site on the Colorado River at Webberville Park were added. All Travis County SWQM sample sites are shown in Figure 5 below.

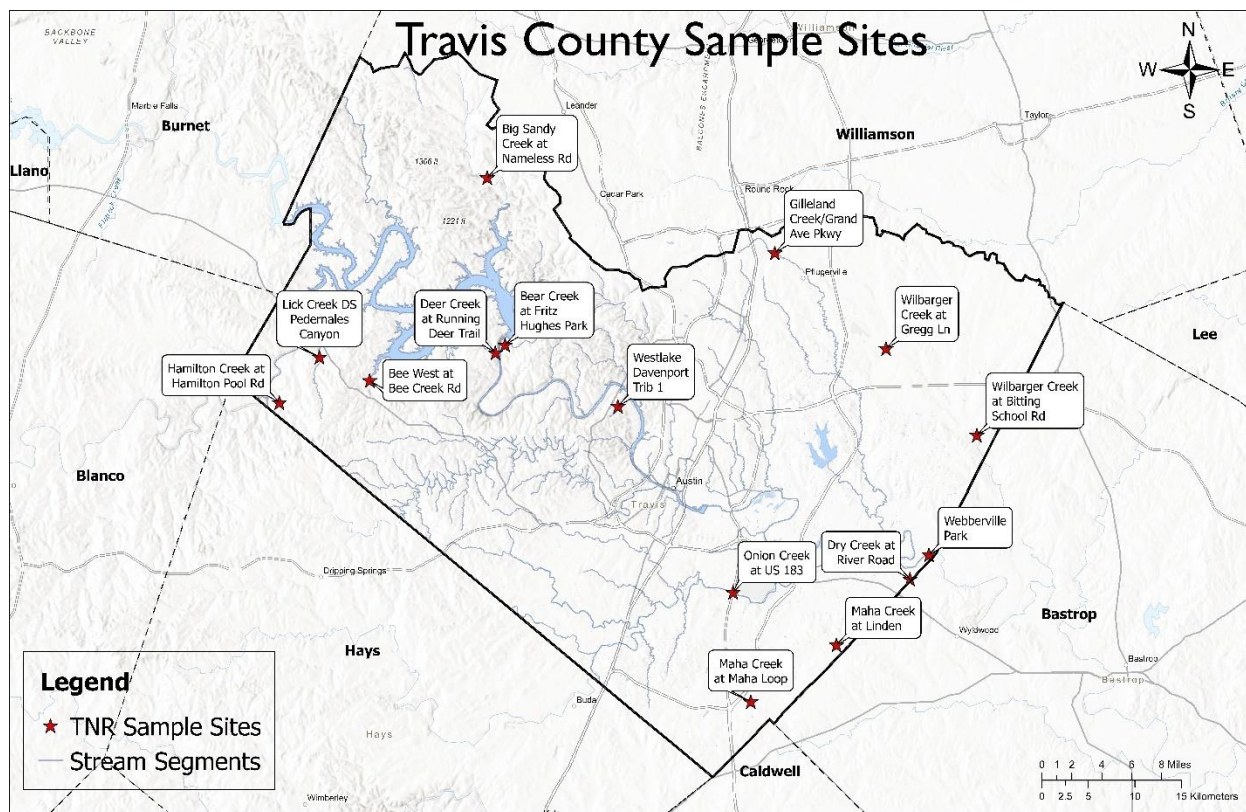


Figure 5. Map of Travis County SWQP sample sites.

B. Sampling Events & Site-specific Data

1. Gilleland Creek at Grand Ave Pkwy

The Gilleland Creek site is located in Pflugerville, Northeast Travis County. It is a larger watershed, flowing about 76 square miles through Travis County. As previously mentioned, Gilleland Creek is an impaired waterway for bacteria, and has an active TMDL and I-Plan. 2025 sampling results are in Table 4 below, with quarterly photos seen in Figure 6.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 6. Quarterly sample site photos of Gilleland Creek.

Table 4. Gilleland Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	1.806191	0.572	2.589	0.5535
Temperature (C)	16.70546	12.51	18.54	25.13
specific conductance (us/cm)	835.2123	803.49	751.75	720
DO (mg/L)	7.895744	9.36	8.6	6.024
DO saturation (%)	-	89.01	93.72	74.93
pH	7.432615	7.64	7.91	7.544
Turbidity (NTU)	3.594336	0.141975	4.69	6.352
TSS (mg/L)	4.03	<1.00	11	4.26
Nitrogen, Ammonia (mg/L as N)	<0.0200	<0.0200	<0.0200	0.0173
Nitrogen, Kjeldahl, Total (mg/L as N)	0.244	0.291	0.481	0.271
Nitrite plus Nitrate, Total (mg/L as N)	0.549	<0.0200	0.676	0.871
Phosphorus, Total (mg/L as P)	0.0534	<0.0200	0.439	0.0356
Orthophosphate (mg/L as P)	0.0386	<0.0100	<0.0100	0.0091
Chloride (mg/L)	48.3	102	41.5	37.3
Sulfate (mg/L)	69.5	62	60.1	45
E.coli, colilert, (mpn/100mL)	166	14.6	488	435
Pheophytin-A (ug/L)	<1.00	<0.500	1.34	<0.400
Chlorophyll-A (ug/L)	1.07	<0.500	1.91	0.494

2. Wilbarger Creek at Gregg Ln

Wilbarger Creek at Gregg Ln is located in Northeast Travis County, near Manor.

Development has increased significantly since the start of sampling in Fall 2024. It is a significant watershed for Northeast Travis County stormwater systems. Due to the massive influx of development and wastewater discharge, a second sampling site has been added downstream at Bitting School Rd for the 2026 sampling year. 2025 sampling results are in Table 5 below, with quarterly photos seen in Figure 7.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 7. Quarterly sample site photos of Wilbarger Creek at Gregg Ln.

Table 5. Wilbarger Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	1.297636	0.701	1.215	2.794
Temperature (C)	12.40157	10.03	16.81	27.81
specific conductance (us/cm)	989.8819	1010.1	990.94	776.8
DO (mg/L)	8.077248	10.38	9.85	6.335
DO saturation (%)		92.55	103.08	81.91
pH	7.874193	7.93	8.12	7.796
Turbidity (NTU)	17.68325	45.68	48.18	6.302
TSS (mg/L)	3.13	2.1	5.62	8.75
Nitrogen, Ammonia (mg/L as N)	<0.0200	<0.020	0.0254	0.636
Nitrogen, Kjeldahl, Total (mg/L as N)	0.785	0.813	0.727	0.775
Nitrite plus Nitrate, Total (mg/L as N)	<0.0200	<0.020	0.162	0.093
Phosphorus, Total (mg/L as P)	0.0272	<0.020	0.0266	0.0709
Orthophosphate (mg/L as P)	<0.0100	<0.010	<0.0100	0.0325
Chloride (mg/L)	85.2	107	105	68
Sulfate (mg/L)	172	155	131	97.7
E.coli, colilert, (mpn/100mL)	172	118	326	357
Pheophytin-A (ug/L)	<1.00	<0.500	0.864	2.5
Chlorophyll-A (ug/L)	2.05	0.558	1.96	7.23

3. Onion Creek at US 183

The Onion Creek watershed is large, covering approximately 344 square miles. It originates in Blanco County and crosses through Hays County and Travis County before draining into the Colorado River. The sample site is downstream of the 183 bridge. 2025 sampling results are in Table 6 below, with quarterly photos seen in Figure 8.

a) Q1



b) Q2



c) Q3



*no picture taken for Q4

Figure 8. Quarterly sample site photos of Onion Creek.

Table 6. Onion Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	2.0842224	1.089	1.85	1.821
Temperature (C)	14.402652	11.64	21.3	29.41
specific conductance (us/cm)	636.0738	644.87	579.34	446
DO (mg/L)	10.209415	8.39	8.8	7.28
DO saturation (%)	100.027016	76.87	100.44	96.64
pH	7.948204	7.85	8.01	7.738
Turbidity (NTU)	1.4319144	4.54	0.94	4.874
TSS (mg/L)	1.54	<1.05	1	1.44
Nitrogen, Ammonia (mg/L as N)	<0.0200	<0.020	<0.0200	<0.008
Nitrogen, Kjeldahl, Total (mg/L as N)	0.518	0.415	0.402	0.413
Nitrite plus Nitrate, Total (mg/L as N)	0.0507	0.205	0.0784	<0.008
Phosphorus, Total (mg/L as P)	0.0249	<0.020	<0.0200	0.0246
Orthophosphate (mg/L as P)	<0.0100	<0.010	<0.0100	0.0088
Chloride (mg/L)	54.1	51.6	39.1	24.1
Sulfate (mg/L)	54.4	52.9	45.1	30.8
E.coli, colilert, (mpn/100mL)	7.38	8.6	27.8	24.6
Pheophytin-A (ug/L)	<1.00	<0.500	1.03	1.2
Chlorophyll-A (ug/L)	15.6	<0.500	1.04	1.46

4. Dry Creek at River Rd

Dry Creek is a small watershed in southeast rural Travis County. Our sample site is located off River Rd. 2025 sampling results are in Table 7 below, with quarterly photos seen in Figure 9.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 9. Quarterly sample site photos of Dry Creek.

Table 7. Dry Creek sampling data

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	1.806191	0.631	0.775	0.346
Temperature (C)	11.62928	8.27	15.73	27.84
specific conductance (us/cm)	892.8766	848.29	812.33	607
DO (mg/L)	8.16492	9.48	7.87	4.195
DO saturation (%)	74.9528	80.06	79.87	54.06
pH	7.881516	7.75	8.13	7.727
Turbidity (NTU)	45.68002	21.16	26.23	28.31
TSS (mg/L)	33	8.27	10.3	16.6
Nitrogen, Ammonia (mg/L as N)	<0.0200	<0.020	<0.0200	0.0498
Nitrogen, Kjeldahl, Total (mg/L as N)	0.914	1.07	0.948	1.07
Nitrite plus Nitrate, Total (mg/L as N)	<0.0200	<0.020	<0.0200	0.0122
Phosphorus, Total (mg/L as P)	0.0604	0.027	0.0505	0.0945
Orthophosphate (mg/L as P)	<0.0100	<0.010	<0.0100	0.0213
Chloride (mg/L)	99.3	91	73.7	37.1
Sulfate (mg/L)	129	133	115	78.2
E.coli, colilert, (mpn/100mL)	150	222	56.3	27.2
Pheophytin-A (ug/L)	2.16	0.975	4.54	3.68
Chlorophyll-A (ug/L)	2.31	5.63	16.6	18.9

5. Maha Creek downstream of Maha Rd

Maha Creek is a small watershed in southeast rural Travis County. This is another area of the county that is experiencing explosive development. For the 2025 sampling year, both sites at Maha Loop and Linden Rd were ponded or dry. With the introduction of so many wastewater treatment plants, this is expected to change. Our samples sites are located off Maha Loop and Linden Rd. 2025 sampling results are in Tables 10 and 11 below, with quarterly photos seen in Figures 10 and 11.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 10. Quarterly sample site photos of Maha Creek at Maha Loop

Table 8. Maha Creek at Maha Loop sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
No Testing was conducted due to no flow (dry)	<i>dry</i>	<i>dry</i>	<i>dry</i>	<i>dry</i>

6. Maha Creek upstream of Linden Rd.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 11. Quarterly sample site photos of Maha Creek at Maha Linden Rd.

Table 9. Maha Creek at Linden sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
No Testing was conducted due to no flow (dry)	<i>dry</i>	<i>dry</i>	<i>dry</i>	<i>dry</i>

7. Big Sandy Creek upstream of Nameless Rd

Big Sandy is a watershed located in Northeast Travis County, and drains into Lake Travis. It is susceptible to extreme drought and flash flooding, both of which were experienced in the 2025 sampling year. Our sample site is located off Nameless. 2025 sampling results are in Table 10 below, with quarterly photos seen in Figure 12.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 12. Quarterly sample site photos of Big Sandy Creek.

Table 10. Big Sandy Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
No Testing was conducted due no flow or flooding	<i>dry</i>	<i>dry</i>	<i>dry</i>	<i>flood</i>

8. Lick Creek downstream of Pedernales Canyon

Lick Creek is a tributary of the Pedernales River, and eventually drains into the Colorado River. 2025 sampling results are in Table 11 below, with quarterly photos seen in Figure 13.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 13. Quarterly sample site photos of Lick Creek.

Table 11. Lick Creek sampling data

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	0.127631	Ponded	Ponded	0.3215
Temperature (C)	13.34105			26.02
specific conductance (us/cm)	967.3681			896.6
DO (mg/L)	7.218783			4.823
DO saturation (%)	71.32976			60.97
pH	7.364246			7.514
Turbidity (NTU)	0.141975			3.412
TSS (mg/L)	<1.00			<1.00
Nitrogen, Ammonia (mg/L as N)	<0.0200			<0.008
Nitrogen, Kjeldahl, Total (mg/L as N)	0.291			0.413
Nitrite plus Nitrate, Total (mg/L as N)	<0.0200			1.13
Phosphorus, Total (mg/L as P)	<0.0200			<0.008
Orthophosphate (mg/L as P)	<0.0100			<0.004
Chloride (mg/L)	102			101
Sulfate (mg/L)	62			41.8
E.coli, colilert, (mpn/100mL)	14.6			24.2
Pheophytin-A (ug/L)	<0.500			0.262
Chlorophyll-A (ug/L)	<0.500			0.374

9. Bee Creek West upstream of Lake Travis

Bee Creek is a very small watershed in western Travis County that flows into the Colorado River. The site was ponded or dry for three of the four sampling events. 2025 sampling results are in Table 12 below, with quarterly photos seen in Figure 14.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 14. Quarterly sample site photos of Bee Creek.

Table 12. Bee Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	DRY	DRY	Ponded	0.574
Temperature (C)				26.93
specific conductance (us/cm)				862.1
DO (mg/L)				6.253
DO saturation (%)				80.21
pH				7.479
Turbidity (NTU)				3.882
TSS (mg/L)				<1.00
Nitrogen, Ammonia (mg/L as N)				<0.008
Nitrogen, Kjeldahl, Total (mg/L as N)				0.267
Nitrite plus Nitrate, Total (mg/L as N)				0.0919
Phosphorus, Total (mg/L as P)				0.0183
Orthophosphate (mg/L as P)				<0.004
Chloride (mg/L)				75.4
Sulfate (mg/L)				86.1
E.coli, colilert, (mpn/100mL)				101
Pheophytin-A (ug/L)				<0.200
Chlorophyll-A (ug/L)				0.277

10. Hamilton Creek downstream of Hamilton Pool

Hamilton Creek watershed originates in the western corner of Travis County and runs northwest for approximately six miles to its mouth on the Pedernales River. The watershed includes the well-known Hamilton Pool, which is fed by springs that discharge from the Trinity Aquifer. 2025 sampling results are in Table 13 below, with quarterly photos seen in Figure 15.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 15. Quarterly sample site photos of Hamilton Creek.

Table 13. Hamilton Creek sampling data.

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
No Testing was conducted due to no flow (dry)	<i>dry</i>	<i>dry</i>	<i>dry</i>	<i>dry</i>

11. Deer Creek at Running Deer Trail

Deer Creek is in western Travis County and flows into the Colorado River. Our sample site is located in a residential area at a county park. 2025 sampling results are in Table 14 below, with quarterly photos seen in Figure 16.

a) Q1



b) Q2



c) Q3



d) Q4



Figure 16. Quarterly sample site photos of Deer Creek.

Table 14. Deer Creek sampling data

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	0.325639	0.1385	0.125	0.588
Temperature (C)	16.41944	10.58	14.07	25.73
specific conductance (us/cm)	759.9847	741.25	776.97	846.8
DO (mg/L)	7.75494	10.08	9.48	7.73
DO saturation (%)	79.53339	90.65	93.18	96.62
pH	7.465376	7.73	7.71	7.771
Turbidity (NTU)	0.505637	0	0	3.882
TSS (mg/L)	5.31	<1.00	1.7	<1.00
Nitrogen, Ammonia (mg/L as N)	0.0247	<0.020	<0.0200	<0.008
Nitrogen, Kjeldahl, Total (mg/L as N)	0.252	0.427	0.429	0.525
Nitrite plus Nitrate, Total (mg/L as N)	0.899	1.19	1.47	4.12
Phosphorus, Total (mg/L as P)	<0.0200	<0.020	0.11	0.015
Orthophosphate (mg/L as P)	<0.0100	<0.010	<0.0100	<0.004
Chloride (mg/L)	66.9	69.5	72.7	85.7
Sulfate (mg/L)	39.8	45.2	48.8	68.4
E.coli, colilert, (mpn/100mL)	60.2	43.5	45	228
Pheophytin-A (ug/L)	0.741	<0.500	<0.500	<0.200
Chlorophyll-A (ug/L)	1.8	<0.500	<0.500	0.304

12. Bear Creek at Fritz Hughes Park

Bear Creek is a very small water body in western Travis County and flows into the Colorado River. Our sample site is located in a residential area at a county park. 2025 sampling results are in Table 15 below, with quarterly photos seen in Figure 17.

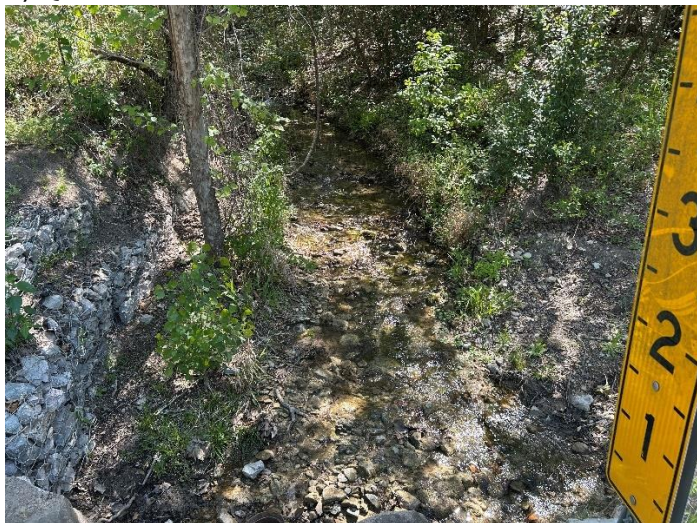
a) Q1



b) Q2



c) Q3



d) Q4



Figure 17. Quarterly sample site photos of Bear Creek.

Table 15. Bear Creek sampling data

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	0.345817	0.08	0.1505	0.525
Temperature (C)	14.48717	10.65	13.52	25.18
specific conductance (us/cm)	855.5117	841.53	871.7	835.4
DO (mg/L)	9.009582	9.65	9.43	8.075
DO saturation (%)	88.76988	87.07	91.66	99.83
pH	7.834238	7.91	8.08	7.998
Turbidity (NTU)	0.826822	0	0	3.701
TSS (mg/L)	<1.00	13	<1.00	<1.00
Nitrogen, Ammonia (mg/L as N)	<0.0200	<0.020	<0.0200	<0.008
Nitrogen, Kjeldahl, Total (mg/L as N)	<0.200	0.405	0.37	0.326
Nitrite plus Nitrate, Total (mg/L as N)	<0.0200	<0.020	<0.0200	0.159
Phosphorus, Total (mg/L as P)	<0.0200	<0.020	<0.0200	0.00872
Orthophosphate (mg/L as P)	<0.0100	<0.010	<0.0100	<0.004
Chloride (mg/L)	93.1	102	99.1	91.3
Sulfate (mg/L)	58.2	63.3	69.8	67.1
E.coli, colilert, (mpn/100mL)	85.7	8.6	12.1	47.1
Pheophytin-A (ug/L)	<0.500	0.551	<0.500	<0.200
Chlorophyll-A (ug/L)	<0.500	1.85	<0.500	0.246

13. Westlake-Davenport Tributary

This tributary is a small, intermittent stream that flows through the Austin Country Club, and the surrounding area is primarily residential. The hydrology is heavily influenced by stormwater runoff. 2025 sampling results are in Table 16 below, with quarterly photos seen in Figure 18.

b) Q2



d) Q4



*No pictures taken for Q1 or Q3

Figure 18. Quarterly sample site photos of Westlake-Davenport.

Table 16. Westlake-Davenport sampling data

	Q1 (Dec)	Q2 (Jan)	Q3 (Apr)	Q4 (Jul)
Total Flow (cf/s)	-	0.02	0.038	0.022
Temperature (C)	-	9.04	14.53	26.35
specific conductance (us/cm)	-	1298.4	1388.3	1388
DO (mg/L)	-	9.11	8.13	5.433
DO saturation (%)	-	80.16	81.17	68.99
pH	-	7.83	8	7.469
Turbidity (NTU)	-	0.18	1.8	3.701
TSS (mg/L)	-	-	-	-
Nitrogen, Ammonia (mg/L as N)	-	-	-	-
Nitrogen, Kjeldahl, Total (mg/L as N)	-	-	-	-
Nitrite plus Nitrate, Total (mg/L as N)	-	-	-	-
Phosphorus, Total (mg/L as P)	-	-	-	-
Orthophosphate (mg/L as P)	-	-	-	-
Chloride (mg/L)	-	-	-	-
Sulfate (mg/L)	-	-	-	-
E.coli, colilert, (mpn/100mL)	98.9	80.5	156	128
Pheophytin-A (ug/L)	-	-	-	-
Chlorophyll-A (ug/L)	-	-	-	-

C. Preliminary Data Analysis

Four quarters (one complete year) of discrete water quality sampling data outlined above are insufficient to support trend analysis. Even under normal circumstances, surface water quality parameters exhibit substantial seasonal and hydrologic variability, and a single year of data simply does not adequately capture the range of conditions needed to distinguish short-term fluctuations from long-term changes.

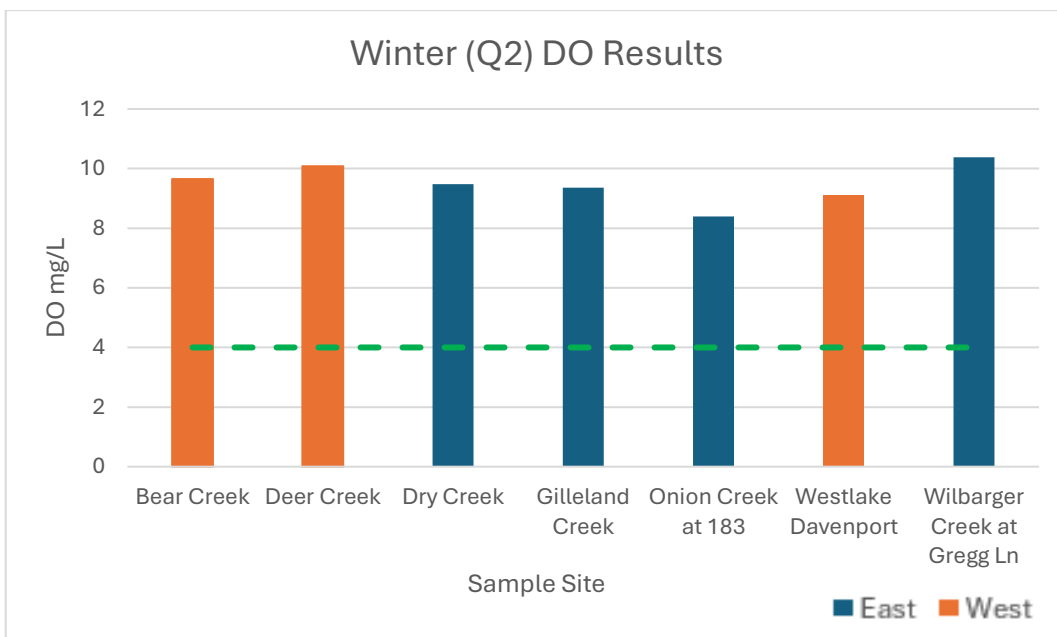
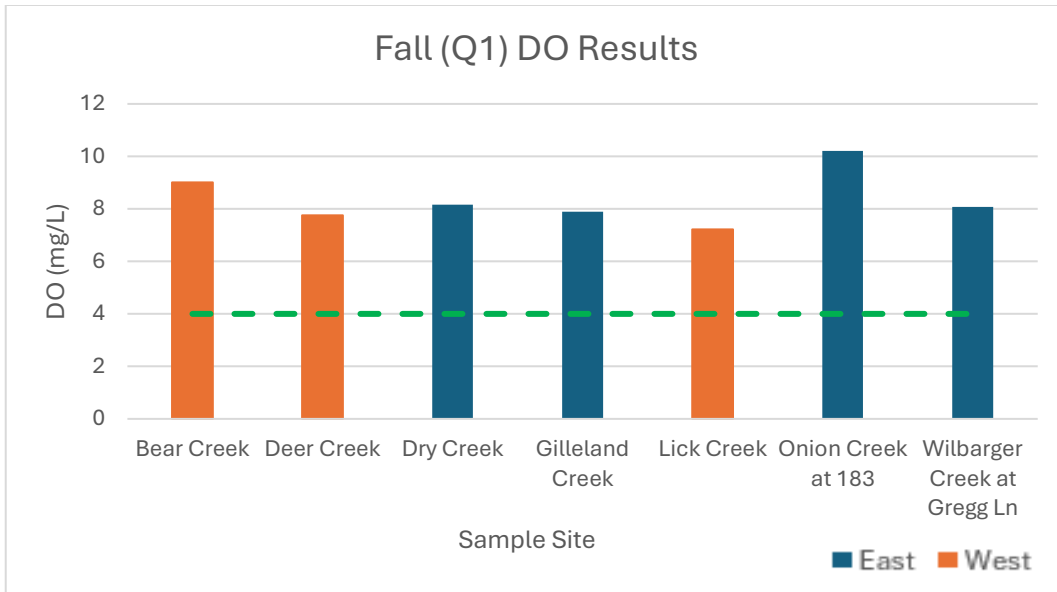
Despite this deficiency, one year of discrete data has been found to be appropriate for characterizing existing conditions and establishing a baseline for future analysis. With this in mind, some preliminary analysis for baseline existing conditions are listed as outlined below

Macroinvertebrates:

With the gracious and much-needed assistance of scientists with City of Austin Watershed Protection Department, macroinvertebrate sampling was conducted at all CRP sites in the summer of 2025. The target of the survey is to identify all functional feeding groups and pollution tolerance of organisms found. Sample analysis is still being performed. A short list of some of the macroinvertebrates species identified in the survey are: Odonata Zygoptera (damselflies), Odonata Anisoptera (dragonflies), non-biting midges, mosquitos, Plecoptera (stoneflies), Hemiptera Nepidae (water scorpions), Hemiptera Corixidae (water boatman), Megaloptera Corydalidae (dobsonflies), Hemiptera Belostomatidae (giant water bugs), Coleoptera Dytiscidae (diving beetles), and Coleoptera Hydrophilidae (water scavenging beetles).

Dissolved Oxygen (DO):

DO is the concentration of oxygen gas dissolved in water, measured in milligrams per liter (mg/L). DO is critical for fish and invertebrates, and this measurement indicates the ability of water to support aquatic life. DO levels fluctuate with temperature, photosynthesis, respiration, and organic matter decomposition. DO criteria are set to support aquatic life use categories, and so they vary based on the water body. Higher aquatic life uses require a higher minimum DO to ensure adequate respiration and ecosystem health. 4.0 mg/L is a significant benchmark for sustaining aquatic life, and therefore, is used as a minimum in the data graphs below. All the sites sampled met or exceeded the 4.0 mg/L benchmark.



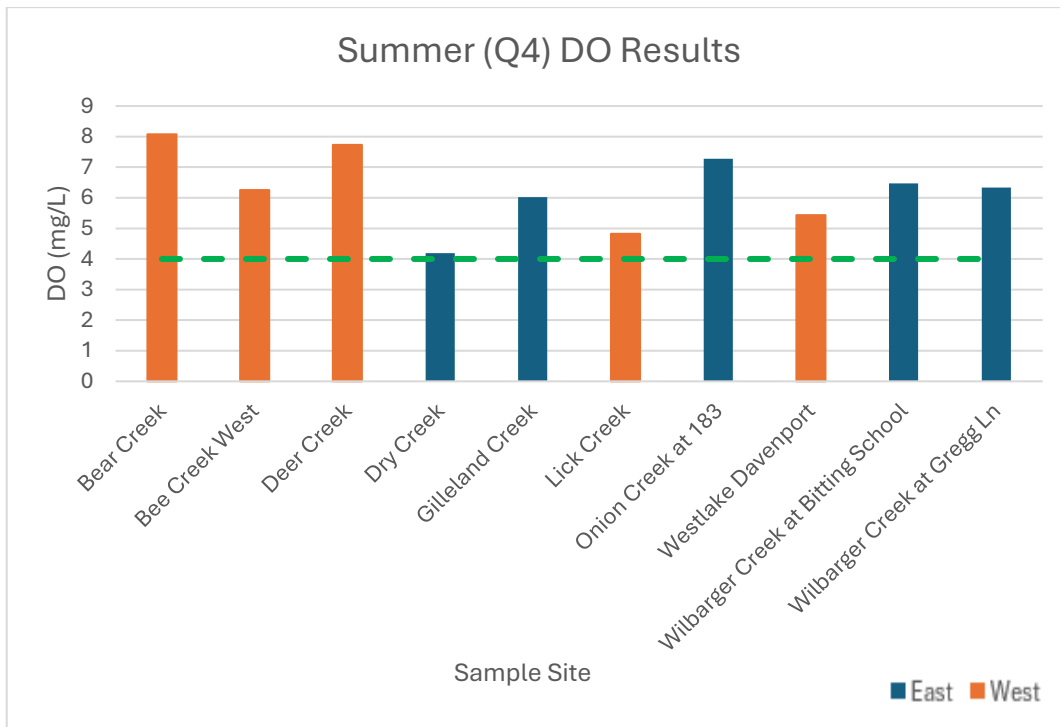
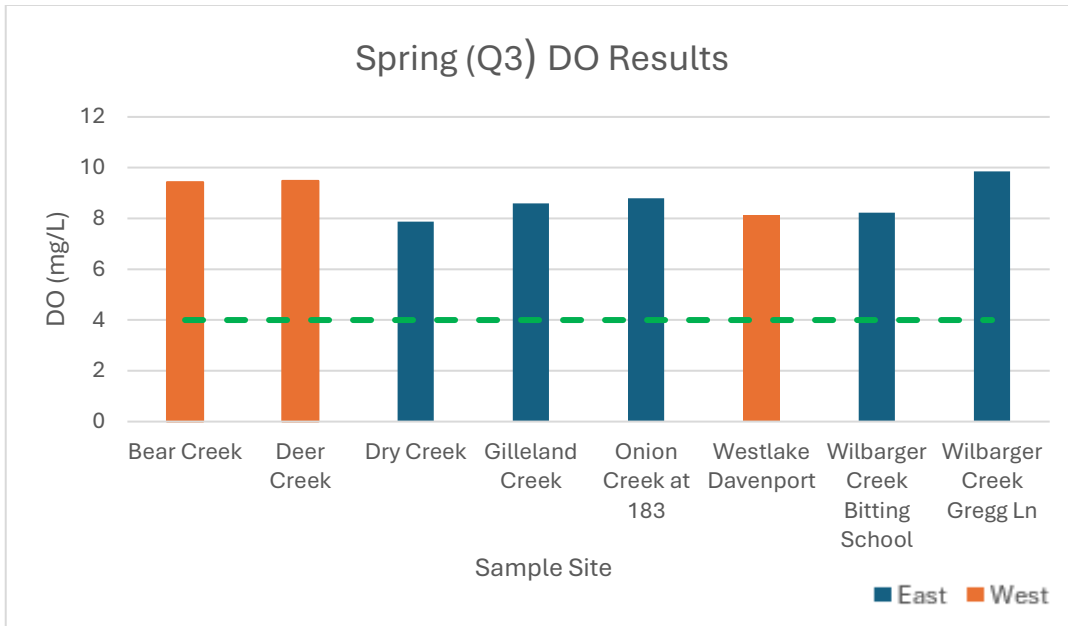
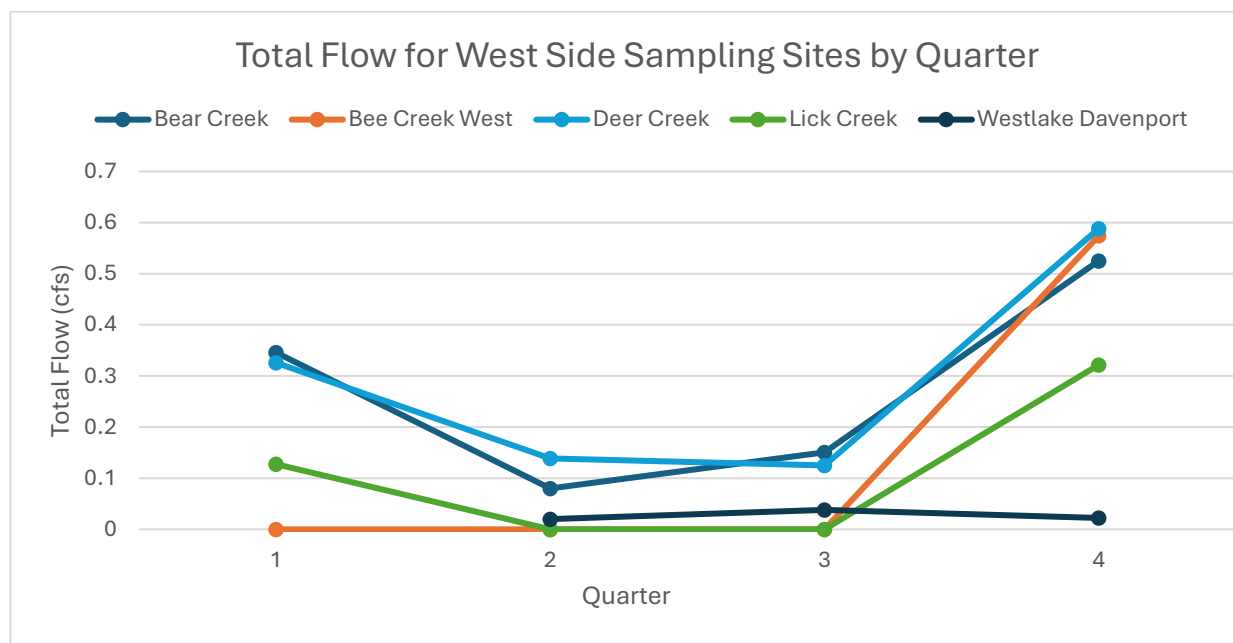


Figure 19. Dissolved Oxygen results for sampling year 2025 by quarter.

Total Flow:

Total flow measures the volume of water passing a point in a water body, expressed in cubic feet per second (cfs). Flow is a fundamental hydrologic parameter affecting concentration, dilution, and transport of pollutants. Many water quality criteria and assessment rules are tied to flow conditions. Flow affects habitat availability, temperature regimes, biological communities, and is essential for interpreting water quality data. The graphs below depict the flow patterns for sample sites across the year. It is important to note that the y-axis on the West Travis County sites has a maximum of 0.7 cfs while the East Travis County has a maximum at 7.0 cfs, meaning there is a significant difference of total flow between graphs. On the West side of the county, Hamilton Creek was dry all four quarters and Big Sandy Creek was dry three consecutive quarters. The fourth quarter was following a massive flood, and baseflow sampling could not be conducted. Lick Creek was ponded two of the four quarters, meaning there was standing water present, but no flow, so baseflow sampling could not be conducted. Alternately, on the East side, both Maha Creek sites were dry or ponded all four quarters. An additional site on Wilbarger Creek at Bitting School Rd. was added halfway through the year, so only the last two quarters were sampled at that site.



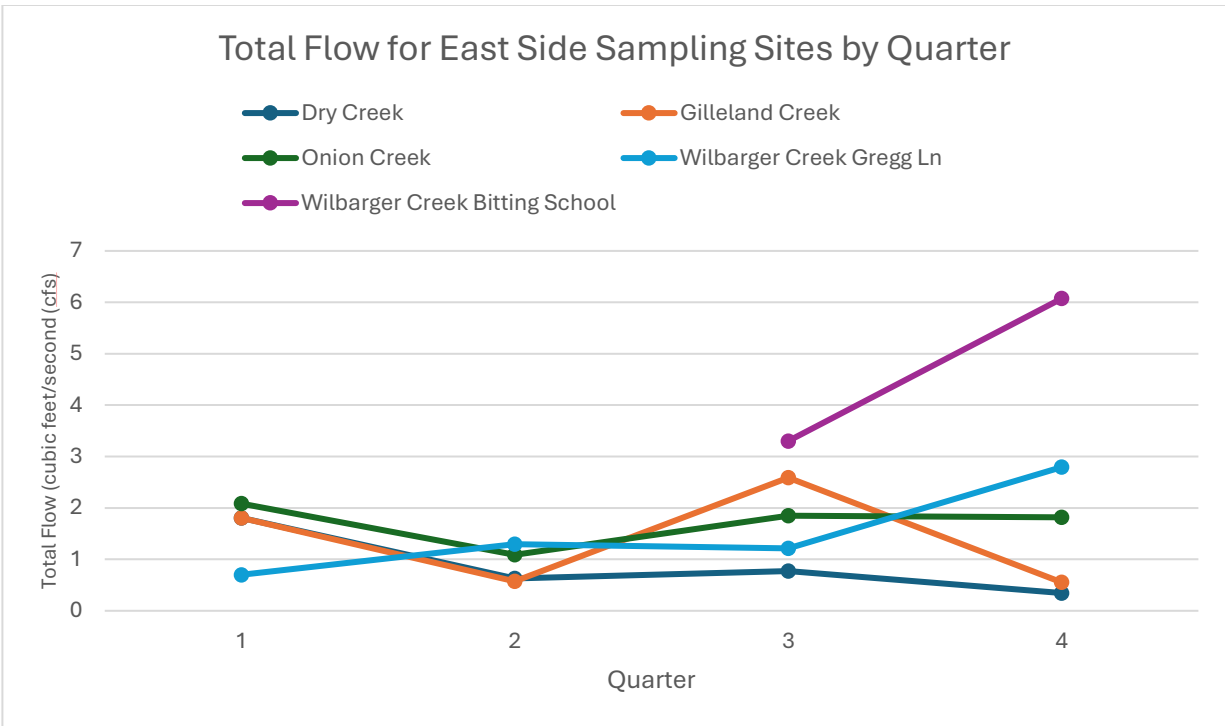
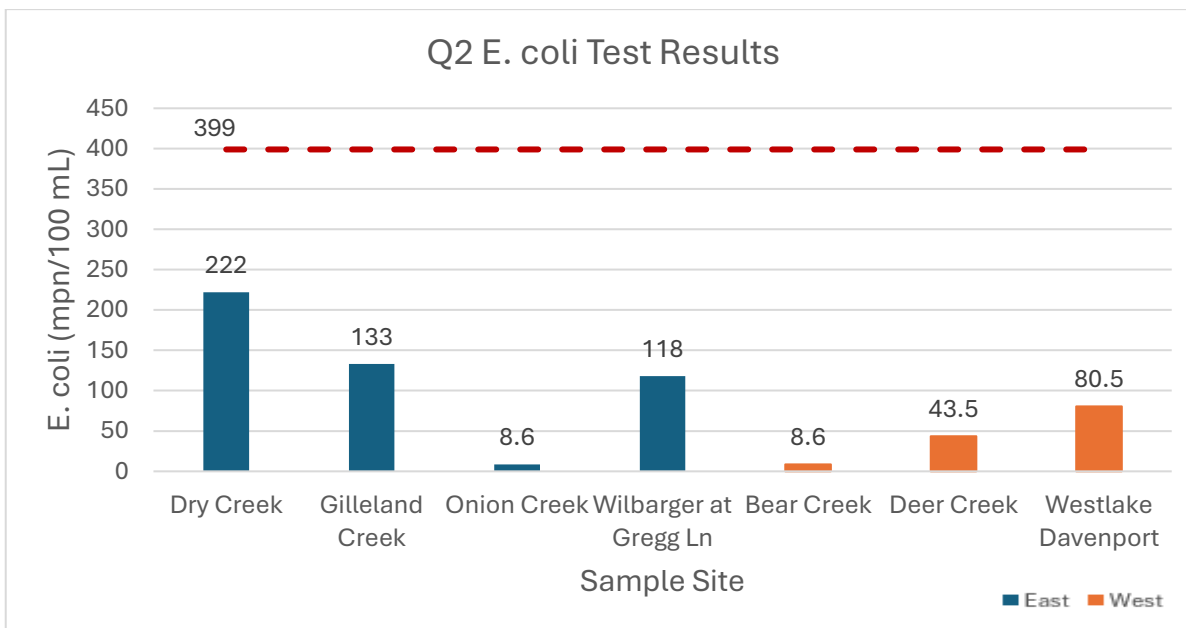
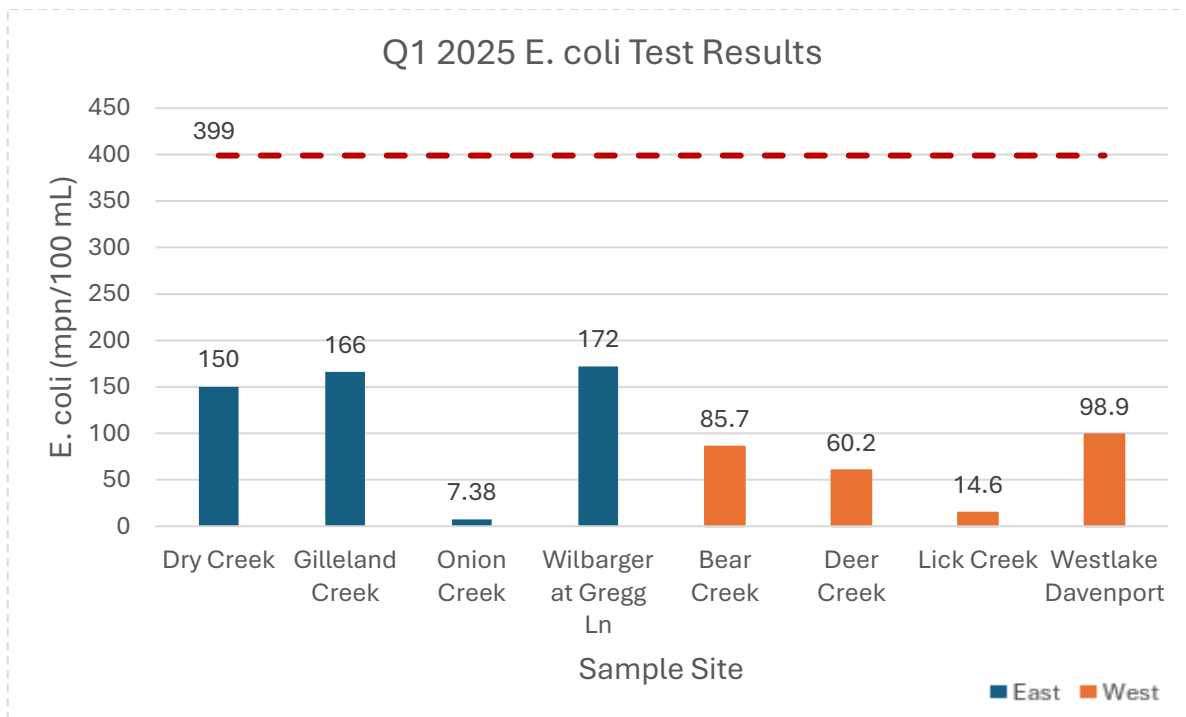


Figure 20. Total flow for sampling year 2025 by county region.

E. coli:

As previously defined, *E. coli* is a commonly used indicator bacterium to evaluate the presence of pathogenic microorganisms. Under the TSWQS, *E. coli* criteria for freshwater are expressed in most probable number per 100 mL (mpn/100mL) of water. For waters designated for primary contact recreation, a single sample maximum is 399 mpn/100mL. The quarterly test results are shown in Figure 19 below. All sites were below the single grab threshold, apart from Gilleland Creek. As previously mentioned, Gilleland Creek is an impaired waterway for bacteria. A high *E. coli* result was observed in April of 2025, triggering monthly sampling of the water body. The trend of *E. coli* at this site correlated with the presence and migratory pattern of both barn swallows and bats living under the bridge located near the sampling site. The arrival of barn swallows for breeding in the spring and migration south in the fall could contribute to and explain the elevated *E. coli* results at the site. This data is shown in Figure 20. Monitoring will continue at this site in 2026.



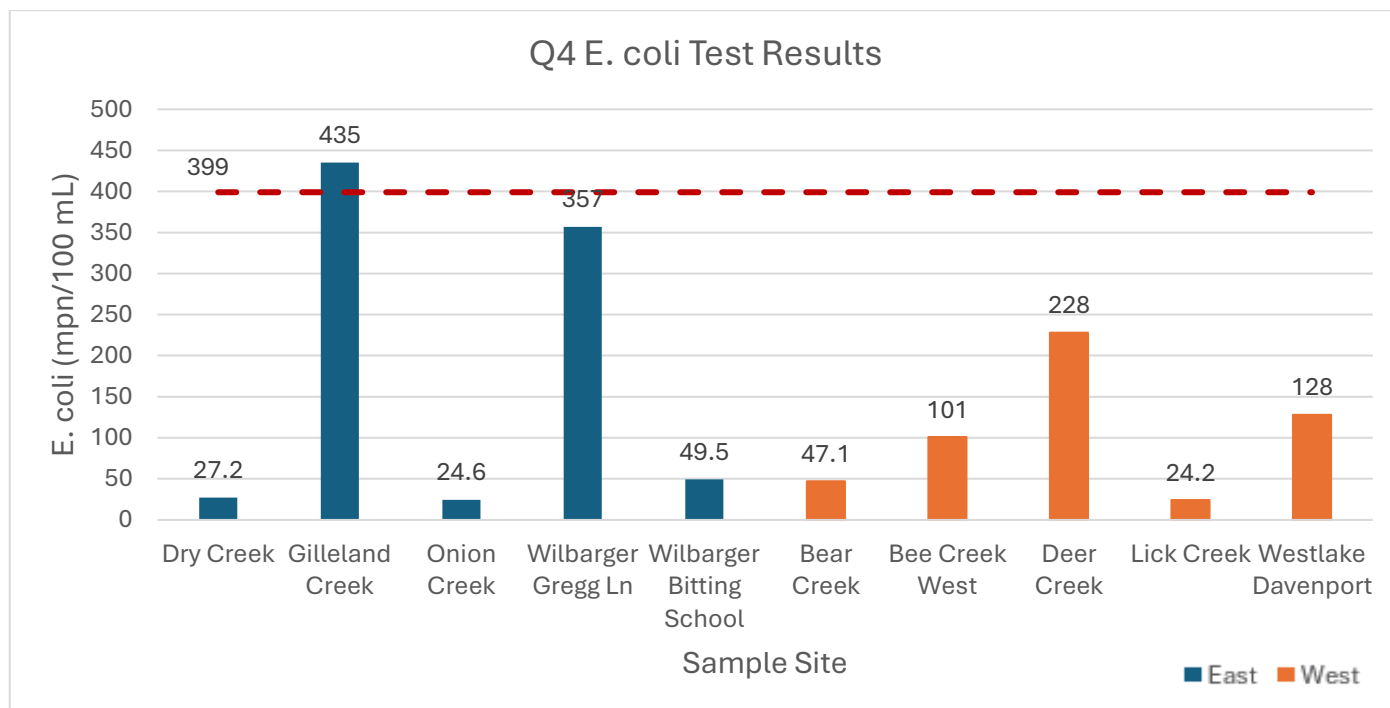
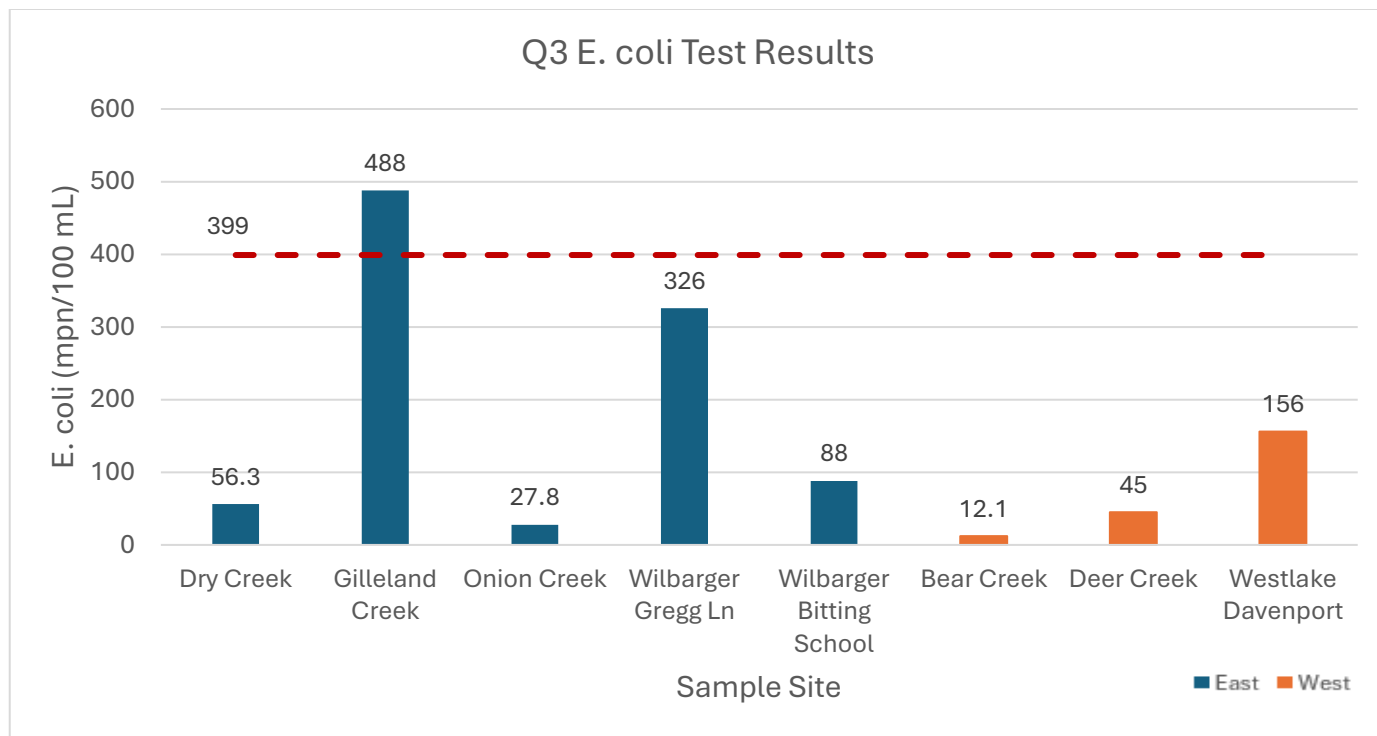


Figure 21. E. coli results for sampling year 2025 by quarter.

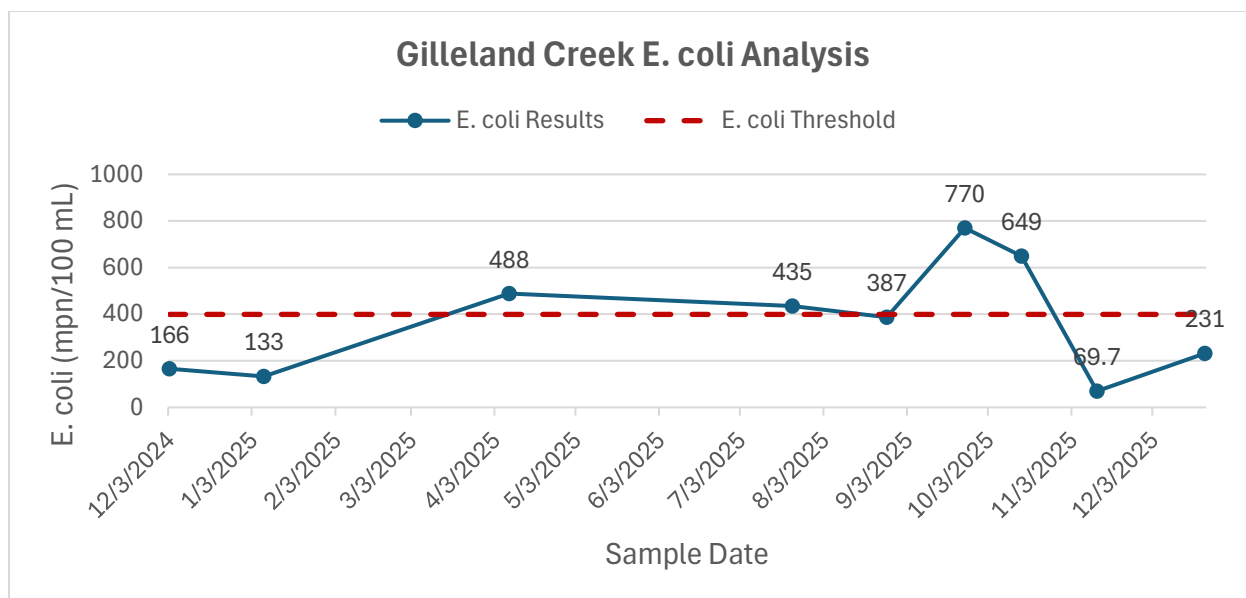


Figure 22. E. coli results for Gilleland Creek additional E. coli monitoring.

D. Wastewater Discharge Permit Tracking

The State of Texas regulates wastewater discharges and wastewater reuse through permitting programs administered by the Texas Commission on Environmental Quality (TCEQ). Two primary regulatory mechanisms are the Texas Land Application Permit (TLAP) program and the Texas Pollutant Discharge Elimination System (TPDES). While both programs govern the management of treated wastewater and associated pollutants, they differ in discharge pathways, regulatory requirements, and potential impacts on surface water quality.

A Texas Land Application Permit (TLAP) authorizes the application of treated wastewater or reclaimed water to land surfaces rather than direct discharge to surface waters. TLAPs are issued under the Texas Water Code and associated TCEQ rules and are commonly used for municipal wastewater reuse, agricultural irrigation, industrial land application, and disposal of treated effluent in areas where direct discharge is not desired or feasible.

TLAPs regulate application rates, timing, constituent concentrations, soil conditions, crop uptake, and site management practices to ensure that pollutants are assimilated by soils and vegetation without adversely affecting groundwater or surface water. Permit requirements typically address nutrients (nitrogen and phosphorus), salinity, metals, organic compounds, and pathogens, and may include monitoring of soils, groundwater, and runoff. Although TLAPs are designed to prevent direct discharges to surface waters, they can indirectly affect surface water quality. Excessive application rates, inadequate soil infiltration capacity, or application during saturated conditions can result in surface runoff carrying nutrients, bacteria, and other pollutants into nearby streams, rivers, or reservoirs.

In addition, subsurface transport through shallow groundwater or drainage features can contribute to pollutant loading in connected surface waters, particularly in areas with permeable soils or karst geology.

Alternately, the Texas Pollutant Discharge Elimination System (TPDES) is the state-administered program authorized by the U.S. Environmental Protection Agency (EPA) under the Clean Water Act to regulate discharges of pollutants directly to surface waters of the state. TPDES permits govern both municipal and industrial point-source discharges, including wastewater treatment plants, industrial facilities, stormwater systems, and certain construction and industrial activities. TPDES permits establish effluent limitations, monitoring requirements, and reporting obligations designed to ensure compliance with the Texas Surface Water Quality Standards (TSWQS) and protection of designated uses such as aquatic life, contact recreation, and public water supply. Permit limits may be technology-based, water quality-based, or both, and commonly address parameters such as biochemical oxygen demand (BOD), total suspended solids (TSS), nutrients, bacteria, metals, toxic pollutants, and flow.

As mentioned, TPDES permits authorize direct discharges to surface waters, meaning they have a more immediate and measurable influence on surface water quality. During low-flow conditions, permitted discharges may constitute a substantial portion of streamflow of the receiving stream, increasing the potential for impacts related to nutrient enrichment, dissolved oxygen depletion, temperature changes, and bacterial contamination. Where multiple discharges occur on the same receiving stream or within a watershed, cumulative effects can contribute to water quality impairments and may trigger the development of TMDLs or additional permit restrictions.

Both TLAPs and TPDES permits play critical roles in surface water quality protection in Texas. TPDES permits directly regulate pollutant loading to surface waters and are integrated with surface water quality assessments and impairment determinations. TLAPs, while focused on land-based management, require careful design and oversight to minimize indirect contributions of pollutants to surface or ground waters through runoff or hydrologic connectivity. Effective surface water quality management relies on coordinated oversight of both permitting programs, watershed-scale planning, and ongoing monitoring through programs such as the Texas Clean Rivers Program. Understanding the distinct pathways and risks associated with TLAPs and TPDES permits is essential for evaluating pollutant sources, interpreting monitoring data, and implementing strategies to protect and restore Texas surface waters. Because TPDES permits authorize direct point-source discharges to surface waters, their effects are often readily identifiable in monitoring and assessment data. Although TLAPs do not authorize direct surface water discharges, they

can affect surface and groundwater quality through runoff, shallow subsurface flow, or hydrologic connectivity, particularly during wet weather.

Table 17. Common permit-related impairments.

Bacteria	Municipal wastewater treatment plants and sanitary sewer overflows regulated under TPDES permits can contribute to elevated concentrations of <i>Escherichia coli</i>. These exceedances commonly result in impaired contact recreation uses, particularly in urban and peri-urban streams during low-flow conditions when effluent comprises a substantial proportion of streamflow. Improperly managed land application sites may contribute bacterial contamination to nearby surface waters during rainfall events. This can exacerbate existing recreation use impairments, particularly in watersheds with multiple nonpoint and permitted sources.
Nutrients	Discharges containing nitrogen and phosphorus can lead to nutrient enrichment, especially in reservoirs and slow-moving streams. Excess nutrients are associated with elevated chlorophyll-a, algal blooms, reduced water clarity, and increased frequency of low dissolved oxygen (DO) events. Nutrient-related impairments are common downstream of wastewater outfalls in rapidly growing areas of Texas. Excessive land application of treated effluent can result in nutrient runoff, contributing to eutrophication in downstream streams, lakes, and reservoirs. Nutrient-related impairments associated with TLAPs are most likely due to application rates exceeding vegetation uptake or where soils have limited infiltration capacity.

Dissolved Oxygen	Organic matter and ammonia discharged under TPDES permits can exert oxygen demand, leading to depressed DO concentrations. This is a frequent concern in effluent-dominated streams and may result in non-attainment of aquatic life use criteria, particularly during warm summer months.
Toxicity and Metals	Industrial TPDES discharges may contain trace metals or toxic compounds that can contribute to acute or chronic toxicity impairments. These impairments are often identified through whole effluent toxicity testing or biological assessment results.
Salinity and Conductivity	Treated effluent applied under TLAPs may contain elevated dissolved solids. Over time, salinity or conductivity increases in runoff or shallow groundwater can affect downstream surface waters, potentially impacting aquatic life and water supply uses.
Impacts on Karst and Sensitive Hydrogeologic Settings	In Central Texas and other karst regions, rapid infiltration pathways can allow pollutants from land application sites to reach springs and spring-fed streams with minimal attenuation. This increases the risk of localized nutrient and bacteria impairments in sensitive surface waters.

Permit-related impairments are evaluated through CRP monitoring, TCEQ assessment methodologies, and the Texas Integrated Report. Understanding the pathways and impairment types associated with TLAPs and TPDES permits is critical for interpreting water quality data, prioritizing management actions, and protecting designated uses of surface waters in Texas.

For these reasons, our SWQP tracks all discharge permits within and near Travis County. See the map below depicting both TLAPs (red) and TPDES discharge (blue). TLAPs dominate the Western portion of the county, while TPDES dominate the Eastern portion. This is due to the difference in geography and soil composition between the two regions. As previously detailed in chapter 1, Western Travis County contains predominantly limestone

and shallow soils. Likewise, Eastern Travis County transitions from the Balcones Escarpment to the flat Blackland Prairies containing clay-rich and loamy soils. These types of soils would not be conducive for the percolation required for TLAPs. When looking at land use, Eastern Travis County has seen explosive development within the past year. To accommodate this growth, location jurisdictions have begun looking into the installation of new treatment facilities. For example, the Creedmoor/Mustang Ridge area has 12 new or expanding TPDES permits, seven discharging into Maha Creek, which has had no flow in 2025, and the Manor area has 7 new or expanding TPDES permits, six of which are discharged into Wilbarger Creek. By monitoring this activity, the Travis County SWQP can inform the County Court on areas of concern, and attend public permit hearings as needed.

Additionally, the SWQP attends several working groups with regional agencies and stakeholders to further discuss discharge permits and current management and monitoring practices.

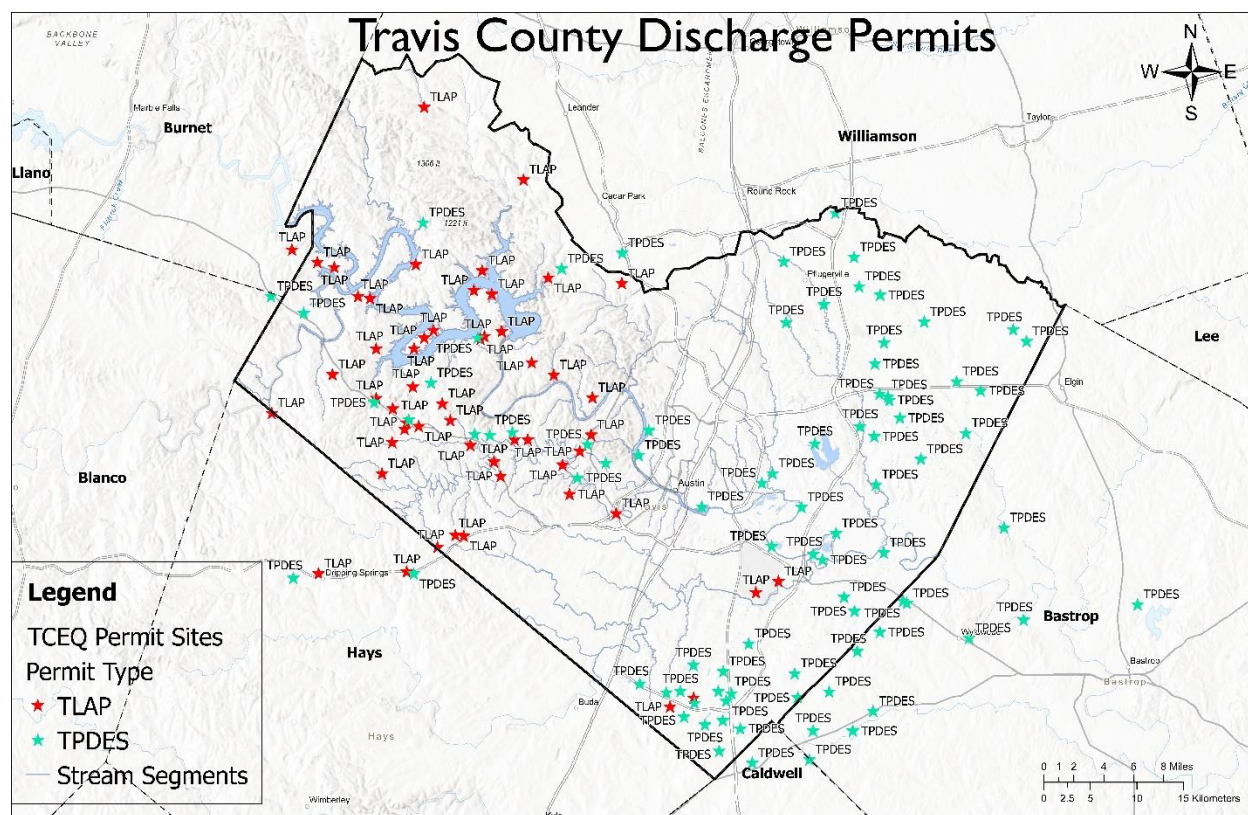


Figure 23. TLAPs and TPDES permits within and near Travis County.

E. Public Outreach & Education Efforts

Public outreach and education are essential components of a surface water quality management program, supporting stakeholder engagement, encouraging the change of public behavior, and informed decision-making. Outreach and educational activities are designed to increase public awareness of surface water quality issues, promote stewardship of water resources, and support implementation of management strategies consistent with the TSWQS and the goals of the CRP. Outreach efforts typically focus on watershed-based education, emphasizing the relationship between anthropogenic activities and surface water quality conditions. Educational content addresses common pollutant sources in Texas watersheds, including stormwater runoff, wastewater discharges, on-site sewage facilities, agricultural activities, and urban development.

Public outreach strategies employ a variety of communication methods to reach diverse audiences, including public meetings, stakeholder workshops, field demonstrations, informational websites, social media, newsletters, and printed educational materials. Programs prioritize accessibility and clarity by using plain-language explanations of technical concepts while maintaining scientific accuracy. Target audiences include local governments, landowners, developers, educators, students, agricultural producers, and the general public.

Education plans also support stakeholder participation in monitoring and planning processes, including watershed advisory groups, volunteer monitoring programs, and public review of assessment and planning documents. These efforts enhance transparency and foster collaboration among state agencies, regional partners, and local stakeholders.

Outreach and education activities are coordinated with watershed protection plans (WPPs), TMDL implementation efforts, and other nonpoint source management initiatives to reinforce best management practices (BMPs) that reduce pollutant loading. Program effectiveness is evaluated through measurable outcomes such as attendance, material distribution, web engagement, and pre- and post-outreach knowledge assessments, supporting adaptive management and continuous improvement.

Through sustained outreach and education, the Travis County SWQP aims to build long-term community awareness, encourage pollution prevention behaviors, and support the protection and restoration of rivers, streams, reservoirs, and coastal waters across the state.

Thus far, the program has had a reactive approach to outreach and engagement, meaning there is not currently a regularly scheduled plan of events. Through a by-demand effort, we have been very successful and have given several presentations at regional conferences

and HOA business meetings, presented demonstrations using our Enviroscope watershed models for small school groups, at tabling events, and for internal Travis County departments, performed field demonstrations of water quality sampling, and have assisted with the “On the Move” Environmental Quality public education video series.

F. Future Program Goals

The SWQP will continue quarterly sampling as an in-kind data provider for the CRP, and will add new sample sites, if needed. Additionally, we will continue monitoring wastewater discharge permits, and respond accordingly. A future goal we would like to achieve in the near future is to incorporate a more proactive approach for outreach and education by partnering with local school districts, and visiting on a regular basis with our Enviroscope model. Additionally, our program will also take a more hands-on position with the County Clean Up Events, the Spring Clean and the Lake Travis Clean Up by taking the lead with coordination starting 2026. Lastly, the SWQP will also focus on developing and implementing an internal Volunteer Water Quality Monitoring Program, collaborating with our Natural Resources, Parks, and Road & Bridge Departments.

CONCLUSION

Travis County completed one year of surface water quality monitoring to establish a baseline of current creek and stream conditions. While a single year of data is not enough to identify long-term trends, it provides a clear snapshot of existing conditions and supports future decision-making as the County continues to grow.

Overall, most monitored sites met basic water quality standards. Dissolved oxygen levels were sufficient to support aquatic life at all locations, and aquatic insect sampling indicated generally healthy stream conditions. Many creeks, however, experienced little or no flow during the year, particularly in western Travis County and in parts of the east. Low-flow conditions increase the vulnerability of streams to pollution.

Bacteria levels were below state safety limits at most sites. Gilleland Creek was the exception, with elevated bacteria consistent with its existing impairment. Follow-up monitoring suggests seasonal wildlife activity near the sampling location may be a significant contributor. Monitoring will continue.

Rapid growth in eastern Travis County has led to an increase in wastewater discharge permits, many of which release treated effluent into creeks with little or no natural flow. These conditions raise concerns about cumulative impacts to water quality, including bacteria, nutrients, and reduced oxygen levels. The Surface Water Quality Program actively tracks these permits to identify emerging risks and inform County leadership.

Public outreach and education remain important program components. Future efforts will shift toward a more proactive approach, including school partnerships, expanded cleanup participation, and a volunteer monitoring program.

Establishing this baseline and continuing monitoring allows Travis County to protect public health, support responsible growth, and safeguard local waterways for the future.

References and Helpful Links

<https://www.tceq.texas.gov/waterquality>

<https://www.lcra.org/water/quality/texas-clean-rivers-program/>

<https://sites.geo.txstate.edu/g4422/F23/group3/index.html>

Water Quality Reports across Travis County

1. TC MUD No. 2: [2024CCR-TCM2.pdf](#)
2. TC MUD No. 3, 4, 5, 6, 7, 8, & 9: [Year](#)
3. TC MUD No.10: [2024-TCMUD10-Water-Quality-Report.pdf](#)
4. TC MUD No. 11: [Year](#)
5. TC MUD No. 12: [Year](#)
6. TC MUD No. 13: [Year](#)
7. TC MUD No. 14: [Year](#)
8. TC MUD No. 15: N/A (merged districts)
9. TC MUD No. 16: N/A (merged districts)
10. TC MUD No. 17: N/A (merged districts)
11. TC MUD No. 18: [Year](#)
12. TC MUD No. 19: N/A (merged districts)
13. TC MUD No. 20: [340](#)
14. TC MUD No. 21: [340](#)
15. TC MUD No. 22: [New-Table-2024-Consumer-Confidence-Report3-1.pdf](#)
16. TC MUD No. 23: [Water Quality Report](#)
17. TC MUD No. 24: N/A (merged districts)
18. TC MUD No. 25: N/A (merged districts)
19. TC MUD No. 26: [2024-Consumer Confidence Report-CCR-REV.pdf](#)
20. TC MUD No. 27: N/A (merged districts)
21. TC MUD No. 28: New MUD, N/A
22. TC MUD No. 32: New MUD, N/A
23. TC MUD No. 40: New MUD, N/A
24. West Travis County MUD 1: [CCR-2024-w-color](#)
25. West Travis County MUD 2: [2024CCR-TCM2.pdf](#)
26. West Travis County MUD 3: [Year](#)
27. West Travis County MUD 5: [Year](#)
28. West Travis County MUD 6: [Year](#)
29. West Travis County MUD 7: [Year](#)
30. West Travis County MUD 8: [Year](#)
31. TCWCID No. 10: [Year](#)

32. TCWCID No. 17: [2024-Water-Quality-Report-Final-County.pdf](#)
33. TCWCID No. 18: [Year](#)
34. TCWCID No. 19: [2024 TC WCID 19 CCR.pdf](#)
35. TCWCID No. 20: [Year](#)
36. TC WCID-Point Venture: [Water Quality Report | Travis County WCID - Point Venture](#)
37. Southeast Travis County MUD #1: [AW_WQR_Report2024.pdf](#)
38. Southeast Travis County MUD #2: [AW_WQR_Report2024.pdf](#)
39. Southeast Travis County MUD #3: [AW_WQR_Report2024.pdf](#)
40. Southeast Travis County MUD #4: [AW_WQR_Report2024.pdf](#)
41. Shady Hollow MUD: [shmud_resources_ccr_2023.pdf - Google Drive](#)
42. Barton Creek West Water Supply Corp: [Consumer_confidence_report_2024.pdf](#)
43. Wells Branch MUD: [Year](#)
44. Crystal Mountain Water Supply: [Year](#)
45. North Austin MUD 1: [Year](#)
46. Cypress Ranch WCID 1: [2024 Cypress Ranch CCR.pdf](#)
47. Northtown MUD: [Year](#)
48. Manville Water Supply: [2024 ccr report.xlsx](#)
49. Lakeway MUD: [LMUD-CCR2024-revised.pdf](#)
50. Coves Water Supply Corporation: [2024 COVES WS CCR.pdf](#)
51. Lazy Nine MUD 1A: [Year](#)
52. Lazy Nine MUD 1B: [Year](#)
53. Lazy Nine MUD 1C: [Year](#)
54. Lazy Nine MUD 1D: [Year](#)
55. Lazy Nine MUD 1E: [Year](#)
56. Pflugerville: [fefa17e0-e1fa-4e6e-9927-923d0651ab5f](#)
57. Windermere Oaks Water Supply Corp: [eb0caa23-32c0-4e82-8cc8-d9b7bc21da77](#)
58. Loop 360 Water Supply Corporation: [2024 Loop 360 CCR.pdf](#)
59. Kelly Lane WCID 1: [Year](#)
60. Kelly Lane WCID 2: [Year](#)
61. Lakeside WCID 1: [Year](#)
62. Lakeside WCID 2A: [Year](#)
63. Lakeside WCID 2B: [Year](#)
64. Lakeside WCID 2C: [Year](#)
65. Lakeside WCID 2D: [Year](#)
66. Lakeside MUD 3: [Year](#)
67. Lakeside MUD 5: [2024 ccr report.xlsx](#)
68. Lakeside MUD 6: New MUD, N/A

69. West Travis County Public Utility Agency: [New-Table-2024-Consumer-Confidence-Report3-1.pdf](#)
70. Wood Island HOA: [Year](#)
71. Wilbarger Creek M.U.D. # 1: [2024CCR-WilbargerCreek1.pdf](#)
72. Wilbarger Creek M.U.D. # 2: [2024CCR-WilbargerCreek2.pdf](#)
73. Anderson Mill Ltd. District: [AW_WQR_Report2024.pdf](#)
74. Belvedere MUD: [New-Table-2024-Consumer-Confidence-Report3-1.pdf](#)
75. Cottonwood Creek MUD #1: [2024CCR-CTN1.pdf](#)
76. Hurst Creek MUD: [Annual-Water-Quality-Report-2024](#)
77. Lost Creek MUD: [AW_WQR_Report2024.pdf](#)
78. Moore's Crossing MUD: [AW_WQR_Report2024.pdf](#)
79. NE Travis County Utility District #1: [fefa17e0-e1fa-4e6e-9927-923d0651ab5f](#)
80. NE Travis County Utility District #2: [2024CCR-TCM2.pdf](#)
81. Pilot Knob MUD #1: [AW_WQR_Report2024.pdf](#)
82. Pilot Knob MUD #2: [AW_WQR_Report2024.pdf](#)
83. Pilot Knob MUD #3: [AW_WQR_Report2024.pdf](#)
84. Pilot Knob MUD #4: [AW_WQR_Report2024.pdf](#)
85. Pilot Knob MUD #5: [AW_WQR_Report2024.pdf](#)
86. Presidential Glen MUD: [2024-Consumer-Confidence-Report](#)
87. Ranch at Cypress Creek: [CCR-2024-w-color](#)
88. River Place MUD: [AW_WQR_Report2024.pdf](#)
89. Senna Hills MUD: [CCR](#)
90. Sunfield MUD #1: [2024 Annual Drinking Water Report](#)
91. Sunfield MUD #2: [2024 Annual Drinking Water Report](#)
92. Sunfield MUD #3: [2024 Annual Drinking Water Report](#)
93. Sunfield MUD #4: [2024 Annual Drinking Water Report](#)
94. Williamson-Travis Counties MUD 1: [CCR](#)
95. Tanglewood Forest Limited District: [AW_WQR_Report2024.pdf](#)
96. Travis County Bee Cave Rd #1: [Year](#)
97. Hero Way West MUD: [340](#)
98. New Sweden MUD 1: [fefa17e0-e1fa-4e6e-9927-923d0651ab5f](#)
99. New Sweden MUD 2: [fefa17e0-e1fa-4e6e-9927-923d0651ab5f](#)
100. New Sweden MUD 3: [fefa17e0-e1fa-4e6e-9927-923d0651ab5f](#)
101. Mirasol Springs MUD: pg. 34 [Mirasol-GWA-Report-and-Appendices-A-B-C.pdf](#)
102. Volente MUD: N/A
103. Walsh Ranch MUD: [Year](#)
104. Moores Crossing MUD: N/A
105. Brickston MUD: N/A

- 106. Vista MUD: [Year](#)
- 107. Lake Point MUD: [New-Table-2024-Consumer-Confidence-Report3-1.pdf](#)
- 108. Cascades MUD 1: [AW_WQR_Report2024.pdf](#)
- 109. Mustang Ride MUD: [2024-Consumer_Confidence_Report-CCR-REV.pdf](#)
- 110. Briarwood MUD: New MUD, N/A
- 111. Rio de Vida MUD 1: [Year](#)
- 112. Oatman Hill MUD: N/A
- 113. Travis-Creedmoor MUD: [2024-Consumer_Confidence_Report-CCR-REV.pdf](#)
- 114. Creedmoor MUD: [2024-Consumer_Confidence_Report-CCR-REV.pdf](#)
- 115. Collins MUD 1: New MUD, N/A
- 116. Collins MUD 2: New MUD, N/A
- 117. Triada MUD: New MUD, N/A
- 118. Firefly MUD: New MUD, N/A
- 119. Kennedy Ridge WSC: [CCR 2024 6.12.2025 Revised.pdf](#)

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Veteran Support Initiatives, Resource Fair and Potential Veterans Appreciation Month.

BACKGROUND: Lago Vista is home to a substantial veteran population and many military families who have served our nation through military service. Veterans continue to play an important role in the community through public service, volunteerism, business ownership, civic leadership, and support of local organizations.

FINDINGS: Following discussions with leadership at the Texas Veterans Commission (TVC) and the Lago Vista Veterans of Foreign Wars (VFW) Post 12234, several opportunities have been identified to increase awareness of services available to veterans and their families while strengthening community recognition of those who have served.

One concept proposed by leadership of VFW Post 12234 is the establishment of a Lago Vista Veterans Appreciation Month. Such an initiative could serve as a community-wide effort to recognize veterans while increasing awareness of available resources, benefits, healthcare programs, employment assistance, educational opportunities, and other support services. Council may wish to discuss whether such an initiative could become an annual tradition in Lago Vista. I am proposing that we designate August as Veterans Appreciation Month.

As part of that effort, discussions have begun regarding a Veterans Resource Fair to be held in Lago Vista during August 2026. Preliminary conversations have occurred with the Texas Veterans Commission, which has expressed support for helping coordinate participating organizations and resources. The Mayor and leadership of VFW Post 12234 are scheduled to meet with the Texas Veterans Commission on June 16, 2026 to discuss potential event planning and coordination opportunities.

The proposed event may be held in partnership with VFW Post 12234 and could potentially utilize the Lago Vista Property Owners Association's K-Oaks Clubhouse as a venue. The event would be open to veterans and their families from throughout Lago Vista and

the greater Lake Travis region.

Potential participants may include the U.S. Department of Veterans Affairs, a mobile VA clinic, the Texas Veterans Commission, the Texas Veterans Land Board, TexVet, Travis County Veterans Services, workforce development organizations, educational institutions, nonprofit organizations, and other entities that provide assistance related to healthcare, disability benefits, employment, education, housing, mental health, and family support.

In addition to discussing a Veterans Resource Fair, Council may wish to consider development of a dedicated Veterans Resource webpage on the City of Lago Vista website. Such a page could serve as a centralized resource connecting veterans and their families with federal, state, county, nonprofit, and local support programs throughout the year.

Council may also wish to discuss opportunities to strengthen veteran employment initiatives within municipal government through partnerships with the Texas Workforce Commission and other workforce development organizations. Potential efforts could include reviewing veteran recruitment practices, increasing awareness of employment opportunities, and exploring workforce recognition programs that support veteran hiring.

This item is presented as a work session discussion to obtain feedback from City Council and staff regarding potential veteran support initiatives, Veterans Appreciation Month activities, community partnerships, and future opportunities to better serve veterans and their families.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Discussion regarding the Bunker Bar & Grill lease agreement.

ATTACHMENTS:
[The Bunker Bar and Grille \(Third Amendment\) Signed.pdf](#)

**THIRD AMENDED CONCESSION SERVICES CONTRACT AND LICENSE TO USE
CITY FACILITIES AT LAGO VISTA MUNICIPAL GOLF COURSE**

This Third Amended Concession Services Contract (the "Agreement") is made and entered into on this 16th day of February, 2023, by the City of Lago Vista, Texas (hereafter referred to as the "City") and Dustin and Chelsea Martin, owners of The Dugout Group LLC, doing business as The Bunker Bar and Grille (hereafter referred to as the "Company").

Whereas, the City of Lago Vista is the owner of the Lago Vista Municipal Golf Course ("Golf Course") located at 4616 Rimrock Drive, Lago Vista, Texas; and

Whereas, Company has provided kitchen concession, restaurant, bar lounge and associated catering/dining facility maintenance services at the Golf Course and Club House; and

Whereas, the City of Lago Vista and Company entered into a Concession Services Agreement in November 2020 for an initial one-year term set to expire on November 6, 2021 (the "Original Agreement"); and

Whereas, on November 4, 2021, the City Council agreed to amend the agreement to extend the term for thirty (30) days (the "First Amended Agreement") to allow for additional contract negotiations; and

Whereas, the City and the Company entered into a Second Amended Agreement on or around the 6th of December, 2021 making certain changes to the First Amended Agreement (the "Second Amended Agreement"); and

Whereas the parties desire to revise the terms of the Second Amended Agreement for continuation of Concession Services at the Golf Course, to address certain live events held at the Golf Course Premises by the concessionaire and to make the other changes contained herein; and

Whereas the parties intend that this Agreement shall supersede the prior agreements and shall constitute a services agreement with regard to the Company continuing to provide Concession Services, the Company's continued use of City property, equipment, and facilities and continuation of the license to enter and use certain city facilities located at the Golf Course, on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **SERVICES TO BE PROVIDED.** Company agrees to provide the Concession Services as further described in Sections 7 and 8 of this Agreement at the Golf Course and Club House (collectively "Golf Course Premises") which shall include access to and use of the kitchen, restaurant, and club house, bar lounge, and associated catering/dining facility areas for the Golf Course Premises.
2. **TERM.** The term of this Agreement shall be for the three (3) year period commencing on 6 December 2021 and ending 6 December 2024. Provided that the Company is not in default

under this Agreement ninety (90) days prior to the expiration date herein. Subject to approval by City Council, the parties may extend by mutual written agreement for two (2) additional one (1) year terms. Either party shall notify the other in writing of its intent to not renew this Agreement at least sixty (60) days prior to the expiration of this Agreement. If the term is extended, the parties may consider increasing the amount of Compensation by the Consumer Price Index for urban areas, CPI-U, beginning on the anniversary date of this Agreement and if the cost of utilities under Section 14 increases more than twenty percent, (20%), then the Monthly Payment could be adjusted to cover such utility costs. The parties may consider additional terms for the extension of the Agreement by mutual agreement.

3. CONSIDERATION. Compensation during the term of this Agreement shall be in the form of monthly payments ("Monthly Payment").

- a. The Monthly Payment due to the City under this Agreement shall be \$2,850 per month. Monthly Payments are due on the first (1st) day of each month. A \$50.00 late fee shall be assessed upon each Monthly Payment not received by the City by the tenth (10th) day of the month.

4. FINANCES AND REPORTING. All revenue derived from the sale of food, beverage, on-site catering and other Concession Services by the Company as further described in Sections 7 and 8 of this Agreement shall belong exclusively to the Company.

- a. The City shall not be responsible whatsoever for any of the revenues of the Company derived from the services provided under this Agreement.
- b. Company agrees to keep records of monthly Net Sales and remit Reports thereof to the City on or before the last day of the month, detailing the total Net Sales for the month prior. The first report is due on or before January 31, 2021, for the period beginning on the effective date of the Second Amended Agreement and ending on December 31, 2021.
- c. "**Gross Sales**" means the actual sales or price of all food, liquor, dining services, private events, catering, carry-out food service, food delivery services, goods, wares, and merchandise sold, leased, rented, licensed, or delivered, and the actual charges for all food and liquor sold and services performed by Company in, at, from, or arising out of the use of the Premises, whether cash, credit, exchange, or otherwise. Gross Sales shall include, without limitation, sales, rentals, and services: (i) when the order for any of the foregoing originates in, at, from, or arising out of the use of the Premises, whether delivery or performance is made from the Premises or from some other place; (ii) made or performed by mail, telephone, telegraph, electronic mail, text, app, video, internet, electronic video, computer orders, and/or future technological means; (iii) made or performed by mechanical or other vending devices in the Premises; and/or (iv) that Company in the normal and customary course of its business would credit or attribute to its operations in any part of the Premises. Any deposit that is not refunded shall be included in Gross Sales. Gross Sales shall not be reduced by any franchise, occupancy, capital stock, income, or similar tax based on income or profits.

d. The definition of "Gross Sales" shall **exclude** the following:

1. tips or gratuities;
2. municipal, city, county, State, or federal sales, use, gross receipts, liquor, restaurant, or excise taxes on sales or services rendered from the Premises where such taxes are added to the price, are stated separately in the bill, and are paid by Company directly to the applicable governmental agency;
3. any exchange of food stocks, inventory, produce, ingredients, raw stocks, produce, fresh or frozen fruits and vegetables, dry groceries, meat, poultry, seafood, goods, and/or merchandise between the restaurants of Company where such exchange of the foregoing is made solely for the convenient operation of the business of Company and not for the purpose of consummating a sale which has theretofore been made in, on, or from the Premises, or for the purpose of depriving Landlord of the benefit of a sale which otherwise would be made in, at, from, or arising out of the use of the Premises;
4. the amount of returns to shippers, vendors, suppliers, and/or manufacturers;
5. receipts from vending machines installed for the use of Company's employees;
6. gift certificates or vouchers until the time that the foregoing have been redeemed;
7. insurance proceeds or credits received for the settlement of damage, accident, loss, or destruction to Company's Personal Property, food stocks, inventory, produce, ingredients, raw stocks, produce, fresh or frozen fruits and vegetables, dry groceries, meat, poultry, seafood, goods, and/or merchandise;
8. condemnation proceeds;
9. bulk sales not in the ordinary course of Tenant's business;
10. sales at a discount or non-cash donations to non-profit, charitable, or religious organizations, but any profit that Tenant receives from the foregoing shall be included in Gross Sales;
11. any promotional sales to third parties;
12. the amount of any cash or credit refund made upon any sale or service;
13. sales by Company of machinery, furniture, equipment, Personal Property, fixed assets, and/or trade fixtures;

14. discounts to employees for employee meals;
15. the amount of any cash or credit refund made upon any sale in, at, from, or arising out of the Premises previously included in Gross Sales hereunder, not to exceed the sum so previously included, where the meal or merchandise sold is thereafter returned by the customer or refunded to the customer and accepted by Company;
16. all sums received by Company for lost, spoiled, and damaged products, including but not limited to food stocks, inventory, produce, liquor, ingredients, raw stocks, fresh or frozen fruits and vegetables, dry groceries, meat, poultry, seafood, goods, and/or merchandise;
17. withholding taxes collected from employees;
18. appreciation of Company's property;
19. loans received by Company;
20. the sale, transfer, or exchange of the business of Company;
21. bad debts of Company;
22. off-site operations or catering revenues for food that is not prepared and provided to customers at the Premises;
23. complimentary meals or samples offered for promotional purposes;
24. rent or fees paid to Tenant by a subtenant, licensee, or concessionaire;
25. shipping and delivery charges;
26. fees and/or charges paid directly to credit card issuers;
27. fees paid by Company to banks in connection with the acceptance of customers' ATM or debit cards;
28. the net amount of any discounts or rewards allowed to any organization or to any customer pursuant to any customary and reasonable policy adopted by Tenant; and
29. discounts for children's meals.

"Net Sales" means Gross Sales minus customer discounts, minus customer refunds.

5. **FACILITIES/LICENSE TO ENTER.** Concession Services under this Agreement shall be provided at the facilities shown in Exhibit A, and located at the Golf Course and Club House located at 4616 Rimrock Drive, Lago Vista, Texas (the "Concession Facilities"). For purposes of this Agreement, the "Concession Facilities" shall include non-exclusive access to (1) the bathrooms adjacent to the restaurant area shown in Exhibit A, and (2) the concrete patio area adjacent to the Golf Course and Club House (the "Back Patio Area"). The Company's maintenance obligations shall apply to the Concession Facilities, but

patrons of the golf course who are not customers of the Company may access and use these areas at all times on a non-exclusive basis, and the City may, upon reasonable prior notice to the Company, restrict the use of the Back Patio Area to accommodate golf tournaments or other events held at the golf course. The Company agrees that the Concession Facilities reflected in Exhibit A attached hereto and as further described herein are provided for the Company's use under this Agreement in 'as is' condition and no improvements shall be made to such facilities by either City or Company unless agreed to in writing by the Company and the City Manager. Any improvements to such facilities shall be performed at the sole cost of the Company. In addition to all other obligations in this Agreement, the Company agrees to build any soundproofing between the Concession Facilities and other parts of the Golf Course and Golf Course Premises that the City reasonably determines to be necessary or advisable. To this end, and in addition to any other improvements that the City may reasonably deem necessary, the Company agrees to construct soundproofing improvements to the wall between the Concession Facilities and the adjacent pro shop promptly following the Effective Date of this Agreement.

Subject to the terms of the prior paragraph, the Concession Facilities reflected in Exhibit A shall be made available for Company's use for its exclusive occupation, management and operation under this Agreement and includes the area reflected in Exhibit A and as further described below:

- a. Restaurant area, club house bar, lounge, kitchen, and storage areas, together with all equipment, fixtures, and furniture therein.
- b. Kitchen cooking, preparation and utensil area
- c. Kitchen food service, presentation, and beverage service counters
- d. Kitchen concession sales receipts and customer service area
- e. Kitchen dry goods, frozen goods, shelving and refrigerator storage area
- f. Related dining areas

In addition, the Company shall have non-exclusive access to the entire Golf Course Premises, including the Back Patio Area, for the purpose of selling food, snacks, sandwiches, soft drinks, alcoholic and non-alcoholic beverages, and to all common areas, including driveways, parking, delivery areas and restrooms under the management and control of the City in each case as allowed by State law. Except as specified in Section 9 below, the City hereby grants an exclusive license to Company to access, enter, use, occupy, manage, maintain and operate in the Golf Course Premises for the Concession Services as further defined in Sections 7 and 8 of this Agreement. The area consisting of and including the Pro Shop and Pro Shop Office are expressly excluded from the Golf Course Premises that Company may use and not covered under or be a part of this Agreement.

6. FACILITIES 'AS-IS' ONLY, NO WARRANTIES. THE CITY OF LAGO VISTA EXPRESSLY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES WITH

RESPECT TO THE FACILITIES, INCLUDING BUT NOT LIMITED TO, THE FACILITIES' CONDITION, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY IMPLIED WARRANTY ARISING FROM COUSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE. THIS WAIVER INCLUDES, BUT IS NOT LIMITED TO, ANY CONDITION CAUSED BY THE NEGLIGENCE OF THE CITY.

7. **SCOPE OF SERVICES TO BE PROVIDED UNDER THIS AGREEMENT.** The scope of Concession Services provided by the Company shall, at a minimum, include and provide for the following:
- a. Healthy culinary products, meals, and beverages for the restaurant, bar, lounge, and onsite catering service for the golfing community and the general public at a reasonable price and in sufficient quantity.
 - b. A system of product and service delivery and associated sanitary disposal that meets or exceeds customer expectations.
 - c. An atmosphere of product and service delivery, and related sanitary disposal that meets or exceeds customer expectations.
 - d. A clean, sanitary, and healthy system of physical plant maintenance and operations which conforms to all City, County, State, and Federal building, food service, restaurant operations, malt beverage/liquor dispensing regulations and health codes.
 - e. A food, beverage, and concession service level which services the patronage of the golfing community and general public including continued marketing efforts to increase patronage.
 - f. Experienced and professional management staff who can perform all required Concession Services, including, but not limited to, order, purchase, dispense, inventory, track, control, and handle waste stream of all products, materials, and supplies in the Golf Course Premises and perform the related maintenance functions. The Company shall designate an on-site manager to be the point of contact for daily operations of the Concession Services provided under this Agreement.
 - g. An operation which maximizes revenues to both the Company and the City of Lago Vista.

The Company may, in addition to those Concession Services required to be provided hereunder, conduct weekly events from the Concession Facilities (but not from the Back Patio Area nor anywhere outside of the Concession Facilities) including (i) karaoke, and, (ii) if properly licensed by the Texas Lottery Commission and only in accordance with such license, bingo activities. Company shall conduct all such events strictly in accordance with state law and local ordinances, and Company shall take all necessary precautions to prevent any excessive noise or other nuisance caused by such events. If the City Manager determines, in her sole discretion, that unreasonable noise, smells, or other nuisances are caused by such events, the City Manager may prohibit any further events until the City Council reviews the nature of such nuisance, and after a hearing, decides whether to continue allowing all or any

of such events. If the City Council determines, after such hearing, that one or more of the events causes a nuisance that is unlikely to be mitigated by future actions of the Company, the City Council may prohibit all or any of such future events.

8. **SALE OF ALCOHOLIC BEVERAGES.** The Company shall maintain its own Beer and Wine or Mixed Beverage License through the Texas Alcoholic Beverage Commission for the duration of the Agreement. All alcohol purchases, taxes, reports, and accountability shall be under the control of and the sole responsibility of the Company.
9. **EXCLUSIVE CONCESSION RIGHTS.** Except as otherwise provided for in this Agreement, Company shall have the exclusive right to use the Concession Facilities as specified in this Agreement for the purpose of providing food and beverage concession services at the Golf Course Premises. The Company agrees that Special Event Permit holders shall use the back-patio area (as shown in Exhibit A) as allowed by the Special Event Permit and may use outside caterers for the event.
10. **CITY-OWNED PROPERTY AND FACILITIES.** Unless otherwise provided in this Agreement, the City maintains ownership of the Concession Facilities and equipment as described in Exhibit B attached hereto. The Company shall have no ownership, claim, or interest in the Concession Facilities at any time or any insurance proceeds received by the City from damage, destruction, theft or loss of any Facilities due to any cause.
 - a. The Company shall provide all equipment, supplies, personnel and other goods and services necessary to provide the Concession Services and standard concession operations at its sole expense as required by this Agreement, except as otherwise explicitly provided in this Agreement. The signs and advertising used by the Company shall be approved by the City, at their reasonable discretion, prior to the installation or distribution.
 - b. The City shall provide the Concession Facilities in an 'as is' condition unless otherwise specified, along with all existing equipment and fixtures, including, but not limited to, kitchen fixtures and furnishings, cooking utensils, cooking space, serving utensils, service space, office space, dry good storage space, frozen food storage space, dining tables, dining seats, and dining chairs. Existing food and beverage inventory, if any, may be purchased from the City at cost if the Company is able to use such inventory in its planned menu offering.
 - c. The Company shall use City-owned property and concession equipment only for providing authorized services as set forth in this Agreement.
 - d. The major repair or replacement of any City-owned concession equipment, fixtures, facilities or personal or real property at the Golf Course Premises, and the Concession Facilities, shall be done at the City's discretion and at City's cost. Notwithstanding the foregoing, the Company shall not suffer, allow, or permit the concession equipment or City-owned property to be damaged and shall promptly pay the City for repair or replacement costs of all damage to City-owned concession equipment and property resulting from the Company's use of such concession equipment and property, except for reasonable wear and tear, upon written notice by the City. Further notwithstanding

the foregoing, Company agrees to build any soundproofing between the Concession Facilities and other parts of the Golf Course and Golf Course Premises that the City reasonably determines to be necessary or advisable.

- e. The Company shall maintain and perform minor repairs to all Concession Facilities and equipment, fixtures, facilities or other personal property located at the Concession Facilities at its sole cost in a clean, sanitary, and orderly condition, free of debris, litter, filth, and offensive material, and in strict compliance with applicable laws, ordinances, and rules and the regulations of any health authority. Should the company fail to maintain or perform minor repairs as stated above, the City, may in its sole discretion, perform such maintenance or repair and, within thirty days after written demand, the Company shall pay to the City all costs incurred by the City in the performance thereof.
 - f. All City-owned property shall remain City-owned and any and all equipment or property purchased by the Company shall remain Company owned unless otherwise specified herein or by separate agreement executed by the parties.
- 11. QUALITY OF SERVICE.** The Company agrees that the concession services rendered shall be in compliance with this Agreement. All food, drinks, confectionery and the like sold or kept for sale shall be wholesome and pure and shall conform in all respects to the federal, state, and municipal food and other laws and regulations, including all applicable food handling and service safety regulations and requirements. No imitation adulterated or misbranded item shall be sold or kept for sale. All merchandise kept for sale shall be stored and handled with due regard for condition and sanitation.
- 12. MAINTENANCE OF FACILITIES.** Company shall clean and maintain the Concession Facilities as reflected in Exhibit A attached hereto and including the attached restrooms and Back Patio Area at Company's sole expense. Company shall adopt and maintain a maintenance and cleaning schedule for such facilities.
- 13. PERSONNEL.**
- a. The Company shall provide an adequate number of trained personnel to staff and operate the Concession Facilities and to provide the services as set forth under this Agreement at all times the Concession Facilities are open. Company's failure to provide adequate staffing as the parties have agreed, or in the absence of an agreement, in the City's reasonable discretion and trained personnel as required herein shall constitute a default of this Agreement.
 - b. Company shall ensure that all employees, personnel, or contractors under Company's control are adequately trained in food safety and handling procedures. All personnel shall have a valid Texas Food Handler Card and TABC Certification, and shall otherwise comply with state and federal law. Company shall also ensure that its employees do not use or possesses any alcoholic beverages or other intoxicating beverages, illegal drugs, or controlled substances at the Concession Facilities.

- c. Personnel shall treat all patrons, City representatives and all other persons in a respectful and professional manner.
 - d. All Company employees, personnel, or contractors under Company's control shall be professional in appearance, dressed in neat and clean clothing, free of holes, tears or other signs of wear. Attire should include displaying the Company logo or insignia on a shirt or name tag and slacks, khakis, jeans or hemmed shorts.
 - e. Company shall comply with all federal, state, and local laws, including but not limited to, federal and state wage and hour laws requirements and obligations, such as working hours and conditions, leave time, overtime, payment of all applicable taxes, unemployment and workers compensation coverage, compliance with immigration documentation, and deductions from employee pay.
14. **UTILITIES.** The City shall provide the Concession Facilities with water, electricity, garbage pickup, and sewer service. These utilities shall only be used in the provision of Concession Services, or as otherwise explicitly allowed under this Agreement. The Company shall take all action necessary to ensure that these utilities are being used at the most cost-effective means possible, and that no waste occurs. In the event, the cost of these utility services increases more than twenty percent (20%), the parties shall agree to meet to consider an adjustment in the Monthly Payment for the utility increase. Company shall be responsible for and shall pay for any necessary natural or propane service or supplies, as well as all telephone and internet services and any other utilities for the Concession Facilities not expressly paid by the City in this Agreement.
15. **HOURS OF OPERATION.** At a minimum the Company shall ensure that the Concession Facilities are open for business and are available to customers seven (7) days a week as follows:

Monday- Wednesday: 9:00 a.m. to 4:00 p.m.
 Thursday - Sunday: 7:30 a.m. to 4:00 p.m. (May through September)
 Thursday – Sunday: 9:00 a.m. to 4:00 p.m. (October through April)
 Holidays: 7:30 a.m. to 4:00 p.m.

Notwithstanding the foregoing, Concession Facilities are not required to be open on any Monday that the Golf Course is closed. Any change in hours shall be coordinated with the Golf Course Director and shall be clearly posted on the clubhouse doors for patrons to see. Company's failure to observe and maintain the minimum agreed upon operating hours and conditions shall constitute a default of this Agreement.

16. **COMPLIANCE WITH LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.** Company and its officers, agents and employees shall at all times comply with all local, state, and federal rules, regulations, and requirements, codes, and laws. Company must obtain and maintain all required operational permits, licenses, fees, and taxes. Payment of any required governmental fees, licenses, and taxes shall be the obligation and responsibility of the Company.

17. **NONDISCRIMINATION.** The Company **and its officers, agents and employees** shall not discriminate against any person because of race, sex, age, creed, color, religion, or national origin or any other person in a federally protected class.
18. **INSURANCE.** The Company shall maintain insurance in the following amounts:

General Liability Insurance	\$500,000 per claim or occurrence	\$1,000,000 for all claims arising out of a single transaction or per occurrence
Property Damage Insurance	\$250,000 per occurrence	
Workers Compensation Insurance	In the amounts that meet the requirements as set forth by State law	

Company also agrees to furnish comprehensive general liability coverage providing bodily injury, personal injury, property damages including products liability and complete operation coverage against any and all claims and losses arising out of any operations of the Company, including occupancy of the premises, sale, gift, serving, handling, or dispensing of any product.

Company shall provide the City with certificates evidencing such insurance coverage and the City shall be listed as an additional insured. Such certificate shall provide the City with thirty (30) days advance notice of any cancellation, material change, reduction of coverage, or nonrenewal. The City shall be provided with a copy of the appropriate riders evidencing that the City is included as an additional insured to the above required policies.

19. TERMINATION.

- a. *Termination for Cause.* This Agreement may be terminated if the Company fails to provide the compensation and other consideration to the City as provided in Section 3 of this Agreement.
- b. *Defaults with Opportunity for Cure.* Should Company default in the performance of this Agreement in a manner stated below, City shall deliver written notice of said default specifying such matter(s) in default.
 1. In the event of an act of default due to a failure to provide adequate personnel to operate the Concession Facilities as required under Section 13, or due to a failure to maintain agreed hours of operation as required under Section 15, Company shall have no more than five (5) business days to cure such default.
 2. For all other acts of default, Company shall have ten (10) business days after receipt of the written notice, in accordance with Section 23.

3. If Company fails to cure the default within the specified cure period, City shall have the right, without further notice, to terminate this Agreement in whole or in part as City deems appropriate, and to contract with another Company to complete the work required in this Agreement.
 - c. *Termination By Law.* If any state or federal law or regulation is enacted or promulgated which prohibits the performance of any of the duties herein, or, if any law is interpreted to prohibit such performance, this Agreement shall automatically terminate as of the effective date of such prohibition.
 - d. *Termination not sole remedy.* In no event shall City's action of terminating this Agreement, whether for cause or otherwise, be deemed an election of City's remedies, nor shall such termination limit, in any way, at law or at equity, City's right to seek damages from or otherwise pursue Company for any default hereunder or other action.
20. **INDEMNITY.** The Company agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City and its past, present and future officers, directors, agents, employees, and representatives (the "City Parties") from and against all liability for any and all claims, suits, demands, and/or actions arising from or based upon the acts or omissions on the part of the Company, its officers, directors, agents, representatives, employees, members, visitors, invitees, contractors and subcontractors which may arise out of or result from the Company's occupancy or use of the facilities, concession equipment, and City-owned property and/or activities conducted in connection with or incidental to this Agreement. The Company shall also indemnify the City Parties against any and all mechanic's and materialmen's liens or any other types of liens imposed upon City-owned property arising as a result of the Company's conduct or activity. This indemnity provision shall apply regardless of the nature of the injury or harm alleged, whether for injury or death to persons or damage to property, or whether such claims are alleged as common law, statutory or constitutional claims, or otherwise. This indemnity provision shall apply whether the basis for claims, suit, demand, and/or action may be attributable in whole or in part to the Company, or to any of its agents, representatives, employees, members, visitors, contractors, and subcontractors, or to anyone directly or indirectly employed by any of them. THE INDEMNITY INCLUDED IN THIS AGREEMENT SHALL APPLY REGARDLESS OR WHETHER THE BASIS FOR CLAIM, SUIT, DEMAND, AND/OR ACTION MAY BE ATTRIBUTABLE IN WHOLE OR IN PART TO THE SIMPLE NEGLIGENCE OF THE CITY PARTIES.
21. **GOVERNMENTAL IMMUNITY.** Nothing in this agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either the City or its employees, nor to create any legal rights or claims on behalf of any third party. Neither the City, nor its employees waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas.
22. **INDEPENDENT CONTRACTOR.** The Company expressly agrees that during the term of this Agreement, neither the Company nor any of its employees, personnel, or any of its contractors, is nor shall ever be considered an employee of the City; the Company is an independent contractor, and in this regard the Company, its employees, personnel, or any contractors will not be within the protection of the coverage of the City's Workers

Compensation coverage or other Insurance.

23. **NOTICES.** Any notice required or desired to be given under this Agreement shall be in writing with copies directed as indicated and shall be personally delivered or given by mail. Any notice given shall be deemed to have been given when hand delivered or, if mailed, as of seventy-two (72) hours from the time when notice was deposited in the United States mails (certified or registered, return receipt requested, postage prepaid), addressed to the party to be served with a copy as indicated herein. Either party may change its address for purposes of notice by giving notice of such change of address to the other part in accordance with the provisions of this section.

POINT OF CONTACT FOR CITY

City Manager
5803 Thunderbird
Lago Vista, TX 78645
tracie.hlavinka@lagovistatexas.gov
512-267-1170

POINT OF CONTACT FOR COMPANY

The Dugout Group LLC
Dustin Martin, Owner
20602 Hoover Cove
Lago Vista, TX 78645
Dustinm61@gmail.com
512-673-9940

ON-SITE MANAGER/DAILY OPERATIONS POINT OF CONTACT

Dustin Martin
Owner
Dustinm61@gmail.com
512-673-9940

Any changes to the On-site Manager/Daily Operations Point of Contact must be sent to the City Manager in writing within 48 hours of the change.

24. **AMENDMENTS AND CHANGES.** No alteration, addition, or amendment to the terms of this Agreement shall be made except by a formal written amendment hereto, executed by both the Company and the City.
25. **WAIVERS.** No waiver of any provision hereof shall be implied from the conduct of the parties. Failure of the City to enforce any and all violations of ordinances or this Agreement shall not constitute a continuing waiver of such breach or of a subsequent breach or the same or a different provision or ordinance. Any such waiver must be in writing and must be signed by the party against which such waiver is sought to be enforced. The consent by the City to any matter or event requiring such consent shall not constitute a waiver of the necessity

for such consent to any subsequent matter or event.

26. **ORAL AND WRITTEN AGREEMENTS.** Any and all agreements heretofore made, if any, between the parties regarding the subject matter of this Agreement have been reduced to writing and are contained herein. This Agreement states the sole and exclusive terms of agreement between the parties regarding the subject matter of this Agreement, and any and all prior agreements, regarding such subject matter, not set forth herein are null and void.
27. **TEXAS LAW GOVERNS.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue shall lie exclusively in Travis County, Texas.
28. **TRANSFERABILITY OF AGREEMENT.** No assignment of this Agreement or any right occurring under this Agreement shall be made in whole or in part by the Company without express written consent of the City.
29. **SEVERABILITY.** In case any one or more of the provisions contained herein 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 Agreement, but this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.
30. **THIRD PARTY BENEFICIARIES.** Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to the City nor to create any legal rights or claims, contractual or otherwise, on behalf of any third party.
31. **JOINT VENTURE.** This Agreement shall not be construed to establish a partnership, joint venture, agency, or joint enterprise, express or implied, nor any employer-employee or borrowed servant relationship by and among the parties hereto. Nor shall this agreement be construed to create or grant rights, contractual or otherwise, to any other person or entity not a party to this Agreement. Each party shall remain solely responsible for the proper direction of its employees and an employee of one shall not be deemed an employee or borrowed servant of the other for any reason.
32. **EFFECTIVE DATE.** This Contract shall be effective upon execution of this Agreement.
33. **WAIVER OF CITY LIABILITY.** City shall not be liable to the Company for any loss, damage or injury of any kind or character to any person or property (a) arising from any use and/or condition and extent of the property, or any part thereof including, without limitation, environmental contamination, (b) caused by any defect in the equipment, Golf Course Premises, or Concession Facilities located therein, (c) caused by or arising from any act or omission of Company, or any of its agents, employees, licensees or invitees, (d) arising from or in connection with the conduct of any Concession Services or any other conduct by Company performed on the Golf Course Premises or Concession Facilities, (e) arising from any accident on the Golf Course Premises or any fire or casualty thereon, (f) occasioned by the failure of Company to maintain the Concession Facilities in a safe condition, or (g) arising from any other cause whatsoever, except as occasioned by the gross negligence, intentional misconduct or violation of this Lease by the City Parties occurring after the date of this Agreement. Company, as a material part of the

consideration of this Agreement, hereby waives, on its behalf, all claims and damages against City for any such loss, damage or injury to Company, INCLUDING BUT NOT LIMITED TO THOSE CAUSED BY THE SIMPLE NEGLIGENCE OF ONE OR MORE CITY PARTIES.

IN WITNESS WHEREOF, the parties have executed and attested this Agreement by their officers thereunto duly authorized as of the date herein first written.

(Signature Pages to Follow)

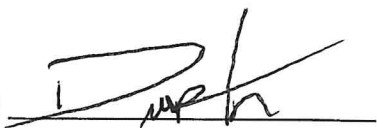
CITY OF LAGO VISTA _____

By: Tracie Hlavinka

Tracie Hlavinka, City Manager

Date: 3/7/2023

COMPANY: The Bunker Bar & Grille

By: 

Printed Name: Dustin Martin

Title: Owner

Date: 2/28/24

Exhibit A
CONCESSION FACILITIES

Exhibit B

2021 INVENTORY OF CITY-OWNED EQUIPMENT AND GOODS

LAGO VISTA GC GRILL INVENTORY 2021

TY	COLOR	DESCRIPTION	MFG.
	stainless	Beer keg cooler, 3 taps, 2 doors, true	BEVERAGE AIR
	red	Beverage cooler, 1 door	Coke Cola
	stainless	chaffing dish-stainless pan holders	various types
	stainless	Coffee/tea maker, missing decanter	BLOOMFIELD
	gray	Folding chairs	
	stainless	Fountain Drink Dispenser-Property of	Coke Cola
	stainless	Fryer single	VULCAN
	wood	High Chair for child	
	stainless	Ice tea maker/dispenser	BUNN
	Black	Microwave	Panisonic
	stainless	Pot, bean - heavy duty with lid	
	stainless	Prep table, 2 shelves	
	stainless	Prep table, 2 shelves	
TY	COLOR	DESCRIPTION	MFG.
	stainless	Prep tables, 2 shelves	
	white	Rack, wire, 3 shelves used for chips	
	green	Rack, storage, 3 shelves	
	stainless	Racks, storage, 4 shelves	
	stainless	Rack, storage, 4 shelves inside walk-in	
	stainless	Rack, storage, 4 shelves inside walk-in	
	stainless	Rack, storage, 3 shelves	
	stainless	Rack, storage, 5 shelves	
	stainless	Refrigerator, 2 door w lock	TRUE
	stainless	Refrigerated Prep table 2 doors	Maxx Cold
	stainless	refrigerator, for glasses/pitchers	TRUE
	stainless	Refrigerator/freezer, walk-in	KOOLCO
	stainless	Rotisserie, electric for hotdogs	SEAL-MAX
	stainless	shelf hanging on wall over dishwasher	
	wood	Shelves, hanging over counter	
	stainless	Stove-oven (6 eye, double oven	
	White / plastic	Tables, folding	
	stainless	Tray jacks	
	black	TV's, flat screen	Emerson

Trumann Tufted Club Chair	Brown Leather	Charlton Home
Bruno Coffee Table	Wood	Foundry Select
Table and Seating - Bar height	Mahogany	Lancaster
Table and Seating -	Mahogany Finish	Lancaster
Laminate Table Top	Mahogany/Black	Attco
Metal Table base	metal	Ace Mart
Metal Table base	metal	Ace Mart
30" Round Table Top	Mahogany/Black	Ace Mart
Coctail Table Base Column	metal	Ace Mart
Metal Table base	METAL	Ace Mart
Hydraulic table glides		Ace Mart
80 piece felt furnitute pads	felt	Wayfair
Flat Grill	Metal	Ace Mart
Grill Table	Metal	Ace Mart
Plates (Large)	Black	IKEA
Plates (Small)	Black	IKEA
Sandwich Prep Table	Stainless	
Ice maker commerical	Stainless	
Beer cooler behind bar	Black	



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Councilor Saum, City Council

SUBJECT: Budget Discussion: Including information on City office facility updates and IT updates.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Mayor Pro-Tem Owen, City Council

SUBJECT: Discussion regarding grant opportunities identified in the City grant strategy report, including Council information needs, potential project implications, and consideration of future grant resolutions required for grant application submittals.

BACKGROUND: The City's grant consultant, Ms. McCoy, has submitted multiple grant applications on behalf of the City of Lago Vista, including recent successful grant awards and identification of additional funding opportunities available to the City. Several identified grant opportunities may require formal City Council resolutions as part of future grant application packages. Certain grant programs additionally require confirmation of local match commitments, project support, maintenance obligations, operational commitments, or acknowledgement of compliance responsibilities prior to submission. This agenda item is intended as a two-part discussion:

1. To provide City Council an opportunity to discuss and identify what information, analysis, financial projections, operational impacts, matching fund requirements, reporting obligations, or strategic considerations Council desires prior to pursuing grant opportunities; and
2. To discuss the use of City Council resolutions required for certain grant applications and establish expectations regarding timing, review, and authorization processes for future grant submissions. Grant opportunities may include infrastructure, quality-of-life, parks, trails, placemaking, tourism, economic development, emergency preparedness, mobility, beautification, and community enhancement projects.

FINDINGS: Grant opportunities can help the City pursue community projects while reducing reliance on local tax dollars and debt. However, grants often come with future obligations such as matching funds, maintenance responsibilities, reporting requirements, staffing impacts, and long-term operational costs. This discussion is intended to help staff better understand what information City Council would like presented when evaluating

future grant opportunities and related resolutions.

Council discussion may include:

- Financial impacts and matching fund expectations;
- Long-term operational or maintenance obligations;
- Project prioritization and alignment with City goals;
- Risks, timelines, and staffing considerations;
- Information needed for informed Council decision-making; and
- Expectations regarding grant resolutions and application approvals.

Staff is also developing internal grant tracking and compliance procedures to support stronger reporting, documentation, and future grant competitiveness.

FINANCIAL IMPACT:

Fiscal impacts vary by grant opportunity and may include:

- Local matching funds;
- Staff time;
- Procurement costs;
- Ongoing maintenance obligations;
- Operational impacts; and/or
- Future capital replacement obligations.

Specific fiscal impacts will be presented to Council on a grant-by-grant basis as opportunities arise.

RECOMMENDATION:

Discussion and direction to staff regarding:

1. Information desired by Council for future grant consideration;
2. Expectations regarding grant-related resolutions;
3. Preferred process for review and prioritization of grant opportunities; and
4. Any additional policy direction regarding future grant pursuits.

ATTACHMENTS:

[Norma COLV Texas " May Grant Report \(1\).pdf](#)

[Norma - Draft partnership letter.docx](#)

[Norma - Draft Resolution.docx](#)

[Norma Draft Employer memorandum.docx](#)

[Norma COLV June grant report.pdf](#)

City of Lago Vista, Texas – Grant Report Compendium

May 2026

*This working document contains tailored proposal drafts that answer the **specific narrative questions** and follow the **submission formats** of each grant opportunity listed in Lago Vista Grant Opportunities.*

Table of Contents

1. [T-Mobile Hometown Grants](#)
 2. [Texas Parks & Wildlife Community Outdoor Outreach Program \(CO-OP\)](#)
 3. [EPA Brownfields Job Training \(FY 2027\)](#)
 4. [AARP Community Challenge 2027](#)
 5. [Lowe's Community Impact Grant 2027](#)
 6. [DOE Energy Efficiency & Conservation Block Grant \(EECBG\) Voucher](#)
-

1 | T-Mobile Hometown Grants – *Summer Cycle closes June 30 2026*

Maximum Request: \$50,000

Match Required: None

Application Format: 3–5 page narrative + up to 5 letters of support; must address six prompts (t-mobile.com)

A. Executive Summary

Project: “**Sunset Park Solar-Lit Safe-Access Trail & Pocket Plaza**”—a shovel-ready 0.4-mile multi-use path with off-grid solar lighting, accessible seating, and a lakeside pocket plaza that converts to an evacuation muster point during power outages.

B. Need & Beneficiaries

Residents rank lack of connected, well-lit trails as the *#1 barrier* to park use. The middle school, sportsplex, and Veterans Memorial all sit within a ½-mile radius yet are cut off by an unlit



drainage corridor. The project will benefit 1,200 students, 600 senior walkers, and 3,000 annual sportsplex visitors.

C. Scope of Work (Shovel-Ready)

Task	Description	Start–Finish
Site Prep	Clear invasive brush; grade 1,975 ft trail bed	Aug 1–Aug 15 2026
Solar Lighting	Install 28 Solar Gems™ hybrid-battery poles (100 % off-grid)	Aug 16–Sep 30 2026
Trail Surface	Compact decomposed-granite ADA surface	Oct 1–Oct 20 2026
Pocket Plaza	12 × 30 ft concrete pad, shade sail, Wi-Fi hotspot	Oct 21–Nov 15 2026
Wayfinding & Benches	Install 4 bilingual kiosks, 8 benches	Nov 16–Dec 10 2026

D. Budget (T-Mobile Share Only)

Category	Cost
Solar lighting hardware & install	\$27,300
Trail surfacing material	\$8,400
Pocket-plaza concrete & shade	\$6,500
ADA benches & kiosks	\$3,800
Permit fees & volunteer meals	\$4,000
Total	\$50,000

(No additional cash match; in-kind volunteer hours valued at \$6,250 will cover landscaping.)

E. Impact & Measurement

- **Community Need:** fills the only dark corridor linking Sunset Park to neighborhoods.



- **Impact Metrics:** nightly trail counts (goal ≥ 150), decrease in police “dark area” patrol calls (baseline 12/year $\rightarrow$ target < 4).
- **Feasibility:** city ROW secured; TPWD environmental clearance complete; vendor quotes on file.

F. Partners & Letters of Support (placeholders)

1. **Lago Vista ISD** – Safe-routes liaison
2. **North Lake Travis Chamber** – Volunteer days
3. **Keep Lago Vista Beautiful** – Native plantings
4. **Solar Gems** – Discounted poles & 5-yr O&M
5. **TPWD Region V Urban Biologist** – Educational signage

2 | Texas Parks & Wildlife **CO-OP** – *Deadline Nov 1 2026*

Grant Range: \$5 k – \$40 k (No match) • **Program-Only (no construction)** (tpwd.texas.gov)

A. Program Title

“**Lake Travis Discovery & Stewardship Series**” – nature-immersion trips and conservation service projects for under-represented youth (Grades 6-9) and mobility-limited seniors.

B. Eligibility & Alignment

Municipal government applicant; rural, non-entitlement population < 15 k qualifies for rural priority scoring. Activities align with eligible categories: hiking, kayaking, birding, environmental education (tpwd.texas.gov).

C. Narrative (answers online application headings)

1. **Project Need & Audience** – 38% of students qualify for free/reduced lunch; seniors lack transport.
2. **Objectives (SMART)** – Host 12 monthly outings (≥ 20 participants each); certify 15 junior naturalists; log 400 volunteer hours removing invasive Arundo.
3. **Activities & Schedule** – See Appendix A trip calendar.



4. **Partnership & Direct TPWD Relationship** – TPWD Region III Park Interpreter letter attached.
5. **Budget** – \$39,870: Staff stipends \$18k, charter bus \$7.2k, kayaks \$5.6k, supplies \$4.2k, insurance \$1.5k, participant meals \$3.3k. *No indirect costs claimed.*
6. **Evaluation Plan** – Pre/post nature-connectedness survey; TPWD “Texas Nature Trackers” data uploads.

D. Resolution & Compliance

City Council resolution authorizing submission will be adopted Sept 5 2026.

3 | EPA Brownfields Job Training (FY 2027) – *NOFO expected Jul 2026*

Award Ceiling: \$500,000 • **No cost share**

Narrative Page Limit: 15 pp, address eight ranking criteria per FY 26 guidelines ([epa.gov](https://www.epa.gov))

Draft Narrative Outline

1. **Community Need & Target Area** – North Lake Travis peninsula; 9 unremediated small brownfield parcels, unemployment 6.7% among trades workers.
 2. **Training Program Description** – 200-hr curriculum: OSHA 40, HAZWOPER, solar-PV installer, asbestos abatement, disaster-site debris management.
 3. **Partnerships & Employer Commitment** – MOUs with Austin Community College (instruction) and 4 solar contractors guaranteeing interviews.
 4. **Budget & Leveraging** – \$450k federal; city in-kind classroom space \$25k; employers donate PPE \$15k.
 5. **Student Recruitment & Support** – Prioritize veterans & low-income residents; stipends, childcare vouchers.
 6. **Outputs & Outcomes** – Train 60 participants (≥ 45 placed in jobs within 6 months, avg starting wage \$24/hr).
 7. **Programmatic Capability & Past Performance** – City’s 100 % on-time delivery of 8 prior state grants.
-



4 | AARP Community Challenge 2027 – Anticipated Jan–Mar 2027 window

Typical Grant: \$15 k • **No Match**

Scoring: Impact 60%, Execution 30%, Innovation 10% (aarp.org)

Quick-Build Concept

“Shade & Sit for All Ages” – Install eight solar-lit, ADA-compliant shade benches along the new Sunset Park Safe-Access Trail to extend safe walking hours for older adults.

Narrative (online portal 5 sections)

1. **Project Description (≤ 300 words)** – ready.
 2. **Community Challenge Alignment (≤ 200 words)** – leverages AARP “Livable Communities” domains of Outdoor Spaces & Transportation.
 3. **Execution Plan** – Vendor quote & volunteer install weekend; completion in 90 days.
 4. **Resident Engagement** – Senior Advisory Committee co-design workshop; adopt-a-bench program.
 5. **Budget** – \$14,960 all-inclusive (benches \$9,600; solar lights \$3,200; freight \$1,050; marketing \$1,110).
-

5 | Lowe’s Community Impact Grant 2027 – Nomination window Feb 18–Mar 20 2027

Max Request: \$100,000 | Physical renovation required (corporate.lowes.com)

Build Project

“Sunset Park Community Shade Shelter & Solar Resilience Hub”

- **New Construction:** Install a 30 ft × 24 ft steel-frame shade shelter on an ADA-compliant concrete pad between the ballfields and playground.
- **Resilience Upgrades:** Integrate Solar Gems™ off-grid LED lighting and a 10kWh battery cabinet powering device-charging ports during outages.



- **Community Enhancements:** Add four picnic tables, multisport equipment locker, native-plant xeriscape, and a 1,500-gallon rain-harvest cistern for drought education.

Nomination Responses (≤ 250 words each)

Community Impact & Need – Sunset Park currently has no covered gathering space; extreme-heat days (heat index ≥ 100 °F) average **45** annually, forcing youth-league cancellations and deterring older adults. The proposed shade shelter will support ~50 ballgames, movie nights, and senior cardio classes per year and function as a solar-powered cooling & charging hub for all **9,300 residents** during power outages or wildfire evacuations.

Feasibility & Lasting Benefit – Lowe’s Store #2274 (**Leander**) has pledged a 15-member Red Vest volunteer crew (carpentry/roofing certified). All lumber, connectors, cool-roof panels, and Solar Gems kits are available through Lowe’s supply chain. The engineered structure meets 140 mph wind load; standing-seam cool-roof is rated 40 years. Off-grid lighting carries a 15-year L70 warranty, and xeriscape landscaping reduces irrigation demand by 60 %.

Budget – \$97,600 (shade-shelter kit \$62k; roof panels \$14k; solar lighting & battery \$8.5k; ADA pad & picnic tables \$6.1k; landscaping, signage & paint \$3k; contingency \$4k). Volunteer labor offsets $\approx$ \$24k in construction costs; **no city cash match required**.

6 | DOE EECBG Formula Voucher (TX SECO) – *Rolling through 2028*

Voucher Value (Est.): \$90 k for municipalities < 50 k pop (comptroller.texas.gov)

Project Statement of Work (one-page SECO form)

Title: “City-Hall LED & Micro-Grid Readiness Upgrade”

Objectives

1. Reduce annual electricity use in City Hall by 38 %.
2. Pre-engineer 75 kW rooftop solar + 200 kWh battery micro-grid (design-only).

Activities & Timeline

- **Audit & Design (Month 1-2)** – ASHRAE Level II audit; micro-grid feasibility.



- **LED Retrofit (Month 3-4)** – Replace 540 fixtures with DLC-listed LEDs.
- **Commissioning & Reporting (Month 5)** – M&V plan, utility interconnect application.

Budget

Item	Cost
LED fixtures & install	\$62,400
Engineering & audit	\$23,600
Commissioning & admin	\$4,000
Total Voucher	\$90,000

BABA & Davis-Bacon Compliance

All fixtures manufactured in U.S.; install work < \$2,000 per mechanic, falls below DB threshold.

Next Steps for City Staff

1. **Confirm project maps & vendor quotes** for T-Mobile narrative attachments.
 - a.
2. **Schedule council resolution** for CO-OP (Sept 5 2026 meeting).
 - a. [View the drafted resolution.](#)
3. **Gather employer MOUs** for Brownfields JT by Aug 2026.
 - a. [View the drafted MOUs.](#) No, none of these entities have been engaged. These are just samples for your review, feedback, and any changes you think may need to take place.
4. **Secure Lowe's store partnership letter** – outreach to store #2774 (Leander, TX) manager (Stephanie Samuels) by Jan 2027.
 - a. [View the drafted partnership letter.](#)
5. **Enroll in SECO EECBG mailing list** for portal activation notice.



a. Completed.

Texas Comptroller of Public Accounts

Welcome **eric.zeno@lagovistatexas.gov** ([Sign Out](#))

Success

eric.zeno@lagovistatexas.gov has been successfully subscribed to SECO News and Events for Texas Comptroller of Public Accounts.

[Subscriber Preferences](#)

Finish

Close

Your contact information is used to deliver requested updates or to access your subscriber preferences.

[Privacy Policy](#) | [Cookie Statement](#) | [Help](#)

Compiled April 28 2026



Draft Partnership Letter – Lowe’s Home Improvement Store #2774 | Leander, TX

[City of Lago Vista letterhead]

Date: _____, 2026

Stephanie Samuels, Store Manager

Lowe’s Home Improvement Store #2774

1495 S Highway 183, Leander, Texas 78641

Subject: Request for Local Partnership & Volunteer Commitment in Support of the 2027 Lowe’s Community Impact Grant Application – “Sunset Pavilion Make-Ready & Resilience Retrofit”

Dear Stephanie,

The City of Lago Vista respectfully seeks your store’s partnership as we prepare to submit a **Lowe’s Community Impact Grant** application for the 2027 cycle. Our proposed project—**“Sunset Pavilion Make-Ready & Resilience Retrofit”**—will replace the aging roof of the community-use pavilion at Sunset Park with Class-4 cool-roof panels, install roll-down hurricane shutters, and refresh the structure with new paint and drought-tolerant landscaping. When complete, the upgraded pavilion will serve 5,000+ annual park users and provide a safer, weather-resilient shelter for outdoor events.

Requested Commitments from Store #2774

1. **Skilled-Volunteer Workforce** – Recruit a team of at least **12 Lowe’s Red Vest volunteers** (carpentry and roofing skill sets preferred) to complete the roof replacement and painting over two workdays.
2. **In-Kind Materials Coordination** – Assist in sourcing and ordering eligible materials (cool-roof panels, fasteners, paint, brushes, mulch) through the Lowe’s corporate grant fulfillment process.
3. **Letter of Commitment** – Provide a signed statement affirming Store #2774 intent to supply volunteers and coordinate materials, for inclusion in our grant application package (due March 20, 2027).
4. **On-Site Safety Oversight** – Designate a qualified Lowe’s team lead to oversee volunteer safety in accordance with OSHA and Lowe’s volunteer guidelines.

Mutual Benefits

- **Community Impact:** Demonstrates Lowe’s dedication to resilient public spaces in the fast-growing North Lake Travis region.
- **Employee Engagement:** Offers hands-on service hours aligned with Lowe’s “Blue Goes Green” sustainability goals.
- **Brand Visibility:** Store #2774 will be recognized on project signage, city social media, and ribbon-cutting materials.

Next Steps

We would welcome a brief meeting or site visit at your convenience to review project scope and volunteer logistics. If you are able to partner, please sign and return the enclosed Commitment Letter template by **February 15, 2027**, allowing us to include it in the grant submission.

Thank you for considering this request. We value Lowe’s ongoing contributions to Central Texas communities and look forward to the possibility of working together to make Sunset Park safer, greener, and more resilient.

Sincerely,

Shane Saum

Mayor, City of Lago Vista _____

Charles West

City Manager, City of Lago Vista _____

Enclosures: Commitment Letter Template, Project Fact Sheet, Draft Budget

Draft City Council Resolution – Community Outdoor Outreach Program (CO-OP)

CITY OF LAGO VISTA, TEXAS
RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT UNDER THE COMMUNITY OUTDOOR OUTREACH PROGRAM (CO-OP); DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE; AND COMMITTING TO COMPLIANCE WITH ALL PROGRAM REQUIREMENTS.

WHEREAS

- The City of Lago Vista (the **City**) recognizes the need to expand nature-based recreation and environmental education opportunities for underserved youth and mobility-limited seniors within its jurisdiction; and
- The **Texas Parks and Wildlife Department (TPWD)** administers the Community Outdoor Outreach Program (**CO-OP**), which provides grant funds—**with no local cash match required**—to support such activities; and
- The City proposes the “**Lake Travis Discovery & Stewardship Series**” (the **Project**) that aligns with CO-OP goals by delivering hiking, paddling, birding, and conservation-service outings; and
- The City Council finds that the submission of a CO-OP grant application is in the best interest of the residents of Lago Vista.

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

1. **Findings Adopted.** The foregoing recitals are true and correct and are hereby adopted as findings of fact.
2. **Grant Application Authorized.** The City hereby authorizes the submission of a grant application to TPWD requesting up to **Forty-Thousand Dollars (\$40,000)** in CO-OP funds for the Project.
3. **Designation of Authorized Representative.** **Charles West, City Manager**, is designated as the City’s Authorized Representative and is empowered to execute the application, certifications, grant agreement, and any subsequent documents required by TPWD.

4. **Commitment to Program Compliance.** The City affirms that no local cash match is required and commits to providing allowable in-kind contributions and volunteer hours as needed, and further commits to comply with all federal, state, and TPWD program requirements, including procurement, financial management, reporting, and timely project completion.
5. **Effective Date.** This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Lago Vista, Texas, on this ____ day of _____, 2026.

Shane Saum, Mayor _____

Robin Smith, City Secretary _____

[insert seal]

Draft Employer Memoranda of Understanding (MOUs) – EPA Brownfields Job Training Grant

Purpose These templates satisfy the EPA Brownfields Job Training Grant requirement for signed partnership MOUs demonstrating employer commitment to hire program graduates and/or provide in-kind resources. Each MOU follows EPA FY 2026 JT Guidance §III.C.3 “Programmatic Capability” and §IV.F “Leveraging” language.

C-1 MOU #1 – SolRise Solar, LLC (Solar Photovoltaic Contractor)

Parties This Memorandum of Understanding ("MOU") is entered into by and between **SolRise Solar, LLC** ("SolRise"), a Texas-registered photovoltaic installation contractor, and the **City of Lago Vista, Texas** ("the City"), in connection with the City’s proposed EPA Brownfields Job Training Program ("Program").

Term Effective upon the last signature date below and continuing through **December 31, 2029**.

Roles & Commitments

1. **Curriculum Advisory Support** – SolRise will assign a NABCEP-certified trainer to review and comment on the Program’s 40-hour Solar PV Installer module, ensuring industry relevance.
2. **Paid Internships & Priority Hiring**
 - Reserve **6 paid eight-week internships** per cohort (up to 18 total over three years).
 - Provide **priority interview status** to all Program graduates meeting minimum job qualifications.
 - Intend to hire at least **8 graduates** over the grant period, subject to performance and market demand.
3. **In-Kind Contributions** – Donate up to **\$5,000** (FMV) in surplus PPE (hard hats, gloves, safety harness kits) per year.
4. **Data & Reporting** – Provide the City with quarterly placement data for EPA performance reports.

Non-Discrimination & EEO SolRise affirms compliance with all applicable federal and state Equal Employment Opportunity laws and does not discriminate based on race, color, religion, sex, national origin, age, disability, or veteran status.

Termination Either party may terminate with 30-day written notice; commitments fulfilled to date remain valid.

Signatures

Alex Martinez, COO

SolRise Solar, LLC

Date: _____

Charles West, City Manager

City of Lago Vista, TX

Date: _____

OR

C-1 MOU #1 – Solar Gems LLC (Off-Grid Solar & Lighting Systems)

Parties This Memorandum of Understanding ("MOU") is entered into by and between **Solar Gems LLC** ("Solar Gems"), a Mississippi-based manufacturer of standalone, battery-based solar energy and lighting systems, and the **City of Lago Vista, Texas** ("the City"), in connection with the City's proposed EPA Brownfields Job Training Program ("Program").

Term Effective upon the last signature date below and continuing through **December 31, 2029**.

Roles & Commitments

1. Curriculum Development & Guest Instruction

- Solar Gems will designate an engineer with ≥ 10 years field experience to co- develop and deliver a **40-hour "Off-Grid Solar Lighting & Battery Storage" module**, ensuring alignment with industry standards and Solar Gems' proprietary technology.

- Provide classroom demonstrations of AI-enabled battery-management systems, consistent with company capabilities fileciteturn1file0.

2. **Paid Internships & Priority Hiring**

- Reserve **6 paid internships** (8 weeks each) per cohort (up to 18 over three years).
- Offer **priority interviews** to all graduates meeting minimum job qualifications.
- **Intent to hire** at least **8 graduates** during the grant period, subject to performance and market demand.

3. **In-Kind Contributions**

- Donate up to **\$7,500** (FMV) annually in surplus PPE and small-format lithium battery packs for training use.
- Host two site visits per year at Solar Gems' Jackson assembly facility or Texas field-installation projects.

4. **Data & Reporting**

- Provide the City with quarterly employment-placement data to satisfy EPA reporting requirements.

Non-Discrimination & EEO Solar Gems affirms compliance with all applicable federal and state Equal Employment Opportunity laws and does not discriminate based on race, color, religion, sex, national origin, age, disability, or veteran status.

Termination Either party may terminate this MOU with 30-day written notice; obligations fulfilled to date remain valid.

Signatures

Omar Morris _____
Solar Gems LLC

Date: _____

Charles West, City Manager _____
City of Lago Vista, Texas

Date: _____

C-2 MOU #2 – GreenTech Environmental Services, Inc. (Hazardous Materials & Remediation)

Term Effective upon execution through **December 31, 2029.**

Employer Commitments

1. **Interview Guarantee** – Offer interviews to all graduates holding OSHA-40 HAZWOPER & Asbestos Abatement certificates.
2. **Employment Goal** – **Hire a minimum of 5 graduates** over the grant term for remediation technician positions starting at **≥ \$ 23 / hour plus full benefits.**
3. **Guest Instruction** – Provide a senior safety manager for two annual 4-hour job-site safety demonstrations (valued at \$2,400 in staff time per year).
4. **Site Access** – Host up to two supervised field-learning site visits per cohort at active remediation projects.

Other clauses mirror §C-1 (Data Reporting, Non-Discrimination, Termination).

Signatures

Dana Nguyen, VP Operations

GreenTech Environmental Services, Inc.

Date: _____

Charles West, City Manager

City of Lago Vista, TX

Date: _____

C-3 MOU #3 – Hill Country Construction & Demolition, LLC (C&D Recycling & Disaster Debris)

Term Effective upon execution through **December 31, 2029.**

Commitments

1. **Advisory Board Seat** – Serve on the Program’s Employer Advisory Board, attending at least two meetings per year.
2. **Equipment Donation** – Provide de-commissioned but operable skid-steer and attachments (FMV \$12,500) for hands-on heavy-equipment module.
3. **On-Call Hiring Pool** – Maintain an active roster of graduates for post-storm debris contracts, targeting **3–4 hires per major event**.
4. **Living Wage Statement** – **Commit to wages $\geq$ \$22/hour** and access to employer-paid OSHA 10 upgrades within six months of hire.

Other clauses mirror §C-1.

Signatures

Miguel Ortiz, President

Hill Country Construction & Demolition, LLC

Date: _____

Charles West, City Manager

City of Lago Vista, TX

Date: _____

These templates are ready for routing to partners; only company-specific numbers and signature dates need confirmation.

City of Lago Vista, Texas

Monthly Grant Opportunity & Action Report

Reporting period: June 1-June 30, 2026

Prepared for: City Council & City Manager's Office

Prepared by: Brittany McCoy, MSED | McCoy Consulting

1. Executive Highlights

- Five **no-match** grant programs are currently open and align with the City's top capital gaps (safe-access trails, park enhancements, walkability, and community-health equity).
- Two high-fundability concept approaches have been crafted for **each** program (see §3).
- Near-term focus: submit T-Mobile Hometown Grant and St David's Foundation rolling request before the end of June to secure early wins.
- No new, relevant public LinkedIn grant announcements were detected this month; monitoring continues.

2. Grant Opportunity Dashboard

#	Grant Program	Source Type	Award Range	Status	Deadline	Match Required	Notes
1	T-Mobile Hometown Grants	Corporate	Up to \$50k	OPEN (Summer cycle)	30 Jun 2026	No	Rural public-space projects; shovel-ready .
2	St David's Foundation Rolling Grant	Foundation	≤ \$100k	OPEN (rolling)	~45-day decisions	No	Central-TX health equity & built-environment.
3	Walmart Spark Good Local Grants	Corporate	\$250–\$5k	Cycle 1 open	31 Dec 2026	No	Micro-grants for community safety/sustainability.

4	American Trails – Trail Fund	Non-profit	\$5k–\$10k	OPEN (until funds exhausted)	First-come	No	Trail maintenance / ADA upgrades.
5	America Walks – Community Change Grant	Non-profit	Flat \$2k	OPEN	12 Jul 2026	No	Tactical walkability / pop-up traffic-calming.

3. Recommended Concept Approaches

For each program, two concept angles are outlined. Select one per funder based on Council priority and staff capacity.

3.1 T-Mobile Hometown Grants

- **Night-Sky Trail™ Pilot:** 18 Solar Gems lights, ADA trail segment & QR way-finding at Sunset Park.
- **Pop-Up Civic Green Wi-Fi Plaza:** temporary shade sails, Solar Gems, outdoor Wi-Fi at City Hall forecourt.

3.2 St David’s Foundation Rolling Grants

- **Shade & Fitness Nodes on Sunset Park Trail:** shade structures, benches, water-filler, fitness stations.
- **Mobile Wellness Screenings at Community Events:** quarterly pop-up clinics at park festivals.

3.3 Walmart Spark Good Local Grants

- **Trailhead Little Free Pantry + Native Plant Demo.**
- **Reflective Safety Bollards at Middle-School Crossing.**

3.4 American Trails – Trail Fund

- **ADA Surfacing Upgrade for Sunset Park Spur.**
- **Trail Crew Mini-Tool Cache & Volunteer Training.**

3.5 America Walks – Community Change Micro-Grant

- **Rainbow Crosswalk & Walk-Audit Day.**
- **Tactical “Slow Street” Kit near Sunset Park.**

4. Action Plan (June – July 2026)

Date	Task	Notes
14 Jun	Draft T-Mobile narrative & visuals	Use Sunset Park survey quotes.
17 Jun	Virtual meeting with St David’s program officer	Confirm eligibility; refine budget.
20 Jun	Collect walk-audit photos & resident commitments	Supports America Walks app.
28 Jun	Submit American Trails application	Include volunteer letters.
30 Jun	File T-Mobile application (Summer cycle)	Confirm letters of support uploaded.
30 Jun	Online Walmart Spark Good submission	Request \$4 k for bollards/pantry.
12 Jul	Submit America Walks micro-grant	Attach photos & survey results.

5. Resource Needs

- Graphic support for rendering Night-Sky Trail visuals.

Prepared 2 June 2026.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 18, 2026

SUBMITTED BY: Charles West, City Manager

SUBJECT: Discussion regarding the Rules of Procedure and agenda preparation/formatting practices.

BACKGROUND: In light of recent discussions regarding agenda preparation and the placement of items on agendas, this item is being added to allow the City Council to discuss whether it would like to adopt a formal policy governing agendas, the calling of meetings, and the format and information required for all agendas. Such a policy could also help ensure consistency and continuity among all City boards and commissions.

FINANCIAL IMPACT: None

ATTACHMENTS:

[2026-05-28-Lago_Vista_Ordinance_Adopting_Rules_of_Procedure.docx](#)
[2026-04-29-Best Practice Agenda Template.docx](#)

ORDINANCE NO. 26-05-07-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, ADOPTING RULES OF PROCEDURE FOR THE CITY COUNCIL, BOARDS, AND COMMISSIONS; AMENDING AND RESTATING THE CITY'S RULES OF PROCEDURE; PROVIDING FINDINGS OF FACT; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING SEVERABILITY; PROVIDING PUBLICATION; PROVIDING AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista, Texas is a home-rule municipality operating under the laws of the State of Texas and the City Charter; and

WHEREAS Texas Local Government Code Section 51.001 authorizes the governing body of a municipality to adopt, publish, amend, or repeal an ordinance, rule, or police regulation for the good government, peace, or order of the municipality and as necessary or proper for carrying out a power granted by law; and

WHEREAS, Article III, Section 3.13 of the Charter of the City of Lago Vista, Texas provides for the establishment of procedures for conducting City Council meetings by ordinance; and

WHEREAS the City Council desires to adopt updated Rules of Procedure applicable to the City Council, boards, and commissions in order to provide a fair, efficient, transparent, orderly, and legally grounded framework for conducting public meetings; and

WHEREAS the Rules of Procedure attached to this Ordinance as Exhibit A are intended to operate in harmony with Chapter 551, Texas Government Code, the City Charter, and all other applicable law; and

WHEREAS, the City Council finds that adoption of this Ordinance and the attached Rules of Procedure is necessary and proper for the good government, peace, and order of the City.

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

SECTION 1. FINDINGS OF FACT.

The foregoing recitals are hereby found to be true and correct legislative and factual findings of the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. ADOPTION; AMENDMENT AND RESTATEMENT OF RULES OF PROCEDURE.

The City Council hereby adopts the Rules of Procedure attached to this Ordinance as Exhibit A and incorporated herein for all purposes. Chapter 1, General Provisions, Article 1.300, City Council, Division 3, Meetings, Section 1.331, City Council Meetings, of the Lago Vista Code of Ordinances is amended and restated to provide that the Rules of Procedure for the City Council, boards, and commissions shall be the Rules attached as Exhibit A. Any prior rules of procedure, policies, or procedural provisions previously adopted or incorporated by ordinance are superseded to the extent they conflict with Exhibit A.

SECTION 3. APPLICATION.

The Rules of Procedure adopted by this Ordinance apply to the City Council and to City boards and commissions to the extent stated in Exhibit A and to the extent consistent with state law, the City Charter, and any enabling ordinance or resolution applicable to a particular board or commission.

SECTION 4. REPEALER.

All ordinances, resolutions, rules, policies, or parts thereof in conflict with this Ordinance or Exhibit A are repealed only to the extent of the conflict. No repeal of any prior ordinance or provision shall affect any accrued right, pending matter, prior action, or prior proceeding unless expressly stated herein.

SECTION 5. SAVINGS CLAUSE.

The adoption of this Ordinance shall not affect, impair, or invalidate any action taken, vote cast, meeting held, appointment made, notice posted, or proceeding conducted before the effective date of this Ordinance. Any such action or proceeding shall remain valid to the extent it was valid under the rules and law in effect at the time.

SECTION 6. NO PENALTY CREATED.

This Ordinance establishes and adopts procedural rules for the conduct of City meetings. It does not create a criminal offense, civil penalty, fine, forfeiture, or other punitive sanction.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance or the Rules of Procedure adopted by this Ordinance is held to be unconstitutional, illegal, invalid, or unenforceable by a court of competent jurisdiction, the remaining portions shall remain in full force and effect. The City Council declares that it would have passed this Ordinance and each portion hereof irrespective of the fact that any one or more portions may be declared invalid.

SECTION 8. PUBLICATION.

The City Secretary is authorized and directed to publish the caption of this Ordinance or the Ordinance in the manner required by law and the City Charter, and to file this Ordinance and Exhibit A in the official records of the City.

SECTION 9. PROPER NOTICE AND OPEN MEETINGS.

The City Council finds and determines that the meeting at which this Ordinance was adopted was open to the public and that public notice of the date, hour, place, and subject of the meeting was given as required by Chapter 551, Texas Government Code, and any other applicable law. All deliberations and votes on this Ordinance occurred in open session except to the extent a closed session was authorized by law.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect after passage and approval, and publication if required by law and the City Charter.

PASSED AND APPROVED on this 7 day of May, 2026.

CITY OF LAGO VISTA, TEXAS

Shane Saum, Mayor

ATTEST:

Robin Smith, City Secretary

APPROVED AS TO FORM:

City Attorney’s Office

Exhibit A

Rules of Procedure

City Council, Boards, and Commissions of the City of Lago Vista, Texas

These Rules are intended to provide the City Council, boards, and commissions with a clear, concise, and legally grounded framework for conducting meetings in a manner that is orderly, transparent, and accessible to the public.

Article 1. Authority, Purpose, and Scope

1.01 Authority. These Rules are adopted pursuant to Article III, Section 3.13 of the Charter of the City of Lago Vista, Texas, and in harmony with Chapter 551, Texas Government Code, and other applicable law.

1.02 Purpose. The purpose of these Rules is to provide a fair, efficient, and transparent process for conducting meetings of the City Council, boards, and commissions, preserving meaningful public participation, and reducing unnecessary procedural complexity.

1.03 Scope. These Rules apply to meetings of the City Council and to meetings of all City boards and commissions unless a specific state-law requirement or an enabling ordinance or resolution for a particular body provides otherwise. In these Rules, “covered body” means the City Council or a City board or commission, as applicable.

1.04 Controlling law. If these Rules conflict with federal law, state law, or the City Charter, the higher authority controls. These Rules shall be interpreted to favor compliance with open-government requirements and the orderly transaction of public business.

1.05 Annual review and amendment. The Council should review these Rules after each general City election. These Rules may be amended by ordinance at a properly posted meeting.

Article 2. Meetings, Notice, and Quorum

2.01 Regular meetings. Regular meetings shall be held at the times and dates established by Council resolution or by the ordinance, resolution, or posted schedule applicable to the covered body.

2.02 Special meetings. Special meetings may be called by the Mayor for Council meetings and by the chair or as otherwise authorized by the enabling ordinance, resolution, or other applicable law for a board or commission.

2.03 Emergency meetings. Emergency meetings or meetings called for urgent public necessity may be held and posted only as permitted by Chapter 551, Texas Government Code.

2.04 Work sessions. A covered body may conduct work sessions or workshops as open meetings or as part of a regular meeting agenda. No final action shall be taken unless the item is properly posted for action. Public comment rights on posted items are preserved.

2.05 Notice and agenda. The City Secretary or designee shall post notice of each meeting in the form, manner, and time required by law. The notice shall clearly identify the date, hour, place, and subjects to be considered. A covered body shall not deliberate or act on matters not properly posted except as authorized by law.

2.06 Open meetings. All meetings of a covered body shall be open to the public except when a closed meeting is expressly authorized by law.

2.07 Executive session. Before convening in executive session, a covered body shall first convene in open meeting, announce the applicable legal authority, and limit the closed discussion to the posted subject. Final action, decision, or vote shall occur only in an open meeting.

2.08 Accessibility. Meetings shall be held in locations accessible to the public and in a manner consistent with applicable accessibility laws.

2.09 Quorum. For the City Council, the quorum requirements of Charter Section 3.12 apply. For a board or commission, a quorum consists of a majority of the members of that body unless a different quorum is established by applicable law, ordinance, or resolution. Less than a quorum may adjourn a meeting, and the Council may canvass an election, as permitted by the Charter or state law.

Article 3. Presiding Officer and Order of Business

3.01 Presiding officer. The Mayor presides at Council meetings. In the Mayor's absence, the Mayor Pro Tem presides. At meetings of a board or commission, the chair presides; in the chair's absence, the vice-chair or another member designated by the body presides. The presiding officer shall preserve order, recognize speakers, apply these Rules, and facilitate fair and efficient discussion.

3.02 Standard order of business. Unless modified for a particular agenda, the usual order of business should be: call to order and announcement of quorum; invocation and pledges, when included; announcements or reports about items of community interest, when permitted by law; citizen communications; consent agenda; business and action items; future agenda requests and member reports; executive session, if any; action on executive-session items, if any; and adjournment. The presiding officer may adjust the order of items for efficiency unless prohibited by law or unless the covered body directs otherwise.

3.03 Standard agenda-item process. Unless the covered body directs a different sequence for a particular item, business items should proceed in this order: staff presentation, questions from members of the covered body to staff, public comment on the item, deliberation by the covered body, motion, and vote. Staff presentations should be concise and focused on the decision before the covered body.

3.04 Consent agenda. Routine items may be placed on the consent agenda and acted on by one motion. Any member of the covered body may remove an item from the consent agenda for separate consideration without debate.

3.05 Future agenda requests and member reports. During the designated agenda item, a member of the covered body may request that a matter be placed on a future agenda or may provide a brief report about an item of community interest as permitted by law. No deliberation or action shall occur on the request or report unless the matter is separately posted.

Article 4. Public Participation

4.01 Citizen communications on non-agenda items. A citizen communications agenda item should ordinarily be included on open meeting agendas of each covered body to receive comments on matters within the City's or the body's jurisdiction that are not otherwise posted for action. The covered body may briefly respond as permitted by law, including by requesting clarification, referring the matter to staff, or requesting a future agenda item. The covered body shall not deliberate or take action on a non-posted matter except as authorized by law.

4.02 Comment on agenda items. Any member of the public who wishes to address a covered body on a posted agenda item at an open meeting shall be allowed to do so before or during the covered body's consideration of the item and before the covered body votes on the item.

4.03 Public hearings. Any person present at a public hearing who requests in writing to be heard on the subject of the hearing shall be allowed to address the covered body before the hearing is closed.

4.04 Sign-in and time limits. The City may use speaker cards or other written sign-in procedures. Unless adjusted by the presiding officer for the orderly conduct of the meeting, each speaker shall be allowed three minutes. The presiding officer may apply reasonable, content-neutral time, place, and manner rules which shall apply equally to all speakers.

4.05 Responses to speakers. Members of the covered body may ask clarifying questions of a speaker or of staff. Substantive debate among members shall occur only on posted agenda items.

4.06 Public conduct. Speakers shall address the covered body as a body and shall observe reasonable rules of decorum. Disruptive conduct that materially interferes with the meeting is not permitted. The presiding officer may issue warnings and take reasonable steps to maintain order.

Article 5. Member Discussion, Motions, and Voting

5.01 Recognition and relevance. A member of a covered body shall speak after being recognized by the presiding officer. Discussion should remain germane to the posted item or motion under consideration. To promote orderly discussion, each member should have an opportunity to speak once before any member speaks a second time on the same motion or item.

5.02 Motions. Action by a covered body shall be taken by motion and vote. A motion should receive a second before debate and vote. The presiding officer may restate a motion for clarity before the vote.

5.03 Amendments and parliamentary guidance. A motion may be amended by motion and vote. On questions of procedure not addressed in these Rules, Rosenberg's Rules of Order shall serve as the primary parliamentary guide, provided that federal law, state law, the City Charter, these Rules, and any enabling ordinance or resolution applicable to the covered body shall control over Rosenberg's Rules.

The presiding officer shall decide procedural questions in the first instance, subject to appeal under Section 5.06.

5.04 Voting. Members present shall vote and have their votes recorded on every action requiring a vote unless abstention is required or permitted by the Charter, other applicable law, or the City's ethics rules. For the City Council, no action is adopted unless approved in open meeting with a quorum present, by a majority of the members present and voting, and with not fewer than three affirmative votes. For a board or commission, action is adopted by the vote required by applicable law or the body's enabling ordinance or resolution; if no different rule applies, action is adopted by a majority of the members present and voting with a quorum present.

5.05 Conflicts of interest and abstentions. A member of a covered body shall disclose and abstain when required by the Charter, state law, or the City's ethics rules. When a member abstains, the reason shall be reflected in the minutes to the extent required by law.

5.06 Appeal of the chair. A ruling by the presiding officer on a procedural issue may be appealed to the covered body. The covered body shall decide the appeal by vote, subject to applicable voting requirements.

Article 6. Minutes, Records, and Administration

6.01 Minutes and records. The City Secretary, recording secretary, or staff liaison designated for the covered body shall maintain minutes and other meeting records as required by the Charter, applicable ordinances or resolutions, and Chapter 551, Texas Government Code. The minutes shall record the substance required by law, the action taken, and the vote of each member on every action requiring a vote.

6.02 Executive-session records. Certified agendas and other records of executive sessions shall be created, preserved, and disclosed only as provided by law.

6.03 Use of technology. Audio, video, videoconference, or other meeting technology may be used by a covered body only as permitted by state law and in a manner that protects public access and the integrity of the meeting.

6.04 Interpretation. These Rules shall be interpreted to promote compliance with the Charter and state law, meaningful public participation, and efficient conduct of business by covered bodies.

6.05 Severability. If any provision of these Rules is held invalid, the remaining provisions remain in effect.

Texas City Council Agenda Template — Best Practice Format

Use this as a starting point and have the city attorney align it with the city charter, adopted rules of procedure, and any special statutes for budget, tax-rate, zoning, annexation, utility, bond, or election items. The Texas Open Meetings Act does not answer every meeting-procedure question, and other laws or local rules may impose additional requirements. ([Texas Attorney General](#))

NOTICE OF REGULAR MEETING

CITY COUNCIL OF THE CITY OF [CITY], TEXAS

Date: [Day, Month Date, Year]

Time: [Start Time]

Location: [Facility Name, Room, Street Address, City, Texas ZIP]

Livestream / Public Access: [URL or “Not applicable”]

Agenda packet: [URL or location available for inspection]

Posted: [Date and time posted] at [City Hall posting location] and [website, if applicable]

A quorum of the City Council may be present. The meeting will be conducted under the Texas Open Meetings Act. Written notice must state the date, hour, place, and subject of the meeting, and the notice must be sufficient to inform the general public of the subjects to be considered. ([Texas Attorney General](#))

Public Comment: Members of the public may address the City Council on agenda items before or during the Council’s consideration of the item. The City may adopt reasonable time, place, and manner rules. For non-agenda comments, Council responses should be limited to factual information, recitation of existing policy, or placing the matter on a future agenda. ([Texas Attorney General](#))

Accessibility: The meeting location should be open and accessible to the public, including accessibility for individuals with disabilities. ([Texas Attorney General](#))

AGENDA

1. Call to Order

1. Call the meeting to order.
2. Roll call.
3. Determine whether a quorum is present.
4. Announce the time the meeting begins.

2. Invocation, Pledges, and Ceremonial Opening — Optional

1. Invocation or moment of silence.
2. Pledge of Allegiance to the United States flag.
3. Pledge to the Texas flag.

3. Public Comments

A. Public comments on agenda items

Public comments regarding agenda items may be heard before or during consideration of the item.

B. Public comments on non-agenda items

The City Council may receive comments. No deliberation or action may occur on non-posted subjects except as allowed by law.

4. Items of Community Interest / Announcements — No Action

Examples: expressions of thanks, congratulations, condolences, holiday schedules, reminders about upcoming city events, or announcements involving imminent threats to public health and safety arising after the posting of the agenda. No action or discussion of possible action should occur under this section unless the subject is separately posted. ([Texas Attorney General](#))

5. Presentations, Recognitions, and Proclamations — Optional

1. Presentation of [proclamation / recognition].
2. Recognition of [individual, group, department, or event].
3. Staff presentation regarding [specific subject], for informational purposes only.

6. Consent Agenda

All consent items should be listed separately. The Council may approve consent items by one motion unless an item is removed for separate discussion or action.

1. Consider approval of the minutes of the [date] regular City Council meeting.
2. Consider approval of the minutes of the [date] special City Council meeting.
3. Consider approval of Resolution No. [____], authorizing [specific contract, purchase, grant, interlocal agreement, appointment, or other routine item].
4. Consider approval of [specific plat, bid award, renewal, purchase, or administrative item].

Best practice: Avoid vague descriptions such as “old business,” “new business,” “other business,” “personnel,” or “litigation matters.” TML notes those types of descriptions may be insufficient; the more important the subject is to the community, the more specific the agenda item should be.

7. Public Hearings

Use this format for each hearing. Check special statutory notice requirements for zoning, budget, tax-rate, annexation, assessments, franchises, utilities, and similar items.

7.1 Public hearing and action regarding [specific subject].

1. Staff presentation.
2. Applicant presentation, if applicable.
3. Open public hearing.
4. Receive public testimony.
5. Close public hearing.
6. Consider, discuss, and take action on [ordinance/resolution/motion], regarding [specific subject].

8. Ordinances and Resolutions

Use action-oriented wording so the public can tell what may happen.

1. Consider, discuss, and take action on Ordinance No. [____], amending Chapter [__] of the Code of Ordinances regarding [specific subject].
2. Consider, discuss, and take action on Resolution No. [], authorizing the City Manager to execute [specific agreement] with [party] for [purpose], in an amount not to exceed [\$].
3. Consider, discuss, and take action on the first reading of Ordinance No. [____], regarding [specific subject].
4. Consider, discuss, and take action on the second and final reading of Ordinance No. [____], regarding [specific subject].

9. Regular Agenda / Individual Consideration Items

1. Consider, discuss, and take action regarding [specific policy, project, contract, appointment, acquisition, expenditure, or direction to staff].
2. Receive staff report, discuss, and provide direction regarding [specific subject].
3. Consider appointments to [board/commission], specifically [seat numbers, terms, or positions].
4. Consider, discuss, and take action on [specific budget amendment, capital project, rate, fee, plan, or program].

Best practice: If action may be taken, say so consistently. TML cautions that a city's prior practice can matter; for example, if previous agendas stated when action might be taken, a "discussion" item may create a notice issue if action is taken.

10. Budget Items — Use When Applicable (*Work Session Items*)

If the Council will discuss or adopt the budget, include this notice block:

Budget Notice: The proposed budget is available at [homepage URL] and/or a physical copy is available at [location]. This agenda includes or is accompanied by the required taxpayer impact statement comparing the property tax bill for the median-valued homestead property for the current fiscal year with the estimated bill for the upcoming fiscal year under the proposed budget and under a no-new-revenue-rate funded budget, as applicable.

Texas law now requires additional budget materials when a governmental body will discuss or adopt its budget: a physical copy of the proposed budget unless it is clearly accessible on the homepage, plus the taxpayer impact statement described in the statute. ([Texas Attorney General](#))

11. Executive Session / Closed Meeting — Use Only When Authorized

The City Council may convene in closed session as authorized by the Texas Open Meetings Act to deliberate the following posted subjects:

1. Consultation with Attorney — Tex. Gov't Code § 551.071
Consultation with the City Attorney regarding [specific litigation, legal issue, settlement, claim, contract legal issue, or matter requiring confidential attorney advice].
2. Real Property — Tex. Gov't Code § 551.072
Deliberation regarding the purchase, exchange, lease, or value of real property located at or generally described as [specific location or project], if deliberation in open session would have a detrimental effect on the City's negotiating position.
3. Personnel Matters — Tex. Gov't Code § 551.074
Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of [specific officer/employee position], or to hear a complaint or charge against [specific officer/employee position].
4. Economic Development Negotiations — Tex. Gov't Code § 551.087
Deliberation regarding economic development negotiations with [business prospect/project name if appropriate] concerning [specific project or incentive issue].

Before going into closed session, the Council must first convene in open session, and the presiding officer must announce that a closed meeting will be held and identify the statutory section or sections authorizing it. Final action, decision, or vote on a matter deliberated in closed session must occur in open session. ([Texas Attorney General](#))

12. Reconvene Into Open Session and Action, If Any

Reconvene into open session. Consider and take action, if any, on items discussed in executive session.

13. City Manager / Staff Reports — No Action Unless Specifically Posted

1. City Manager report regarding [specific subject].
2. Department update regarding [specific project/program].
3. Financial report for [month/quarter].
4. Capital improvement project update regarding [project name].

14. Mayor and Council Member Reports / Future Agenda Items

1. Reports on items of community interest.
2. Requests for future agenda items, subject to the City's agenda-setting policy.
3. Council liaison reports for [boards/commissions], if limited to reports and no action.

Texas law does not specify how every agenda-setting procedure must work, and cities may adopt agenda-setting policies consistent with applicable law and local rules.

15. Adjourn

Adjourn the meeting at [time].

Certification of Posting

I certify that this agenda was posted at [City Hall posting location], [City, Texas], and on the City's website, if required, on [date] at [time], and remained posted as required by the Texas Open Meetings Act.

Signed: _____

Name: [City Secretary / Authorized Posting Official]

Title: [Title]

Date/Time: [Date and time]

Posting Checklist for Texas Municipalities

For a regular or called city council meeting, post the notice for at least three business days before the scheduled date of the meeting, unless a specific exception applies. The notice must be posted at a place readily accessible to the public, and a municipal governing body must post notice on a physical or electronic bulletin board convenient to the public in city hall. Municipalities that maintain a website must also concurrently post the meeting notice and agenda on the website. ([Texas Attorney General](#))

Keep minutes or make a recording of each open meeting. Minutes must state the subject of each deliberation and indicate each vote, order, decision, or other action taken, and open-meeting minutes and recordings are public records. ([Texas Attorney General](#))

For executive sessions, keep a certified agenda or recording unless the closed session is a private consultation with the attorney under § 551.071, preserve it for at least two years, and treat it as confidential unless a court orders disclosure. ([Texas Attorney General](#))