

Bastrop, TX City Council Meeting Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



November 27, 2018 at 6:30 P.M.

City of Bastrop City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

PLEASE NOTE: ANYONE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE CARD TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING.

1. CALL TO ORDER

- 2. PLEDGE OF ALLEGIANCE** – Courtney Adams And Shayla Todee, National Junior Honor Society, Bastrop Middle School

TEXAS PLEDGE OF ALLEGIANCE

Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

- 3. INVOCATION** – Pastor Bob Long, Police Chaplain

4. PRESENTATIONS

- 4A.** Proclamation of the City Council of the City of Bastrop, recognizing November 27, 2018 as Boy Scout of America Eagle Award Recipient Mikey Bowlin Day.
- 4B.** Mayor's Report
- 4C.** Councilmembers' Report
- 4D.** City Manager's Report
-

- 4E. Receive presentation regarding Bird City Designation by the Audubon Society.
- 4F. Presentation of the 2018 Texas Downtown Association's "Spirit of Downtown" Presidents Award.

5. WORK SESSION/BRIEFINGS - NONE

6. STAFF AND BOARD REPORTS

- 6A. Receive presentation from Brian LaFoy of Kimley-Horn on the status of the Old Iron Bridge inspection.
- 6B. Receive Monthly Report from Visit Bastrop.
- 6C. Receive Monthly Development Update.

7. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the start of the Council meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Staff for research and possible future action.

To address the Council concerning any item on the agenda, please submit a fully completed request card to the City Secretary prior to the start of the Council meeting.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.

8. CONSENT AGENDA

The following may be acted upon in one motion. A Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 8A. Consider action to approve City Council minutes from the November 13, 2018 regular meeting and November 15, 2018 special meeting.
- 8B. Consider action to approve Resolution No. R-2018-111 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3F Final Plat, being 1.758 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the extension of Trailside Lane, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

8C. Consider action to approve the second reading of Ordinance No. 2018-33 of the City Council of the City of Bastrop, Texas, granting a Conditional Use Permit to allow a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, an area zoned A/OS, Agricultural/Open Space, within the city limits of Bastrop, Texas; as shown in Exhibits A and B; setting out conditions; including a severability clause; establishing an effective date.

8D. Consider action to approve the second reading of Ordinance 2018-31 amending the budget for the Fiscal Year 2019 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit "A"; repealing all prior ordinances and actions in conflict herewith; and providing for an effective date.

9. ITEMS FOR INDIVIDUAL CONSIDERATION

9A. Consider action and approve Resolution No. R-2018-114 of the City Council of the City of Bastrop, Texas, making determinations regarding certain project-specific Exceptions and/or Exemptions as provided by Emergency Ordinance 2018-1, Section 8 (Temporary Moratorium); and Emergency Ordinance 2018-2, Section 7 (Emergency Drainage Application Rules).

9B. Consider approval of Resolution No. R-2018-115 of the City Council of the City of Bastrop, Texas cancelling the December 25, 2018 Council Meeting; establishing a repealing clause; and providing an effective date.

9C. Consider approval of Resolution No. R-2018-116 of the City Council of the City of Bastrop, Texas approving Task Order Number 18-01 between the City of Bastrop, Texas and Strand Associates, Inc. pursuant to Engineering Services Agreement dated October 26, 2018, attached as Exhibit B, in the amount of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) to develop stormwater drainage and floodplain management standards, as attached to this Resolution as Exhibit A; authorizing the City Manager to execute necessary documents; providing for a severability clause; and providing for an effective date.

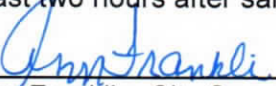
10. EXECUTIVE SESSION

10A. City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of the 1445 Interlocal Agreement between the City of Bastrop and Bastrop County for the review of subdivision applications in the City's extraterritorial jurisdiction.

11. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

12. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Monday, November 19, 2018 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.



Ann Franklin, City Secretary





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4A

TITLE:

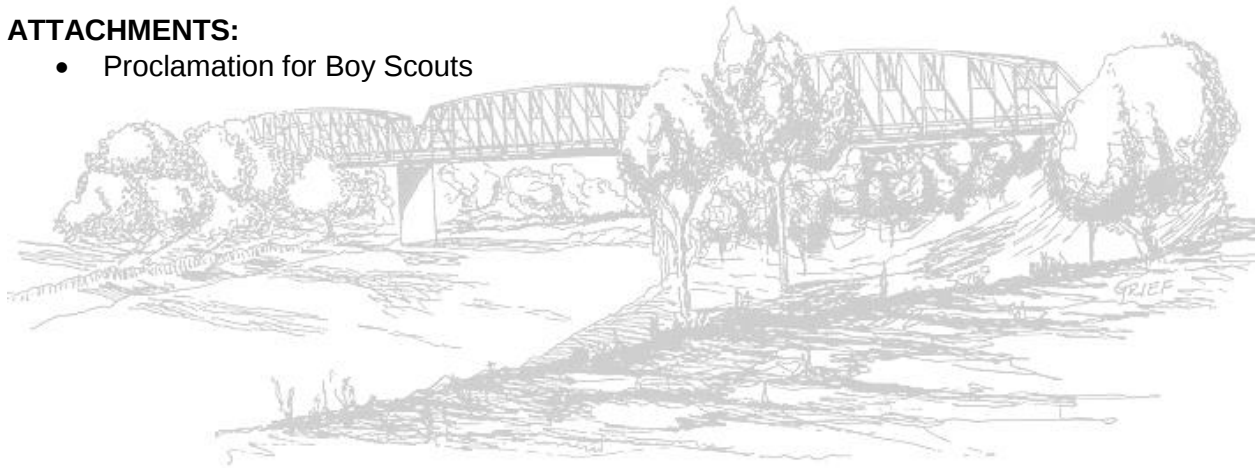
Proclamation of the City Council of the City of Bastrop, recognizing November 27, 2018 as Boy Scout of America Eagle Award Recipient Mikey Bowlin Day.

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

ATTACHMENTS:

- Proclamation for Boy Scouts





PROCLAMATION



WHEREAS, Boy Scouts of America is an amazing leadership development organization for boys to prepare young men to make ethical and moral choices over their lifetime by instilling in them values of the Scout Oath and Law; and

WHEREAS, the Boy Scouts of America (BSA) is one of the largest scouting organizations with more than 2.4 million youth participants and nearly one million adult volunteers; and

WHEREAS, the BSA was founded in 1910, and since then, more than 110 million Americans have been participants in BSA programs at some time; and

WHEREAS, Boy Scouts of America offers every boy a chance to practice a lifetime of leadership, adventure, and success. BSA Capital Area Council in Central Texas has boys experiencing new adventures every single day and teaching leadership skills that will last a life time; and

WHEREAS, the Designation of Eagle Scout is the highest achievement in the Boy Scouting program, which was founded over 100 years ago. Only about 4% of the Boy Scouts are granted this distinguished ranking; and

WHEREAS, by using his values, skills, dedication, and commitment, each boy chooses a worthy community issue that he cares about and creates a plan for a long-lasting project, one that will last after the boy's involvement ends; and

WHEREAS, once achieved, his project shows colleges, employers, and his community that he is changing the world. As an Eagle Award recipient, these boys are part of an elite group of men; and

WHEREAS, Michael Bowlin (Mikey), of Bastrop, Texas, received his Eagle Award on September 9, 2018, for his "All Paths Lead Home" project, which included clearing a brand-new path, building a bridge, and giving a large donation to the only green cemetery for people and pets in Bastrop County. This distinction will follow him throughout his life and will be a beacon to others of the leadership quality and his commitment; and

WHEREAS, Mikey is also active in football, basketball, and track with the local TRIBE Warriors sports organization for homeschooled/private school children in Bastrop County. He was in Cub Scouts for all five (5) years earning everything he possibly could earn and is enjoying his third year as a Boy Scout with almost half of the 136 merit badges earned.

NOW THEREFORE, I, Mayor Connie B. Schroeder, do hereby proclaim November 27th as:

BOY SCOUT OF AMERICA EAGLE AWARD RECIPIENT MIKEY BOWLIN DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Bastrop, Texas to be affixed this 27th day of November 2018.

Connie B. Schroeder, Mayor





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4B

TITLE:

Mayor's Report

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

ATTACHMENTS:

- Power Point Presentation

Mayor's Report
November 27, 2018



Latest Activities

November 5 - 15

Events in 2018: 346



Chamber Luncheon
Bastrop Food Pantry
Hiring Veterans



Gobble Kits



Red White & Blue Banquet
SEVEN WWII Vets!



2nd Annual Boards & Commissions Banquet



Living History
Sister Sarah Collins Rudolph



UPS Store – Writing Contest



General Smith



Hot Rods & Heroes



Planned Events

November 16 – November 27

- November 16 –
 - TML TEDC Training
 - Career Day at Mina Elementary
- November 17 – Men Who Cook (Rotary Club)
- November 22 – Happy Thanksgiving!
- November 24
 - Wassail Fest/Small Business Saturday
 - Christmas Tree Lighting/River of Lights
- November 27 – City Council Meeting



Upcoming Events & City Meetings

- November 29 –
 - Design Code Rodeo (924 Main)
 - Colorado River Collegiate Academy Interview
- November 30 – Design Code Rodeo (924 Main)
- December 1 – Nuncrackers (Bastrop Opera House)
- December 3 – Library Board Meeting
- December 4 – TML Region 10 Meeting
- December 6 – TML Board Meeting
- December 7
 - TML Board Meeting
 - First Friday Art Walk
- December 8 – Christmas Parade
- December 11 – City Council Meeting





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4C

TITLE:

Councilmembers' Report

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

POLICY EXPLANATION:

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STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4D

TITLE:

City Manager's Report

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

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STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4E

TITLE:

Receive presentation regarding Bird City Designation by the Audubon Society.

STAFF REPRESENTATIVE:

Trey Job, Managing Director of Public Works & Leisure Services
Dorothy Skarnulis, Bastrop Parks Board

ATTACHMENT:

Overview of Bird City Program
Power Point Bird City for Cities



Overview

Audubon Texas and Texas Parks & Wildlife Department have announced the launch of a new program that improves native bird habitat and engages residents and elected leaders with habitat management, bird recreation, and bird monitoring. The new “Bird City Texas Program”, sets a new standard for communities to manage wildlife habitat, prevent injuries to birds, and engage and educate their citizens.

The City of Bastrop was one (1) of only 14 cities in the state to receive an invitation to apply for this inaugural Bird City Pilot. Only 3-5 communities will be recognized in the first year. If the City of Bastrop applies, a collaborative body will need to be formed, which develops partnerships within the community, wherein citizens, organizational partners, and governing bodies work together to improve bird conservation activities.

Bird City Texas Certification will be conferred for a three (3) year period, after which communities may seek recertification.

Opportunities

Hosting birding events and festivals in your community can take on a variety of forms. Bird counts, educational workshops, traditional birding festivals, exhibitions, and photography and art competitions can all be events that have the potential to raise awareness for specific species or engaging youth and others. These events can positively impact the nature tourism industry in your community by bringing in individuals from around the state and globe to share in the celebration, while infusing our local economy with tourism dollars.

Financial assistance to meet goals and criteria in the applications, maybe used in the following resources:

- United States Fish and Wildlife Service (USFWS) Partners Program
- Texas Parks Wildlife Department (TPWD) Conservation License Plate Grants
- TPWD Grants and Assistance
- USFWS Urban Bird Treaty Program
- North American Wetlands Conservation Act Grants

How will managing for bird conservation and bird friendly cities have value for Bastrop?

According to Audubon Texas and TPWD, the following are a few of the economic benefits accruing:

- **Increase property values:** Protected habitat, and the birds using it, enhances property values. Texas Tech University researchers found that the presence of birds and green space increased property values as much as \$32,000. More bird species in an area meant higher property values. Even the presence of a single uncommon species yielded higher prices. Researchers in



Massachusetts found that property located even slightly closer to a popular bird-watching spot also generated a significant property value premium.

- **Annual budgetary savings:** Well managed wildlife habitat may result in cost savings. In 2016, the Kittatinny Coalition in Pennsylvania completed a Return on Environment Study for Dauphin County, the source of water for the state capital, Harrisburg. The study showed annual savings for storm water mitigation (\$11.4M saved), nutrient uptake (\$2.0M), groundwater recharge (\$4.0M), pollination (\$2.4M), erosion prevention (\$0.2M), and carbon sequestration (\$0.5M).
- **Overall economic value:** Wetlands, which provide critical habitat for waterfowl and other water birds, provide \$3,273 per acre per year of total economic value via flood control, fishing, water treatment, biodiversity habitat nursery (including wetland dependent birds), climate regulation, hunting, water supply, raw materials, fuel wood, aesthetics, and recreation.
- **Insect and rodent control:** Birds control insect pests and reduce human diseases. Of the 10,000+ species of birds in the world, about 5,700 consume invertebrates. Rodents and insects carry diseases or hosts that transmit illnesses such as plague, malaria, dengue fever, and dozens of others. Insectivorous birds and raptors help keep a number of human diseases in check by consuming the rodents or insects.
- **Tourism value:** Approximately 4.4 million Texans are wildlife viewers, including 2.2 million birdwatchers, and they generate \$1.8 billion dollars in economic impact for Texas.

FAQs

Who can apply to be a Bird City?

Communities of all sizes are encouraged to apply. The boundaries of the community will be defined on the Bird City Texas application. Cities, villages, towns, unincorporated areas, and multiple municipalities that operate closely together can all become Bird "Cities."

Do criteria have to be met before or after an application is submitted?

Recognition is based on what communities have already completed and future commitments. Both are necessary for recognition. In the 2018 application season, communities may count activities that occurred in the 18-month period ending 12/31/2018. In future years, the calendar year of application will be the "year of action." For instance, communities applying in 2019 will only be able to count activities completed or planned in 2019. Once certified, communities must fulfill their commitments as outlined in their three (3) year plan submitted with their application.

What are the annual reporting requirements?

All certified Bird City Texas communities must submit an annual report no later than December 31 each year that specifies the actions completed during that calendar year. The annual report is a pared down, simplified report that communicates how a community fulfilled their commitments. Communities will



indicate the criteria completed in a checklist. Brief narratives and supporting materials can also be submitted to supplement the report checklist as the community and Bird City Texas team see fit.

Can actions or events completed by non-governmental entities count toward meeting the criteria?

Yes! Local governments form partnerships with community organizations, schools, and local businesses to meet the Bird City Texas goals.

What recognition do certified communities receive?

Certified Bird City Texas communities will receive the following:

- **"Certified Bird City" designation:** For community use in promotion, application for grants, etc.
- **Promotion and recognition:** On TPWD and Audubon Texas websites, social media, email communication, e-newsletters, and press releases.
- **Bird City Texas Community Event:** A representative from TPWD or Audubon Texas will attend your community's Bird City Texas recognition event and will promote event through press releases and social media.
- **Inclusion in State-wide Bird City Texas Workshop:** To be held at least once every three (3) years, workshops will feature panel discussions with certified communities and expert speakers highlighting urban bird conservation.
- **Use of Program Logos:** A digital copy of the Bird City Texas logo will be provided to all certified communities for use on their websites, publications, social media, etc.
- **Bird City Texas certification materials:** For display in the community.

Bird City Texas



Kelly Simon
Urban Wildlife Biologist
Texas Parks and Wildlife

Why a community certification program?

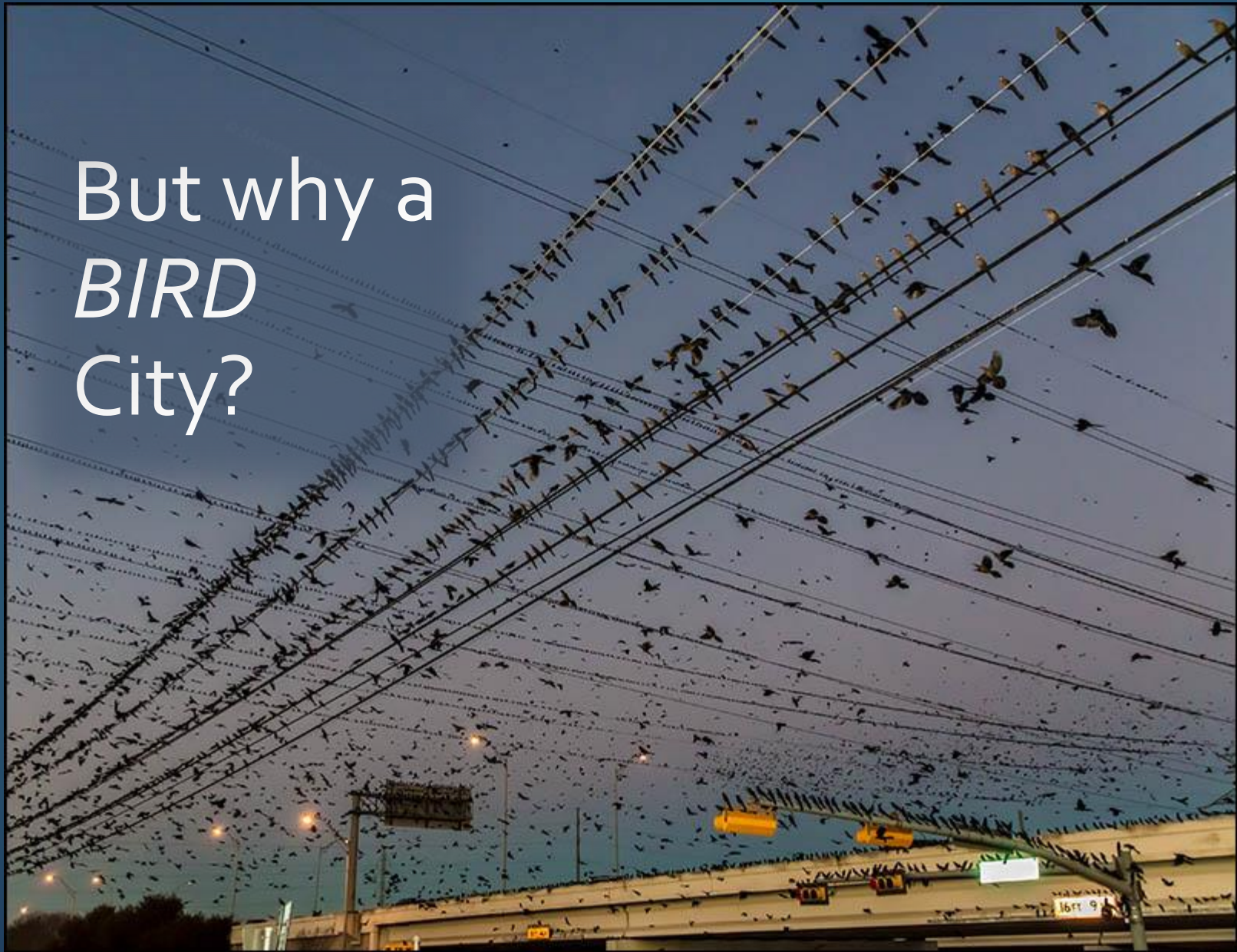


- Texas Wildscapes
 - Education
 - Recognition
 - Native Plant industry
- No multi-property certification option

But why a
BIRD
City?

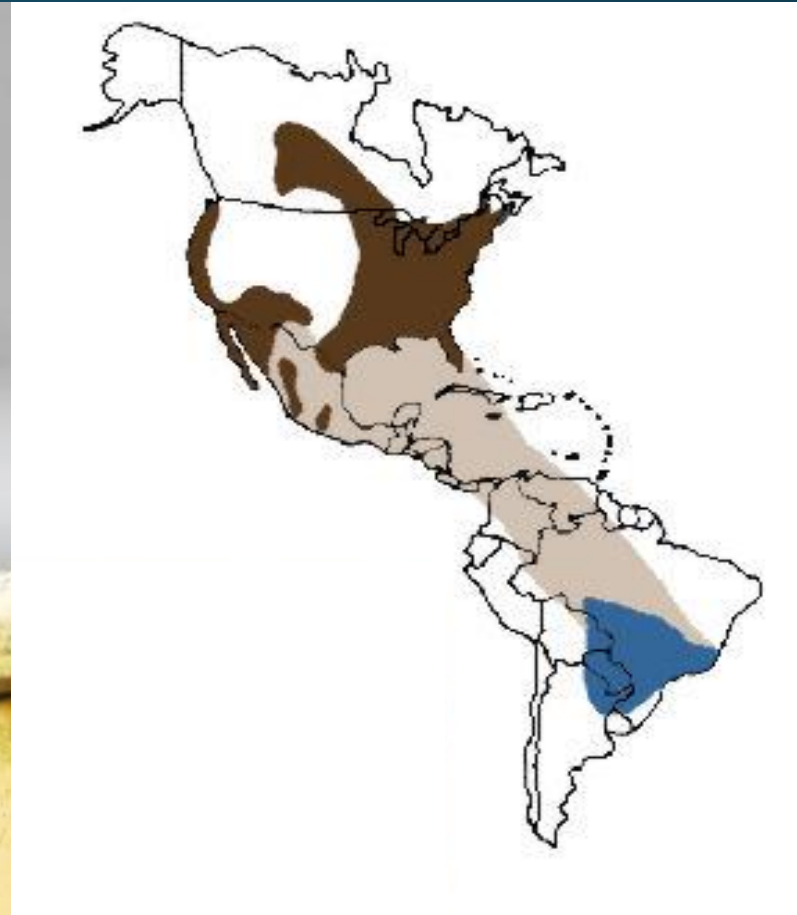


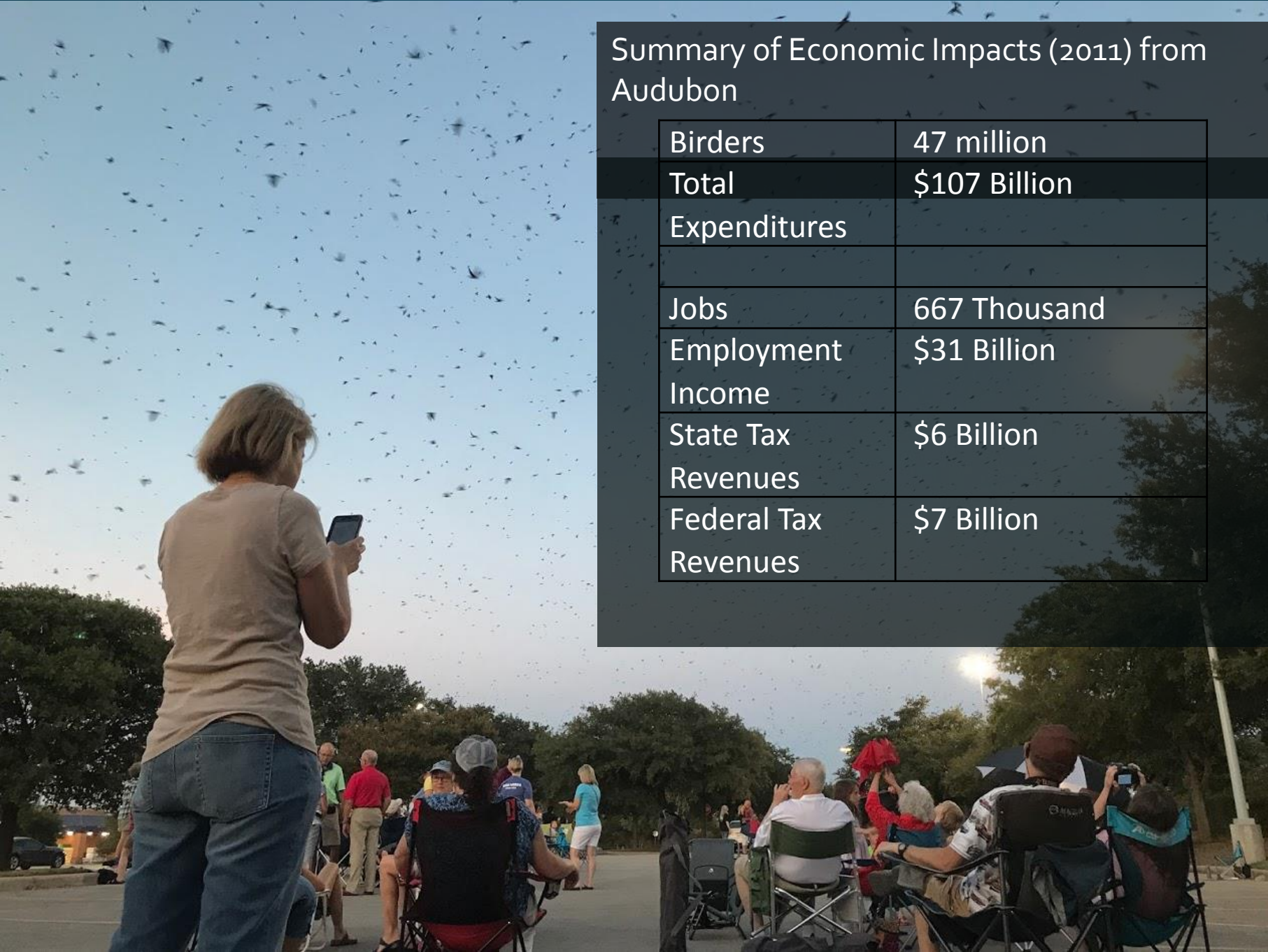
But why a
BIRD
City?



© Steven Schwartzman

Purple Martin



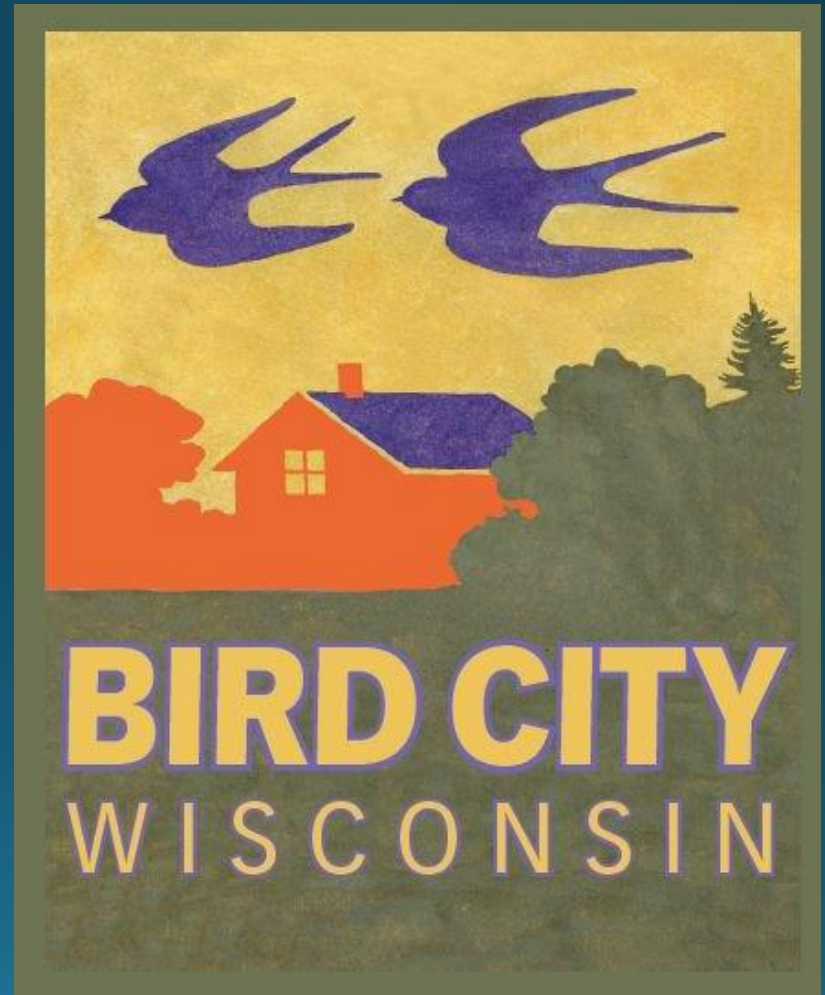


Summary of Economic Impacts (2011) from Audubon

Birders	47 million
Total	\$107 Billion
Expenditures	
Jobs	667 Thousand
Employment	\$31 Billion
Income	
State Tax	\$6 Billion
Revenues	
Federal Tax	\$7 Billion
Revenues	

Bird City Example:

- Launched in 2010
- Coalition of local Wisconsin conservation and birding organizations
- Goals:
 - Municipal participation
 - Recognition
 - Habitat
 - Education/Outreach
 - Threat Reduction



Community Recognition



Bird City Wisconsin Tops the Century Mark

The number 101 is a frequent target when a writer is trying to compile an impressive list – surely it has not been long since you last saw “101 Ways to ...”. 101 also describes a list that speaks volumes about the people of Wisconsin: it is the number of Bird City Wisconsin communities following the recognition Osceola (100) and Sturgeon Bay (101). Bird City welcomes...

[Read more...](#)



High Flyer

Name: Town of Manitowish Waters
Joined Bird City: 2010
Population: 646
Incorporated: 1939
Area: 36.4 mi²
Online:

[Town of Manitowish Waters](#)

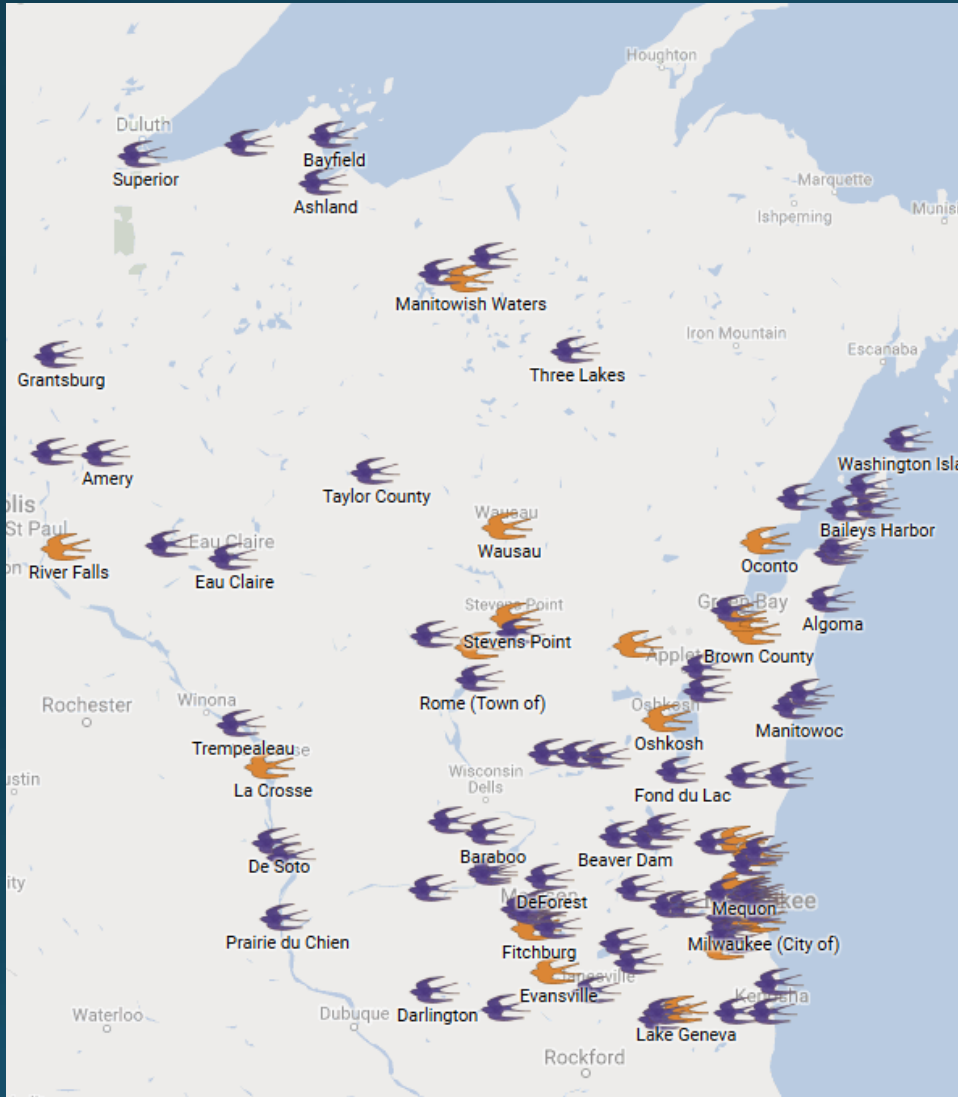


To get involved in Bird City Manitowish Waters, please email us at birdcitywisconsin@gmail.com.

Application Highlights

CATEGORY 1: CREATION AND PROTECTION OF HABITAT

A. Demonstrate with an attachment that your community is in compliance with Wisconsin's "Smart Growth" law for land use planning and resource management.

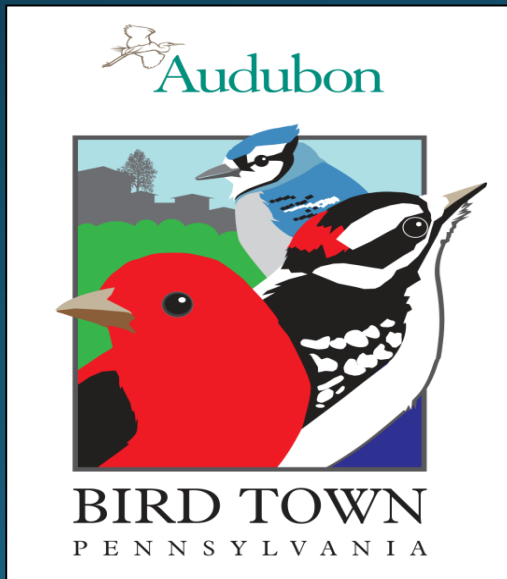
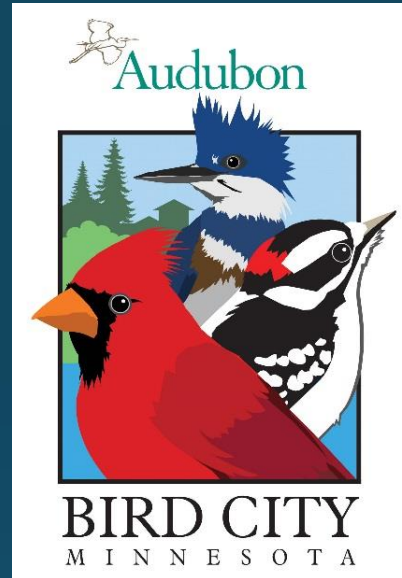


Program Success

- 107 Bird City Communities
- 20 High Flyers
- Representing over 2.5 million people
- 100% retention rate
- About 1,200 bird conservation actions annually
- Building community partnerships

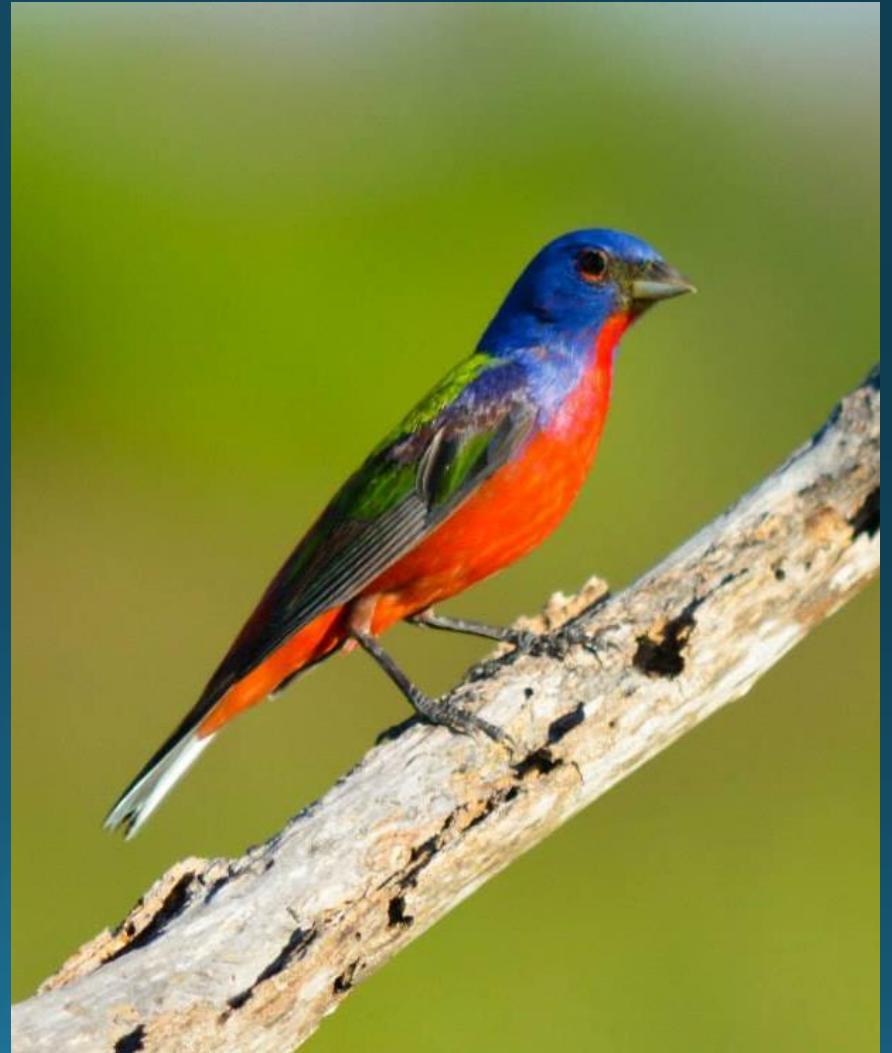
Similar Programs

- Bird Town Pennsylvania
- Bird Town Indiana
- Bird City Minnesota
- Bird-friendly Iowa



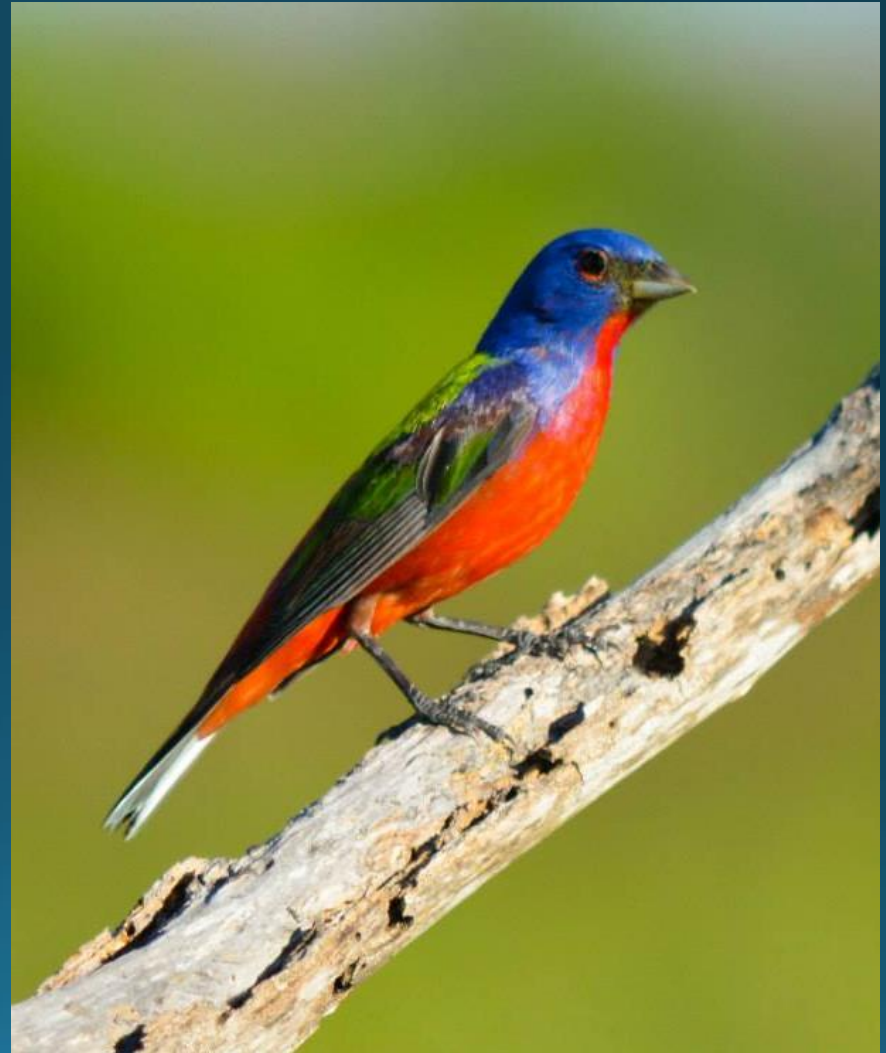
Overview: *Bird City Texas*

- Cooperative recognition: Texas Parks and Wildlife & Audubon Texas
- Launch: 2018-2019
- 2018-19 Limited to invitation-only
- Applications: 10/15/18-12/31/18



Overview: *Bird City Texas*

- 6 actions for *all* prospective Bird Cities
- Minimum 4-5 criteria from each category:
 - Community Engagement
 - Habitat Enhancement and Protection
 - Creating Safer Spaces for Birds
- Optional “High Flyers” Distinguished Recognition
 - Additional criteria, same categories



Examples

Common for all

- Resolution: International Migratory Bird Day
- Demonstration bird-friendly native landscape
- Promote dark sky lighting
- Promote the use of native plants in landscaping



Examples (continued)

1. Community Engagement

- Long term bird monitoring
- Bird education signs in natural areas
- Workshops on birds, wildlife, habitat...



Examples (continued)

2. Habitat Enhancement

- Habitat management plan for public lands
- Acquire, preserve, or modify habitat for birds, wildlife
- Native plant list for use by all new developments
- Invasive plant species removal



Examples (continued)

3. Creating Safer Spaces for Birds

- Prohibit the formation of feral animal colonies near parks and natural areas
- Design or retrofit public buildings to reduce bird collisions
- Participate in National Lights Out during Spring and Fall migration



Examples (continued)

“High Flyer” Distinction

- Create public Wildscape in a low-income / underserved community
- Community planning charrette to improve bird conservation within the community
- 1 golf course certified as an Audubon Certified Cooperative Sanctuary
- Public buildings have LEED certification including Bird Collision Deterrence credit



Proposed Recognition



- Pride of accomplishment!
- In-person award presentation
- Recognition on Audubon & TPWD social media, website, & press release
- Bird City Texas street signs, flag/banner
- A recognition plaque suitable for display at the municipal center.
- Electronic copy of logo
- Hosting a Bird City Texas workshop

Timeline

- 2018: Year of Action
- 2019: Year of Certification (application submitted)
- 2020: 1st year of Commitment
- 2021: 2nd Year of Commitment
- 2022: 3rd Year of Commitment (recertification application submitted)



Imagine Bastrop...

- A leader in the “Bird City Texas” program, with statewide recognition,
- Promoting clean, profitable, compatible nature tourism,
- Enhancing natural beauty *AND* supporting local business.



Questions?



Kelly Simon
Kelly.simon@tpwd.Texas.gov
Urban Wildlife Biologist
Texas Parks and Wildlife



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 4F

TITLE:

Presentation of the 2018 Texas Downtown Association's "Spirit of Downtown" President's Award.

STAFF REPRESENTATIVE:

Sarah E. O'Brien, Hospitality & Downtown Director

BACKGROUND/HISTORY:

Finalists for the 2018 Texas Downtown Association (TDA) President's Awards Program were selected in September of this year. The awards program recognizes outstanding projects, places, and people of Texas downtowns and is sponsored by TDA. TDA was established in 1985 to connect and serve communities that are committed to downtown vitality. The membership organization is an independent, statewide nonprofit that represents cities and towns of all sizes, economic development corporations, chambers of commerce, local organizations, small businesses, and individuals.

There were 111 entries submitted in 11 different categories from communities across the state. Judges reviewed entries online and then met in person to make their final selection of award finalists and winners. The panel included: Britin Bostick, Stewardship Strategies; Ken Johnson, Michael Hsu Office of Architecture; Julie Kunkle, Austin Monthly; Lisa O'Neill, Breakaway Public Relations; and David Teel, Texas Tourism Industry Association.

Winners were announced on November 7th at the Awards Gala held in conjunction with the 2018 Texas Downtown Conference in Corpus Christi, Texas. City Manager Lynda Humble and Hospitality and Downtown Director Sarah O'Brien were in attendance to accept the award which was given in recognition of the community's efforts for the Small Business Revolution. The "revolution" brought Bastrop to the forefront of Texans' minds, rallied Bastropians, engaged community and regional partners, developed new media relationships, and generated a culture of #hashtag usage in our community. City staff created 43 original videos, which garnered 158,204 views and reached over 3 million people on the City's social media channels. We hosted over 13 special events in less than 60 days. Staff estimates that the 100's upon 100's of volunteer hours donated by our community members are valued at \$35,800. The efforts also garnered 54 media stories with over 14,794,286 impressions totaling over \$253,511 in media value.

Tonight, the award is being presented to City Council and the community at large. For more information about the TDA President's Awards or other programs of the Texas Downtown Association, please visit www.texasdowntown.org.

ATTACHMENTS:

- PowerPoint Slide

THE #MYBASTROP REVOLUTION

Brought Bastrop to the forefront of Texan's minds.

Rallied Bastropians and the state.

Engaged community & regional partners.

Developed media relationships.

Generated a culture of #hashtag usage.

43 Original Videos Created:

- Garnered **158,204** views on social
- Reached **3 + million** people

13+ Revolution Special Events.

Hundreds of volunteer hours :

- Total Volunteer Value: **\$35,800**

54 media stories (35 TV, 13 online and 6 print):

- Total Impressions: **14,794,286**
- Total Media Value: **\$253,511**



SPIRIT OF DOWNTOWN: PRESIDENT'S AWARD

Recognizes local projects or programs that represent the overall efforts of the downtown or commercial district and their goals for the year.



WHAT CAN YOU DO?
Everyone

- Spread the word!
- Share the TDA provided press release with local media in your town, county and region and post to your website.
- Include the TDA President's Award Winners Logo in your email signature, on your website, and in your email marketing messages.
- If you're on Facebook or Twitter, announce that you've been selected as an award winner to your fans and followers and tag Texas Downtown to help spread the word about your award.





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 6A

TITLE:

Receive presentation from Brian LaFoy of Kimley-Horn on the status of the recent Old Iron Bridge inspection.

STAFF REPRESENTATIVE:

Jerry Palady, City Engineer

BACKGROUND/HISTORY:

The Old Iron Bridge was built in 1923 and is registered as an historic landmark by the National Register of Historic Places, a designation given by the U.S. Department of Interior in 1990. This bridge was the primary route for vehicular traffic into downtown Bastrop until 1992. The City of Bastrop assumed ownership of the bridge at that time.

There have been five (5) inspections performed on the bridge since the City of Bastrop assumed ownership. Those studies were performed in 1992, 2001, 2009, 2011, and 2014. The 2014 report indicated that heavy and active section loss was noted on many lower chord gusset plates including through holes. Some locations of section loss were greater than **50%** of the original area.

A presentation was made during the June 19, 2018 budget workshop. Council agreed that it was imperative that the Old Iron Bridge receive rehabilitation given its importance to this community's history and serves as an iconic image when one thinks of Bastrop. The City sold a \$4.7 million Certificate of Obligation in September, of which \$2,000,000 was allocated for the Old Iron Bridge's rehabilitation. This item is identified in the FY 2019 Work Plan – Authentic Bastrop AB#2, complete the Old Iron Bridge Rehabilitation Project, and is referenced in the City's Comprehensive Plan, Section 6.3.

POLICY EXPLANATION:

On August 28, 2018, Bastrop City Council approved award of a contract to Kimley-Horn to provide a comprehensive evaluation of the structure to help quantify repairs and projected costs to be used in a design phase to be performed later under a separate agreement. This evaluation includes visual inspection, inspection and testing of coatings, structural testing and mapping, underwater inspection to verify load rating, constructability and a conceptual opinion of probable cost for repairs.

On Thursday, November 15th, staff was notified by Brian LaFoy, P.E., ENV SP of Kimley-Horn that their inspection has shown significant deterioration of the bridge since the 2014 report was published. After consulting with Mr. LaFoy, the Old Iron Bridge was immediately closed to pedestrian traffic.

Mr. LaFoy will be present on November 27th to present his initial findings of the inspection process. A final report will not be completed until the end of the year. The cost of rehabilitation and a rehabilitation schedule will not be available until early 2019. Once the final report is completed, Mr. LaFoy will present his findings at a Council meeting in January 2019.

ATTACHMENT:

- Mr. LaFoy's presentation was not available at time of agenda publication. It will be uploaded prior to the November 27, 2018 Council Meeting.





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 6B

TITLE:

Receive Monthly Report from Visit Bastrop.

STAFF REPRESENTATIVE:

Sarah O'Brien, Hospitality & Downtown Director

BACKGROUND/HISTORY:

Visit Bastrop, a 501(c)6 organization, was engaged to provide destination marketing services and provide brand marketing for Bastrop as a destination.

As outlined in the Annual Management Agreement, the City and Visit Bastrop recognize the visitor industry as a key economic generator. Visit Bastrop's purpose is to provide "brand" marketing for Bastrop as a destination and to serve as the primary brand advocate. Visit Bastrop will also leverage utilization of existing facilities, while providing global oversight of Bastrop's visitor assets and activities. Visit Bastrop will also provide a level of unity and representation to maximize Bastrop's brand potential.

The Visit Bastrop Board of Directors meets monthly on the third Thursday at 8:30 a.m. and rotates meeting locations at different hospitality venues.

City Council established that the Visit Bastrop Board of Directors include broad representation of community assets and identified those as Arts, History, Hotels, Restaurants, Sports, Outdoors, Recreation, Hyatt, Nightlife, Entertainment, and Film in the Destination Services Management Agreement.

Per their management agreement, Visit Bastrop must make a monthly presentation to the City Council outlining progress in implementing their annual Business Plan, meeting performance targets, and the scope of services pursuant to that agreement.

Specifically Visit Bastrop shall work to:

- (1) attract leisure visitors to the City and its vicinity;
- (2) attract and secure meetings, events, retreats, and conventions to the City and its vicinity; and
- (3) serve as a liaison to local businesses (including hoteliers, restaurateurs, and other similar entities) and City departments to attract leisure and business visitors, meetings, events, retreats, and conventions to the City and its vicinity.

Visit Bastrop shall also:

- (A) carry out the actions defined in the applicable Annual Business Plan;

- (B) utilize research reports on economic trends, growth sectors, and regional competitive strengths and weaknesses, as is customary in the destination and marketing organization industry;
- (C) provide marketing and imaging campaigns for the City's tourism and convention industry;
- (D) inform and partner with the City regarding high-profile or significant recruitment/attraction efforts;
- (E) provide, in appropriate detail in accordance with the Tax Code, reports listing the Visit Bastrop's expenditures made with Hotel Occupancy Tax (HOT), and Visit Bastrop's progress in performing the services in conformance with implementation of the Annual Business Plan; and
- (F) provide expertise in destination management in conjunction with the City of Bastrop to leverage available resources (such as community assets and activities to maximize opportunities to attract visitors to Bastrop, both leisure and business) recognizing the critical role tourism plays in Bastrop's economy, both in HOT and sales tax revenue.

POLICY EXPLANATION:

On September 12th, 2017, the City Council passed Resolution Number R-2017-74 which approved a Destination and Marketing Services Agreement between the City of Bastrop and Visit Bastrop. Pursuant to Section 2.3(C) of this agreement, Visit Bastrop committed to providing monthly and annual written reports to the City. Tonight's presentation is in compliance with this obligation.

FUNDING SOURCE:

Visit Bastrop receives approximately \$1.1 million dollars in Hotel Occupancy Tax annually from the City of Bastrop to provide destination marketing services and serve as the brand advocate for our community.

ATTACHMENTS:

- October 2018 Visit Bastrop President's Report



VISIT BASTROP | PRESIDENT'S REPORT

Reporting: October 1 – 31, 2018

Submitted: November 13, 2018

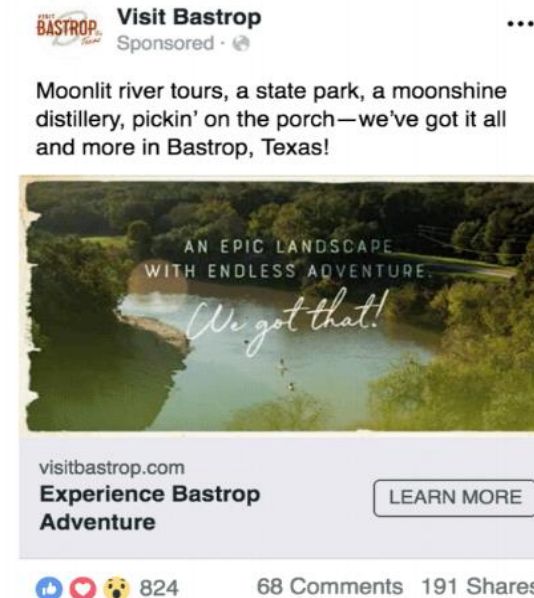
Presented: November 27, 2018

WEBSITE & SOCIAL MEDIA SUMMARY

SOCIAL MEDIA STATISTICS			
	Total Followers	Follower Increase	Impressions
Facebook	44.9K	.1%	254.8K
Instagram	846	9.6%	8,128

GAP CAMPAIGN KEY INSIGHT

- Facebook & Google Paid Ads
- 414,000+ impressions
- 156,000+ people reached
- 7,884 link clicks
- 322 Facebook page likes



PUBLIC RELATIONS SUMMARY



EVENT: Scream Hollow Wicked Halloween Park

HALLOWEEN ROUND-UP INCLUSIONS:

Spectrum News (est. monthly visits: 1.3M, est. coverage views 7.85K)

DESTINATION MEDIA PITCHES (for potential article generation)

- **Anonymous** – Family Travel Getaways
- **Global Traveler** – Post Thanksgiving City Breaks
- **House Method** – Best Small Towns to Visit in Winter
- **AirHelp** – Best Cities to spend Christmas Vacation
- **Cheapism** – 20 Trips to Take Between Christmas and New Year's
- **AirHelp** – Best American or European Cities to Enjoy Festive Season
- **Amsterdam News** - Where to Take Your Family for a Holiday Vacation
- **US News & World Report** – Budget-Friendly Ways for Retirees to Create Memories

PUBLIC RELATIONS SUMMARY



EVENT: 13th Annual Veteran's Day Car Show Media

(media alert sent)

EVENT COVERAGE GENERATED:

- FOX 7 Good Day Austin on-show interview
- KXAN
- Spectrum News Austin
- Elgin Courier

*(*reach and views to be provided in November report)*

EVENT SUBMISSION CALENDAR LISTING OUTLETS:

Austin.com (est. monthly visits: 37.6K)
Tyler Morning Telegraph (est. monthly visits: 249K)
County Line Magazine (est. monthly visits 16.8K)
Do512 (est. monthly visits 444K)
Spectrum News (est. monthly visits 1.07M)
The Austinot (est. monthly visits 82.9K)
Austin 360 (est. monthly visits 436K)
Culture Map Austin (est. monthly visits 187K)
Texas Co-op Power (est. monthly visits 16.7K)
Community Impact (est. monthly visits 1.07M)

TOTAL REACH: 3,484,000

LODGING INDUSTRY REPORT

	September 2018						Calendar Year to Date					
	Occ	%Ch Occ	ADR	%Ch ADR	%Ch RevPAR	%Ch Rooms Sold	Occ	% Change from YTD 2017				
								%Ch Occ	ADR	%Ch ADR	%Ch RevPAR	%Ch Rooms Sold
Bastrop	63.2	1.2	157.2	3.5	4.7	1.2	64.6	4.4	171.60	-0.3	4.1	4.4
Average	58.3	-8.93	115.0	.91	-7.8	-6.03	62.7	-.82	116.22	.72	-.096	3.64

Glossary	
ADR	Average Daily Rate
RevPAR	Revenue per Available Room
Occ	Occupancy

SALES REPORT

LEADS - 3

SERVICE REQUEST LEADS - 1

DEFINITES - 1

SERVICE REQUEST DEFINITES - 1

LEADS ROOM NIGHTS – 805

CONTRACT VALUE - \$23,000.00

DEFINITE ROOM NIGHTS – 0

LOST LEADS - 3

ROOM NIGHTS - 805

- Chose another location
- Planner never responded to property

Leads: Number of leads sent out to Bastrop property
Lead Room Nights: Rooms selected multiplied by the number of nights in the period
Service Request Leads: A lead sent out to a non-hotel property
Definites: Number of leads that booked at a Bastrop property
Definite Room Nights: Number of rooms booked multiplied by the number of nights in the period
Service Request Definites:

QUESTIONS, THOUGHTS COMMENTS?

Chamber of Commerce Newsletter

Board of Director Meetings

City Council Meetings

Susan Smith, President

512-332-8991

susan@visitbastrop.com



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 6C

TITLE:

Receive Monthly Development Update.

STAFF REPRESENTATIVE:

Matt Jones, Planning and Development Director

BACKGROUND/HISTORY:

The Planning and Development Department's mission is preserving the past, while facilitating growth and quality of life in harmony with the vision for the City of Bastrop's future. The purpose of the department is to maximize community strengths and minimize weaknesses; protect property rights and enhance property values; anticipate growth and provide adequate public facilities and services; balance economic growth with quality of life issues; and avoid unmanageable concentrations or dispersal of population.

POLICY EXPLANATION:

Regular update for City Council and community regarding planning and development related items.

FUNDING SOURCE:

N/A

RECOMMENDATION:

No action required.

ATTACHMENTS:

N/A



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 7

TITLE:

CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Comment portion of the Council meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Staff for research and possible future action.

To address the Council concerning any item on the agenda, please submit a fully completed request card to the City Secretary prior to the start of the meeting.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 8A

TITLE:

Consider action to approve City Council minutes from the November 13, 2018 regular meeting and November 15, 2018 special meeting.

STAFF REPRESENTATIVE:

Lynda Humble, City Manager
Ann Franklin, City Secretary

BACKGROUND/HISTORY:

N/A

POLICY EXPLANATION:

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
 1. State the subject of each deliberation; and
 2. Indicate the vote, order, decision, or other action taken.

FUNDING SOURCE:

N/A

RECOMMENDATION:

Consider action to approve City Council minutes from the November 13, 2018 regular meeting and November 15, 2018 special meeting.

ATTACHMENTS:

- November 13, 2018, DRAFT Regular Meeting Minutes.
- November 15, 2018 DRAFT Special Meeting Minutes.

**BASTROP CITY COUNCIL
November 13, 2018**

The Bastrop City Council met in a Regular Meeting on Tuesday, November 13, 2018, at 6:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Mayor Schroeder, Mayor Pro Tem Nelson and Council Members Ennis, Peterson and Rogers. Officers present were City Manager Lynda Humble, Deputy City Secretary Traci Chavez and City Attorney Alan Bojorquez.

Council Member Jones arrived at the meeting at 6:45 p.m.

REGULAR SESSION - CALL TO ORDER

At 6:30 p.m. Mayor Schroeder called the meeting to order with a quorum being present.

PLEDGE OF ALLEGIANCE

Parker Krcmar and Remy Yzaguirre, Red Rock Elementary PALS Program led the pledges.

INVOCATION

Pastor Ervin Jackson, Police Chaplain gave the invocation.

PRESENTATIONS

- 4A. Mayor's Report
- 4B. Councilmembers' Report
- 4C. City Manager's Report
- 4D. A proclamation of the City Council of the City of Bastrop, Texas, recognizing November 5-9, 2018, as Municipal Court Week.
Mayor Schroeder recognized November 5-9, 2018, as Municipal Court Week
Proclamation was read into record by Mayor Schroeder and received by Court Administrator, Kim Walters.

WORK SESSION/BRIEFINGS – N/A

STAFF AND BOARD REPORTS

- 6A. Receive presentation from Bastrop Housing Authority on their 2018 Annual Report.
Presentation was given by Bastrop Housing Authority, Executive Director, Brandy Spencer.
- 6B. Provide Update on FY 2018 Organizational Work Plan Accomplishments & Discuss FY 2019 Organizational Work Plan.
Presentation was given by City Manager, Lynda Humble,
- 7. CITIZEN COMMENTS
Terry Moore

**415 Patton Cove,
Bastrop, Texas 7862**

8. CONSENT AGENDA

A motion was made by Council Member Ennis to approve Items 9A, 9B, and 9C listed on the Consent Agenda after being read into the record by Deputy City Secretary, Traci Chavez. Seconded by Mayor Pro Tem Nelson, motion was approved on a 5-0 vote.

- 8A. Consider action to approve City Council minutes from the October 23, 2018 meeting.
- 8B. Consider action to approve the second reading of Ordinance No. 2018-30 amending the budget for the Fiscal Year 2019 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit "A"; repealing all prior ordinances and actions in conflict herewith; and providing for an effective date.
- 8C. Consider action to approve Resolution No. R-2018-111 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3F Final Plat, being 1.758 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the extension of Trailside Lane, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolution; and providing an effective date.
- 8D. Consider action to approve Resolution No. R-2018-112 of the City Council of the City of Bastrop, Texas abandoning a ten-foot (10') easement, forty feet (40') in length, located within a one-hundred and ninety foot (190') Public Utility Easement (PUE) located along the northern property line of Lot 2, Chestnut Square Subdivision, being located in Bastrop, Texas, as shown in Exhibit "A"; providing for a repealing clause; and establishing an effective date.

INDIVIDUAL CONSIDERATION

- 9A. Consider action and approve Resolution No. R-2018-113 of the City Council of the City of Bastrop, Texas, making determinations regarding certain project-specific Exceptions and/or Exemptions as provided by Emergency Ordinance 2018-1, Section 8 (Temporary Moratorium); and Emergency Ordinance 2018-2, Section 7 (Emergency Drainage Application Rules).
Presentation was made by Assistant Director of Planning and Zoning, Jennifer Bills.

A motion was made by Mayor Pro Tem Nelson to approve Resolution No. R-2018-113 for 414 Magnolia Street, seconded by Council Member Jones, motion was approved on a 5-0 vote.

A motion was made by Council Member Jones to approve Resolution No. R-2018-113 173 Mahalua Lane, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

A motion was made by Council Member Jones to approve Resolution No. R-2018-113 for 2411 Main Street, seconded by Council Member Rogers, motion was approved on a 5-0 vote.

A motion was made by Mayor Pro Tem Nelson to approve Resolution No. R-2018-113 for 112 Park/114 Corporate Drive, seconded by Council Member Jones, motion was approved on a 5-0 vote.

- 9E. Consider action to approve Resolution No. R-2018-94 of the City Council of the City of Bastrop, Texas awarding a community support service agreement for services for operating, marketing and staffing a historical museum and visitor center and providing visitor center services, to the Bastrop County Historical Society, at a cost of One Hundred Forty-Six Thousand Nine-Hundred Thirty-Seven and 00/100 Dollars (\$146,937), attached as Exhibit A; authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

Presentation was made by Director of Downtown and Hospitality, Sarah O'Brien.

A motion was made by Mayor Pro Tem Nelson to approve Resolution No. R-2018-94 with the following amendment, seconded by Council Member Rogers, motion was approved on a 4-0 vote. Council Member Ennis recused himself.

The amendment to the resolution was to remove the automatic renewal portion in the contract.

- 9D. Consider action to approve Resolution No. R-2018-93 of the City Council of the City of Bastrop, Texas awarding a community support service agreement for services associated with operating, marketing and providing cultural art and theater services, to the Bastrop Opera House, at a cost of Ninety-Two Thousand and Five-Hundred and 00/100 Dollars (\$92,500), attached as Exhibit A; authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

Presentation was made by Director of Downtown and Hospitality, Sarah O'Brien.

A motion was made by Council Member Ennis to approve Resolution No. R-2018-93, seconded by Council Member Jones, motion was approved on a 5-0 vote.

- 9H. Consider action to approve the first reading of Ordinance No. 2018-31 amending the budget for the Fiscal Year 2019 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit "A"; repealing all prior ordinances and actions in conflict herewith; providing for an effective date; and move to include on the November 27, 2018 City Council consent agenda for a second reading.

Presentation was made by Chief Financial Officer, Tracy Waldron.

A motion was made by Council Member Ennis to approve the first reading of Ordinance No. 2018-31 and place on November 27, 2018 consent agenda for second reading, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

- 9C. Hold public hearing and consider action to approve the first reading of Ordinance No. 2018-33 of the City Council of the City of Bastrop, Texas, granting a Conditional Use Permit to allow a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, an area zoned A/OS, Agricultural/Open Space, within the city limits of Bastrop, Texas; as shown in Exhibits A and B; setting out conditions; including a severability clause; establishing an effective date and motion to include on the November 27, 2018 Consent Agenda.

Presentation was made by Assistant Planning Director, Jennifer Bills.

Public hearing was opened.

Public hearing was closed.

A motion was made by Council Member Jones to approve the first reading of Ordinance No. 2018-33 and place on November 27, 2018 consent agenda for second reading, seconded by Council Member Ennis, motion was approved on a 4-0 vote. Council Member Peterson Recused himself.

- 9G. Consider action to approve Resolution No. R-2018-109 of the City Council of the City of Bastrop, Texas, approving a Site Agreement Lease for Air Quality Monitoring with the Capital Area Council of Governments (CAPCOG) for a portion of property in the City's Mayfest Park, located at 25 American Legion Drive, for a term of five (5) years at a total rent of One and 00/100 Dollar (\$1.00); attached as Exhibit A; authorizing City Manager to execute all appropriate documentation; providing for a repealing clause; and establishing an effective date.

Presentation was made by Managing Director of Public Works and Leisure Services, Trey Job.

A motion was made by Mayor Pro Tem Nelson to approve Resolution No. R-2018-109, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

- 9B. Hold public hearing and consider action to approve the first reading of Emergency Ordinance No. 2018-1-A of the City Council of the City of Bastrop, Texas, extending the temporary moratorium, Emergency Ordinance No. 2018-1, enacted August 23, 2018; including a severability clause; establishing an effective date and motion to include on the November 15, 2018 Special Meeting Agenda.

Presentation was made by City Manager Lynda Humble.

Public hearing was opened.

Public hearing was closed.

A motion was made by Mayor Pro Tem Nelson to approve the first reading of Emergency Ordinance No. 2018-1-A and include on the November 15, 2018 Special Meeting Agenda, seconded by Council Member Peterson, motion was approved on a 5-0 vote.

- 9I. Consider action to approve Resolution No. R-2018-106 of the City Council of the City of Bastrop, Texas approving a Wholesale Water Service Agreement with Aqua Water Supply Corporation, attached as Exhibit A; authorizing the City Manager to execute all necessary documents; providing for a severability clause; and establishing an effective date.

Presentation was made by City Manager Lynda Humble.

A motion was made by Council Member Jones to approve Resolution No. R-2018-106 with the following amendment, seconded by Council Member Ennis, motion was approved on a 5-0 vote.

The amendment was to change the term from 25 years to 50 years.

EXECUTIVE SESSION

The City Council met at 9:13 p.m. in a closed/executive session pursuant to the Texas Government Code, Chapter 551, et seq, to discuss the following:

- 10A. City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of the 1445 Interlocal Agreement between the City of Bastrop and Bastrop County for the review of subdivision applications in the City's extraterritorial jurisdiction.
- 10B. City Council shall convene into closed executive session pursuant to Sections 551.071 of the Texas Government Code to confer with City Attorney seeking legal advice regarding statutory and home-rule charter parameters for public notices, public hearings, community engagement, and city council involvement in the Building Bastrop initiative.
- 10C. City Council shall convene into closed executive session pursuant to Sections 551.071 of the Texas Government Code to confer with City Attorney seeking legal advice regarding the settlement of outstanding mowing liens on property located at 1002 Church Street.

The Bastrop City Council reconvened at 10:48 p.m. into open (public) session.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION.

No action taken.

ADJOURNMENT

Adjourned at 10:48 p.m. without objection.

APPROVED:

Mayor Connie B. Schroeder

ATTEST:

Deputy City Secretary Traci Chavez

DRAFT

**MINUTES OF SPECIAL BASTROP CITY COUNCIL WORKSHOP
NOVEMBER 15, 2018**

The Bastrop City Council met on Thursday, November 15, 2018, at 6:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were: Mayor Schroeder, Mayor Pro Tem Nelson, and Council Members Jones, Ennis and Rogers. Officers present were: City Manager Lynda Humble, City Secretary Ann Franklin and City Attorney Alan Bojorquez.

CALL TO ORDER

Mayor Schroeder called the meeting of the Bastrop City Council to order with a quorum being present at 6:34 p.m. Council Member Peterson was absent.

INDIVIDUAL CONSIDERATION

- 2A. Hold public hearing and consider action to approve the second reading of Emergency Ordinance No. 2018-1-A of the City Council of the City of Bastrop, Texas, extending the temporary moratorium, Emergency Ordinance No. 2018-1, enacted August 23, 2018; including a severability clause; and establishing an effective date.
Presentation was made by City Manager, Lynda Humble.

A motion was made by Mayor Pro Tem Nelson to approve the second reading of Emergency Ordinance No. 2018-1-A, seconded by Council Member Ennis, motion was approved on a 4-0 vote. Council Member Peterson was absent.

WORK SESSION

- 3A. Receive presentation and hold discussion with NewGen Strategies & Solutions regarding the City's Water and Wastewater Rate Ordinance and established rates.
Presentation was made by Chris Ekrut, Director Environmental Practice, NewGen Strategies & Solutions.

ADJOURNMENT

Mayor Schroeder adjourned the Bastrop City Council meeting at 8:04 p.m. without objection.

APPROVED:

Mayor Connie B. Schroeder

ATTEST:

City Secretary Ann Franklin



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 8B

TITLE:

Consider action to approve Resolution No. R-2018-111 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3F Final Plat, being 1.758 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the extension of Trailside Lane, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address: East of the extension of Trailside Lane (Attachment 1)
Total Acreage: 1.758 acres
Legal Description: 1.758 acres out of the Mozea Rousseau Survey, Abstract 56
Property Owner: Ranch Road Development, LLC/Scott Miller
Agent Contact: Carlson, Brigance, & Doering/Christine Methvin
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park Residential Planned Development
Planned Development: Single-Family Patio Homes (PD PH)
District:
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat for the Pecan Park, Sections 3F. The Preliminary Plat that includes this section was approved on July 10th as Pecan Park, Sections 3B-3E. Section 3F is 10 single-family lots out of Section 3E that they are platting to construct with Section 1A to make the connection between Driftwood Lane and Trailside Lane (Exhibit A). The single-family detached lots allowed under the Single-Family Patio Home district of the Planned Development and have a minimum width of 40 feet and a minimum of 4,600 square feet in size. 480 linear feet of street will be dedicated for Trailside Lane, which will be 50-foot wide residential local collector right-of-way.

Traffic Impact and Streets

The Final Plat proposes to extend Trailside Lane, a residential local collector street, southwestward to provide the connection from Driftwood Lane in Section 1A to the exiting development. Sidewalks will be installed along all proposed streets, and will connect to the proposed neighborhood trail system. The Public Improvement Construction Plans have been reviewed and have been tentatively approved, pending City Council approval of the Final Plat.

Utilities

Water service (domestic and fire) will be provided by the City via water line extensions from existing infrastructure located on Childers Drive. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to an existing wastewater lift station.

There is an existing LCRA substation and electrical easement to the north of the proposed subdivision. The applicant received a subdivision variance on November 12, 2014 to eliminate the requirement for 50 foot setback from high voltage transmission lines.

Drainage

The Public Improvement Construction Plans that were reviewed with the Final Plat proposes to install an underground storm sewer system designed to drain runoff generated from the development into an existing system located adjacent to Section 6B. The existing system was designed to accommodate this increase in peak flows, and ultimately connects to the Colorado River.

The proposed drainage system will be designed with a sufficient capacity to route flows from a 100-year design storm to the Colorado River. Due to the property's close proximity to the river, stormwater detention is not required.

PUBLIC COMMENTS:

Notifications to adjacent property owners within 200 feet were mailed on October 30, 2018 (Attachment 3).

POLICY EXPLANATION:

All Final Plats must be reviewed by the Planning & Zoning Commission and are then forwarded to City Council for approval.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan - Neighborhood Residential: The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

This final plat complies with the Future Land Use Plan. The plat includes 10 single-family lots that will provide single-family detached units. This section is part of the Pecan Park development, in which the total development includes multiple phases that include parks, trails, and recreation facilities.

- Objective 2.4.1: Invest in waste water system expansion in areas that promote infill and contiguous development.

This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner

- Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

The Pecan Park Development includes six different residential lot standards. This plat utilizes the Single Family Patio Home district, which allows a minimum of 4,800 square foot lots with reduced rear and side setbacks to allow various single-family product types and with varied 20 and 25 foot front setbacks to provide visual appeal.

Local Government Code

- Sec. 212.002. Rules.

After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Bastrop adopted subdivision regulations in 1981. The Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed dividing up an undeveloped 1.758 acre tract into 10 single-family lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City upon their completion.

- Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
 - (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated Neighborhood Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

The plat conforms to the adopted Transportation Master Plan. The extension of Trailside Lane will be dedicated with this plat. The plat also conforms to the Capital Improvement Plan and will install public extensions of the water and wastewater infrastructure.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality;
and

Required improvements and bonds will be furnished before the approval of the Final Plat.

- (4) it conforms to any rules adopted under Section 212.002.

The final plat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.20 – Standard Procedure – Final Plat

4.20.1 Submission

- C. The final plat shall be filed with the Director of Planning and Development at least fifteen (15) days prior to the meeting at which approval is requested. Prior to the plat being placed before the Council for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the information set forth in paragraph 4.20.2 is considered complete.

Planning and Engineering staff have reviewed the Pecan Park Section 3F Final Plat for compliance with subdivision and utility standards, have deemed the plat administratively complete and that it meets all of the Subdivision Ordinance requirements.

- D. The Director of Planning and Development will mail a notice to each property owner named as required by Section 4.10.1A hereof each and every time that a subdivision proposal is pending before the City Planning and Zoning Commission or City Council which notice shall include the date, place and time of each subdivision, consideration.

A mailed notice was sent to all property owners within 200 feet on October 30, 2018.

RECOMMENDATION:

Consider action to approve Resolution No. R-2018-111 of the City Council of the City of Bastrop, Texas, approving the Pecan Park, Section 3F Final Plat, being 1.758 acres out of the Mozea Rousseau Survey, Abstract 56, located east of the extension of Trailside Lane, within the city limits of Bastrop, Texas, as shown in Exhibit A; repealing all conflicting resolutions; and providing an effective date.

ATTACHMENTS:

Resolution

Exhibit A: Final Plat

Attachment 1: Location Map

Attachment 2: Surrounding Property Owner Notification

RESOLUTION NO. R-2018-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PECAN PARK, SECTION 3F FINAL PLAT, BEING 1.758 ACRES OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56, LOCATED EAST OF THE EXTENSION OF TRAILSIDE LANE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; REPEALING ALL CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Texas Local Government Code Section 212 and the City of Bastrop Subdivision Ordinance, the City Council is required to take action regarding certain plats; and

WHEREAS, Ranch Road Development L.L.C. ("the Applicant") has submitted a Final Plat for Pecan Park Section 3F, a residential subdivision; and

WHEREAS, the Final Plat is consistent with the Comprehensive Plan designation of Neighborhood Residential and requirements of the Pecan Park Planned Development (Ord # 2017-14); and

WHEREAS, the Preliminary Plat for Pecan Park Section 3B, 3C, 3D, & 3E (Section 3F is a portion of Section 3E) was recommended for approval by the Planning & Zoning Commission on June 28, 2018 and City Council on July 10, 2018; and

WHEREAS, the Bastrop Planning and Development Department has reviewed the above-referenced Final Plat and found it is in compliance with the Subdivision Ordinance, and the Pecan Park Planned Development (Ord # 2017-14) standards; and

WHEREAS, notice of the subdivision was sent in accordance with the Subdivision Ordinance to notify the public.

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

Section 1. The Final Plat known as the Pecan Park Section 3F, being 1.758 acres of the Mozea Rousseau Survey, Abstract 56, located east of the future extension of Trailside Lane, within the city limits of Bastrop, Texas is hereby approved, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

Section 2: All orders, ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of November 2018.

APPROVED:

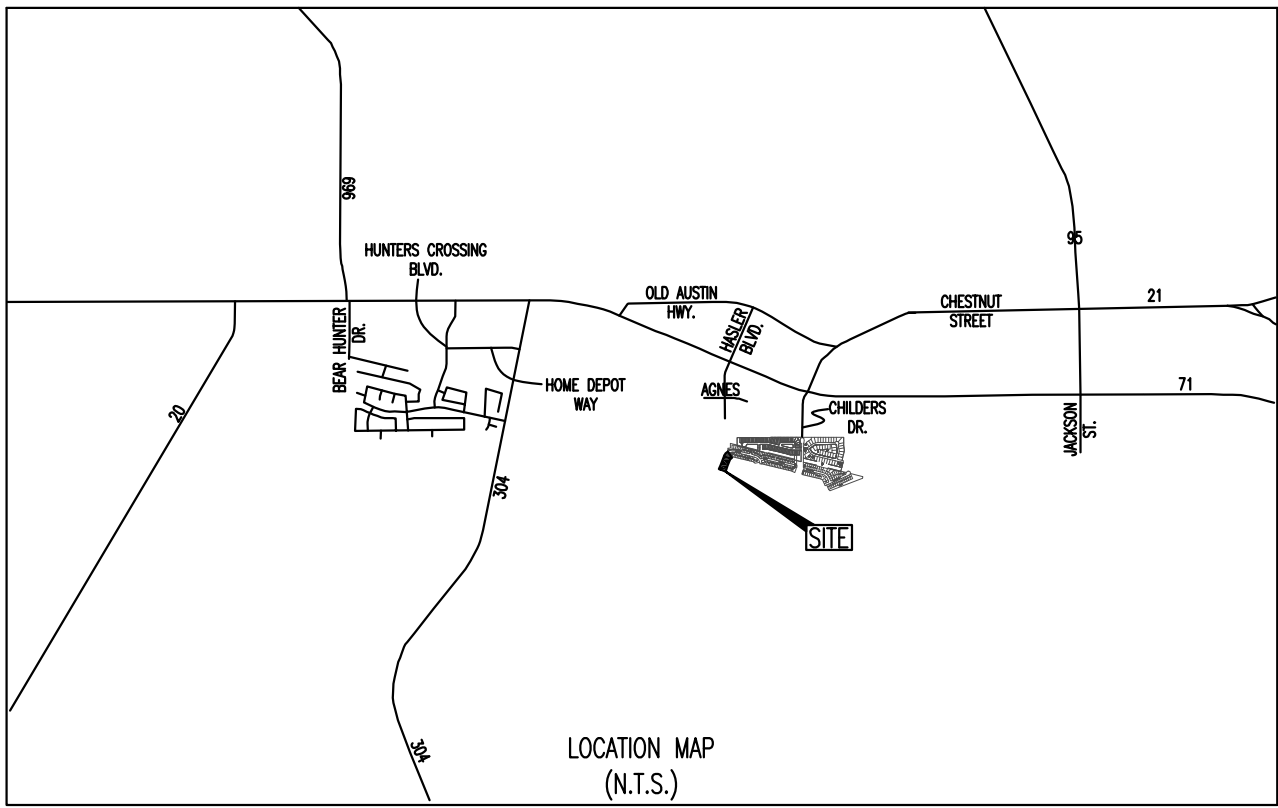
Connie B. Schroeder, Mayor

ATTEST:

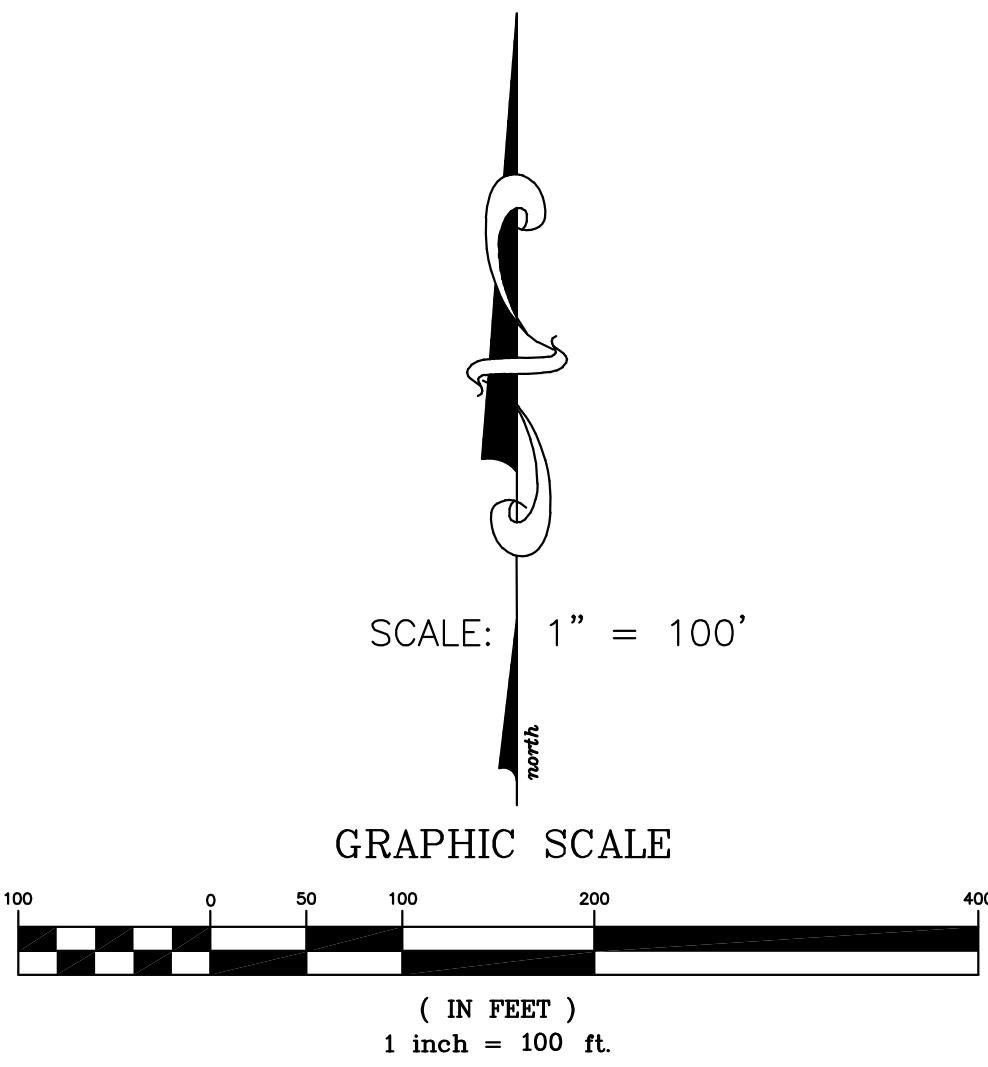
Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney



THE FINAL PLAT OF
PECAN PARK SECTION 3F

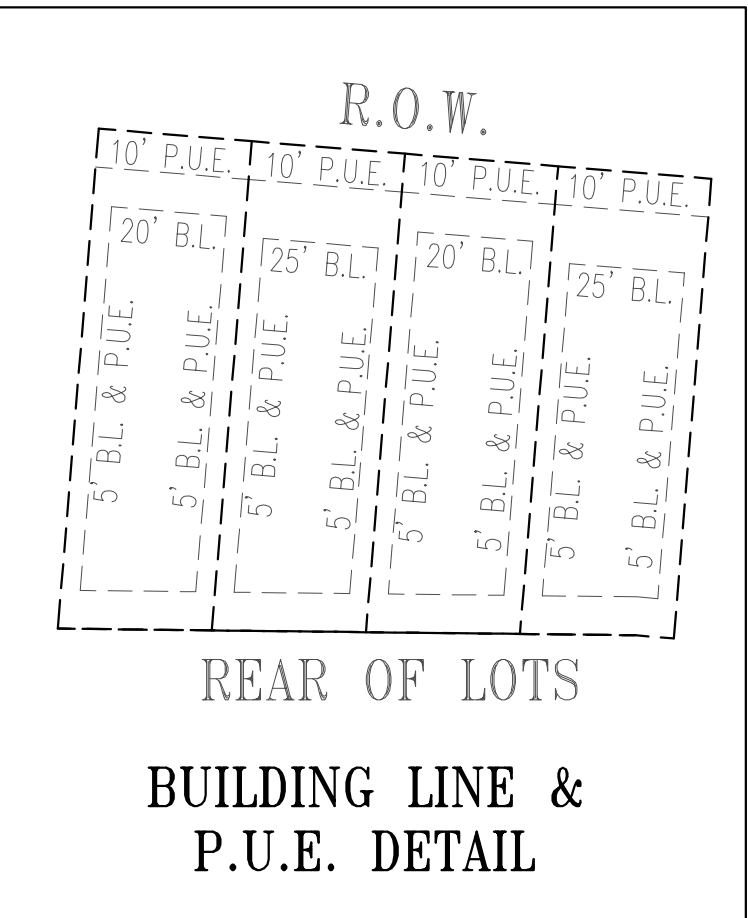


LEGEND	
○	1/2" CAPPED IRON ROD SET
●	CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
2	LOT NUMBER
Ⓐ	BLOCK LETTER
L.S.E.	LANDSCAPE EASEMENT
---	APPROXIMATE FEMA 100 YEAR FLOODPLAIN
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT



Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	136.35	225.00	N37°30'07"E	134.27	70.34
C2	106.05	175.00	S37°30'07"W	104.43	54.71
C3	94.48	175.00	S38°23'48"W	93.33	48.42
C4	11.57	175.00	S22°02'10"W	11.57	5.79

Line Table		
Line #	Length	Direction
L1	14.99	S30°54'42"E
L2	59.96	S4°31'50"W
L3	130.58	N69°51'48"W
L4	3.86	S20°08'29"W
L5	50.00	N69°51'31"W



DATE: OCTOBER 11, 2018

OWNER:
RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 1.758 ACRES
SURVEY: MOZEA ROUSSEAU SURVEY, ABSTRACT No. 56

RESIDENTIAL LOTS: 10 TOTAL: 1.207 ACRES

NO. OF BLOCKS: 1 TOTAL: 0.551 ACRES
R.O.W.:

LINEAR FOOTAGE OF RIGHT-OF-WAY

TRAILSIDE LANE	50' R.O.W.	480 FT	LOCAL
TOTAL		480 FT	

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

SHEET NO. 1 OF 2 (AP)



Carlson, Brigance & Doering, Inc.

FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: \4958\SURVEY\FINAL PLAT-PECAN PARK SEC. 3F.DWG

THE FINAL PLAT OF
PECAN PARK SECTION 3F

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

THAT, RANCH ROAD DEVELOPMENT LLC., _____ ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 174.334 ACRE TRACT OF LAND AS CONVEYED TO RANCH ROAD DEVELOPMENT, LLC., IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.758 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"THE FINAL PLAT OF PECAN PARK, SECTION 3F"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

RANCH ROAD DEVELOPMENT, LLC.
3140 DYER STREET, SUITE 624
DALLAS, TEXAS 75275

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____. FILED FOR RECORD AT _____ O'CLOCK ____M., THIS ____ DAY OF _____, 20____, A.D.,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

APPROVED AND ACCEPTED THIS
THE ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS.

APPROVED AND ACCEPTED:

CONNIE SCHROEDER,
MAYOR OF THE CITY OF BASTROP, TEXAS

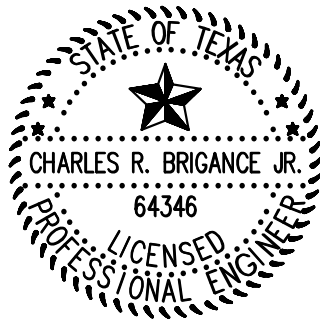
ATTEST:

CITY SECRETARY, CITY OF BASTROP, TEXAS

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

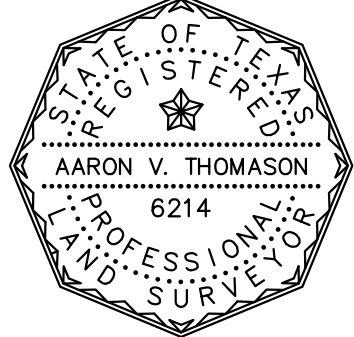
ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



- NOTES:
1. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
 2. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
 3. ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC.
 4. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 6, 2017, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 1736054-BOP ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
 5. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 8. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
 9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
 12. ALL UTILITIES WILL BE UNDERGROUND.
 13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE #2017-13.
 14. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
 15. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
 16. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 5, 10, 25, 50 AND 100-YEAR STORM EVENTS.
 17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
 18. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
 19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 20. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
 24. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 26. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
 27. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
 28. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP ZONING ORDINANCE 2017-14.
 29. A CITY OF BASTROP BUILDING PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 30. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF BASTROP ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
 31. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
 32. THIS PROJECT IS GOVERNED BY THE MEMORANDUM OF UNDERSTANDING DATED 12-12-2013; ZONING ORDINANCE 2015-15; AMENDED ZONING ORDINANCE 2017-14; AND IS SUBJECT TO THE PECAN PARK TRAFFIC IMPACT ANALYSIS DATED 9-22-2015 PREPARED BY ALLIANCE TRANSPORTATION GROUP.
 33. THIS PLAT IS SUBJECT TO THE CITY OF BASTROP ORDINANCE 2015-15 & 2017-14 & IS IN DISTRICT PD-SFS.

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193, AS MODIFIED BY CLOMR CASE # 06-06-B025R, DATED JULY 31, 2006.

BENCHMARK INFORMATION:

BM #1: COTTON SPINDLE SET IN THE SOUTHWEST EDGE OF PAVEMENT OF TRAILSIDE LANE, +/- 160' SOUTHWEST OF INTERSECTION OF DEERFOOT TRAIL. ELEVATION (NAVD88) = 358.31'

FIELD NOTES

BEING ALL THAT CERTAIN 1.758 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MOZEA ROUSSEAU SURVEY, ABSTRACT NUMBER 56, SITUATED IN BASTROP COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF THAT CERTAIN 174.334 ACRE TRACT OF LAND, CONVEYED TO RANCH ROAD DEVELOPMENT, LLC, IN DOCUMENT NUMBER 201717048, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 1.758 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southernmost corner of Common Area 2, Pecan Park Residential Section 3A, recorded in Cabinet 6, Side 62-A, Plat Records, Bastrop County, Texas, being at the northwestern terminus of Trailside Lane (50' R.O.W.), for the northernmost corner and the POINT OF BEGINNING of the herein described tract,

THENCE, S35°08'15"E, with a southwest line of said Pecan Park Residential Section 3A, passing at a distance of 50.00 feet a 1/2 inch iron rod found at the southern terminus of said Trailside Lane and the westernmost corner of Lot 35 of said Pecan Park Residential Section 3A, and continuing for a total distance of 174.10 feet to a 1/2 inch iron rod found at the southernmost corner of said Lot 35,

THENCE, over and across said 174.334 acre tract of land, the following seven (7) courses and distances, numbered 1 through 7,

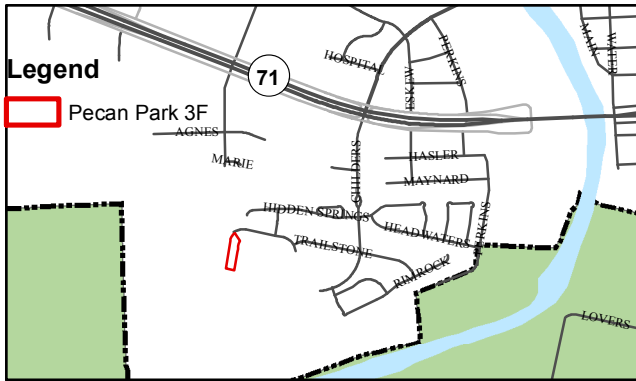
- 1) S30°54'42"E, a distance of 14.99 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for the easternmost corner of the herein described tract of land,
- 2) S44°31'50"W, a distance of 59.96 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for corner,
- 3) S20°08'34"W, a distance of 169.99 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for corner,
- 4) S16°07'43"W, a distance of 150.37 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for the southernmost corner of the herein described tract of land,
- 5) N69°51'48"W, a distance of 130.58 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for corner,
- 6) S20°08'29"W, a distance of 3.86 feet to a 1 1/2 inch iron rod set with cap stamped "Setstone" for corner,
- 7) N69°51'31"W, a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for the westernmost corner of the herein described tract of land,
- 8) N20°08'29"E, a distance of 358.90 feet to a 1/2 inch iron rod set with cap stamped "Setstone" for corner at the beginning of a curve to the right,
- 9) Along said curve to the right, having a radius of 225.00 feet, an arc length of 136.35 feet, and a chord that bears N37°30'07"E, a distance of 134.27 feet to the POINT OF BEGINNING and containing 1.758 acres of land.

BLOCK	LOT	SQ. FT.
B	36	5,167
B	37	5,055
B	38	4,943
B	39	4,834
B	40	4,802
B	41	4,802
B	42	4,802
B	43	4,802
B	44	5,449
B	45	7,906

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



Location Map Final Plat of Pecan Park Section 3F

1 inch = 270 feet

Legend

Pecan Park 3F

N

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 10/30/2018

**Notice of Pending Final Plat Approval
City of Bastrop
City Council**



Dear Property Owner:

The **City Council** will conduct a public meeting **Tuesday, November 27, 2018 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider the approval of a final plat for Pecan Park Section 3F being 1.758 acres out of the Mozea Rousseau Survey, Abstract 56, located on the extension of Trailside Lane within the city limits of Bastrop, Texas.

Applicant/Owner: Ranch Road Development LLC

Location/Address: Extension of Trailside Lane

Legal Description: Mozea Rousseau Survey, Abstract No. 56, being 1.758 acres

Number of Lots: 10 residential lots

The site location map and a copy of the plat is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices.

Please provide reply to the address below, via fax (512) 332-8829, or email: plan@cityofbastrop.org

[For: Final Plat Pecan Park Section 3F](#)

PLANNING & DEVELOPMENT



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 8C

TITLE:

Consider action to approve the second reading of Ordinance No. 2018-33 of the City Council of the City of Bastrop, Texas, granting a Conditional Use Permit to allow a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, an area zoned A/OS, Agricultural/Open Space, within the city limits of Bastrop, Texas; as shown in Exhibits A and B; setting out conditions; including a severability clause; establishing an effective date.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address: 1603 State Highway 95 (Exhibit A)
Total Acreage: 0.572 acres
Legal Description: 0.572 acres of Farm Lot 65, East of Main Street

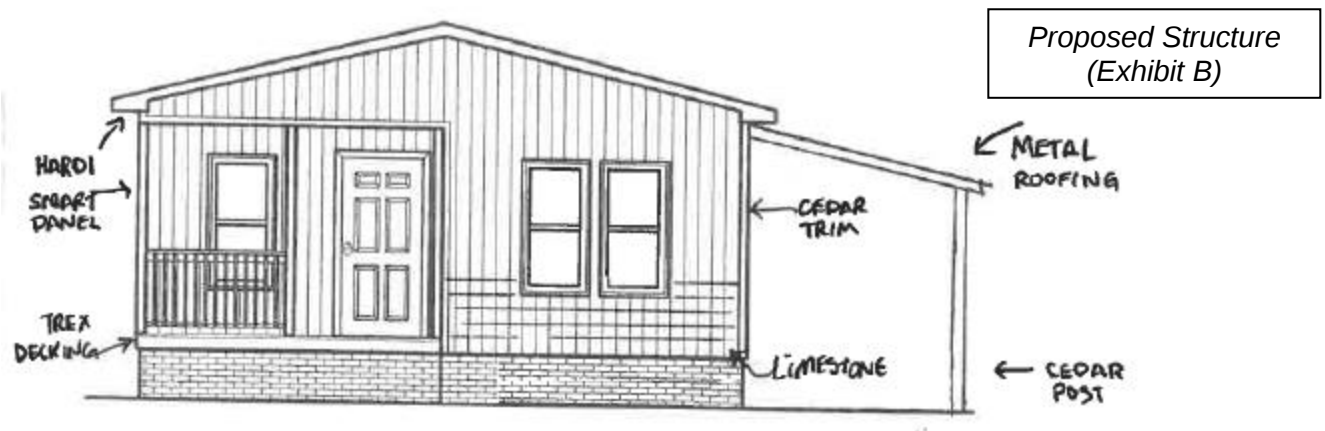
Property Owner: Lossie Peterson
Applicant Contact(s): Valerie Kugle

Existing Use: Vacant/Residential – structure demolished 2018
Existing Zoning: AO/S – Agricultural Open Space (Attachment 4)
Future Land Use: Transitional Residential

BACKGROUND/HISTORY:

The applicant is applying for a Conditional Use Permit, which is required to install a Manufactured Home on a property zoned Agricultural/Open Space. The property previously had a single-family home on the lot that was demolished in February 2018, due to damage that was sustained in the 2015 floods. The site had an onsite septic facility, but with the demolition of the structure, the existing septic was deemed as insufficient for a new structure. The property owner was granted a variance to the requirement to connect to city wastewater on September 11, 2018 and a new on-site sewer facility (OSSF) will have to be permitted and installed by the property owner with the installation of the home.

The proposed manufactured home is 24 feet by 44 feet (1056 square feet) and includes a recessed front porch and covered parking (carport) attached to the structure.



POLICY EXPLANATION:

The purpose of conditional uses is to allow certain uses in districts that under some circumstances would not be compatible with other permitted uses, but may be compatible if certain conditions and development restrictions are met. A Conditional Use Permit (CUP) is adopted by Ordinance, similar to a standard zoning request, with public hearings at Planning & Zoning Commission and City Council, as well as two ordinance readings at separate City Council meetings.

Section 33.2 of the Zoning Ordinance states that the Planning and Zoning Commission may consider the following criteria when approving a CUP:

- i. The use is harmonious and compatible with surrounding existing uses or proposed uses;
The surrounding land use is undeveloped land. The Future Land Use Plan designates this area a Transitional Residential.
- ii. The activities requested by the applicant are normally associated with the permitted uses in the base district;
Single-family uses are one of the primary uses of the Agriculture/Open Space zoning district.
- iii. The nature of the use is reasonable;
The requested use will continue the previous single-family use.
- iv. Any negative impact on the surrounding area has been mitigated;

The proposed structure will be oriented with the front door facing the street and the carport will be flush with the front façade of the house (not in front of the structure).
- v. Any additional conditions specified [to] ensure that the intent of the district purposes are being upheld.

A property survey will be required for the building permit review that accurately shows the property boundaries and location of the OSSF.

*Street Facing Façade
(Attachment 2)*



Per Section 35.4, Special and Supplemental Requirements, all manufactured homes approved through a Manufactured Home Overlay or Conditional Use Permit, must satisfy the following requirements:

- A. All dwelling units shall be HUD-code manufactured home units.
Proposed structure complies with this requirement.
- B. Anchorage of Manufactured Homes: To insure against natural hazards such as tornadoes, high winds, and electrical storms, anchorage at each manufactured home shall be provided, at the time of installation, according to the Building Code.
Will be reviewed during permitting and installation.
- C. Skirting:
 - 1. All manufactured home units not attached to a permanent foundation shall provide weather resistant skirting, at the time of installation, from the top of the unit's frame to grade. Skirting shall totally enclose and secure from view the unit's axles and all required anchors, footings, and piers.
 - 2. All required skirting shall be of a texture and color similar to the materials used in the construction of the manufactured home unit.
Proposed rendering complies with this requirement.
- D. Two (2) off-street parking spaces must be provided. One must be covered (carport/garage) and must meet the setback requirements. A building permit must be submitted for this carport or garage within two (2) months from the date the manufactured home was installed. The carport or garage must be built within six (6) months from the date the manufactured home was installed.

Carport is shown in the proposal and complies with this requirement.

- E. The main roof shall be pitched, rather than flat.
Proposed structure complies with this requirement.
- F. The manufactured home must be sited with its longest dimension parallel to the street.
This requirement was intended to ensure that the front door of the structure faces the street. Historically, manufactured homes had the primary entrance on the longer side. The proposed structure has the front door facing the street.
- G. The exterior finish cannot have a high-gloss finish. The exterior walls shall look like wood or masonry, regardless of the actual composition.
The proposed finishes are a mix of wood, stone and Hardiplank materials.
- H. The hitch must be removed.
Will be reviewed during permitting and installation.
- I. The lot must be landscaped so that it is equivalent to the average amount of landscaping that exists on the adjoining lots. At a minimum, two (2) trees of the large variety and two (2) shrubs must be provided. Furthermore, the entire lot must be sodded with grass.
The existing lot already has established ground cover and trees. This will be reviewed during permitting and installation for compliance.
- J. The manufactured home must have a minimum floor area of one thousand (1000) square feet.
Proposed structure complies with this requirement.
- K. A manufactured home that is not being placed within a Manufactured Home Park or subdivision must have a minimum width of at least twenty-eight feet (28').
Proposed structure is 24 feet by 44 feet, with the 24 foot side parallel to the street. This requirement is intended to restrict manufactured homes that were often three to five times longer than the width (e.g. 14 feet by 72 feet). Newer manufactured homes come in a wider variety of sizes. This model has ratio of 1.8 times the width to depth ratio, which is a ratio which would be seen in site built homes.
- L. A manufactured home that is not being placed within a manufactured home park or subdivision shall have a gabled entry or other such break in the facade or roof line. *The proposed structure has a break in the front façade for a front porch, giving the structure some architectural detail.*

PUBLIC COMMENTS:

Property owner notifications were mailed to four adjacent property owners on October 8, 2018. At the time of this report, no responses had been received (Attachment 3).

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the October 25, 2018 meeting, the P&Z Commission recommended by a vote of 8-1 to approve the request for a Conditional Use Permit for a manufactured home, with the conditions included by staff.

The Commission discussed the location of the carport. The proposed location of the carport is to the right side of the house and will not protrude in front of the front façade. Questions were asked if the parking could be located behind the building. The applicant stated the side door to the structure is located on the side where the covered parking would be located. Additionally, the A/OS setback is 50 feet, which is twice the required setback in SF-7, Single-family Residential. The Commission did not amend the conditions regarding the proposed parking location.

RECOMMENDATION:

Consider action to approve the second reading of Ordinance No. 2018-33 of the City Council of the City of Bastrop, Texas, granting a Conditional Use Permit to allow a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, an area zoned A/OS, Agricultural/Open Space, within the city limits of Bastrop, Texas; as shown in Exhibits A and B; setting out conditions; including a severability clause; establishing an effective date.

1. Construction and permits submitted shall be in conformance with the City of Bastrop regulations and shall meet the special requirements of Section 35.4 as detailed in the report, including an all-weather surface driveway and parking area.
2. All necessary permits for the proposed development shall be acquired prior to construction/movement of the manufactured home on the subject property.
3. A Building Permit shall be applied for and secured within one (1) year from the date the conditional use permit is granted (second reading of the ordinance).
4. A property survey will be required for the building permit review that accurately shows the property boundaries and location of the OSSF.

ATTACHMENTS:

Ordinance

Exhibit A: Property Location Map

Exhibit B: Proposed Building Floor Plan & Elevations

Attachment 1: Pictures of Structure

Attachment 2: Conceptual Site Plan

Attachment 3: Property Owner's Notification

Attachment 4: Zoning Map

ORDINANCE 2018-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MANUFACTURED HOUSE ON 0.572 ACRES OF FARM LOT 65, EAST OF MAIN STREET, LOCATED AT 1603 STATE HIGHWAY 95, AN AREA ZONED A/OS, AGRICULTURAL/OPEN SPACE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS SHOWN IN EXHIBITS A AND B; SETTING OUT CONDITIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Lossie Peterson (the "Owner") submitted a request for a Conditional Use Permit (CUP) for a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, within the City limits of Bastrop, Texas, hereinafter referred to as "the Property"; and

WHEREAS, a location map is attached hereto as Exhibit "A" (the "Property"); and

WHEREAS, the Property is currently zoned as Agricultural/Open Space (A/OS); and

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the CUP was given to all property owners located within two hundred (200) feet of the Property, and the Planning and Zoning Commission of the City of Bastrop held a public hearing on the CUP request on October 8, 2018; and

WHEREAS, the owner's proposed development, with the stated conditions, meets the intent of the Zoning Ordinance, Section 33.2, Conditional Use Permit criteria and Section 35.4, Special and Supplemental Requirements for manufactured homes; and

WHEREAS, after notice and hearing, the Planning and Zoning Commission, by a vote of 8-1, recommended approval of the proposed request, subject to certain conditions set forth herein; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicant, and all other information presented, City Council finds by a majority vote of all members that it is in the public interest to approve the CUP.

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

Section 1: A Conditional Use Permit for a manufactured house, situated on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, within the city limits of Bastrop, Texas as more particularly shown on Exhibits "A" and "B", shall be and is hereby approved with the following conditions to:

- a. Construction shall be in conformance with the City of Bastrop regulations.
- b. All necessary permits for the proposed development shall be acquired prior to occupying the building.
- c. A Building Permit shall be applied for and secured within one year from the date

the Conditional Use Permit is granted (second reading of the ordinance).

- d. A property survey will be required for the building permit review that accurately shows the property boundaries and location of the OSSF.

Section 2: If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 3: This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ and ACKNOWLEDGED on First Reading on the 13th day of November 2018.

READ and APPROVED on the Second Reading on the 27th day of November 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

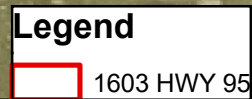
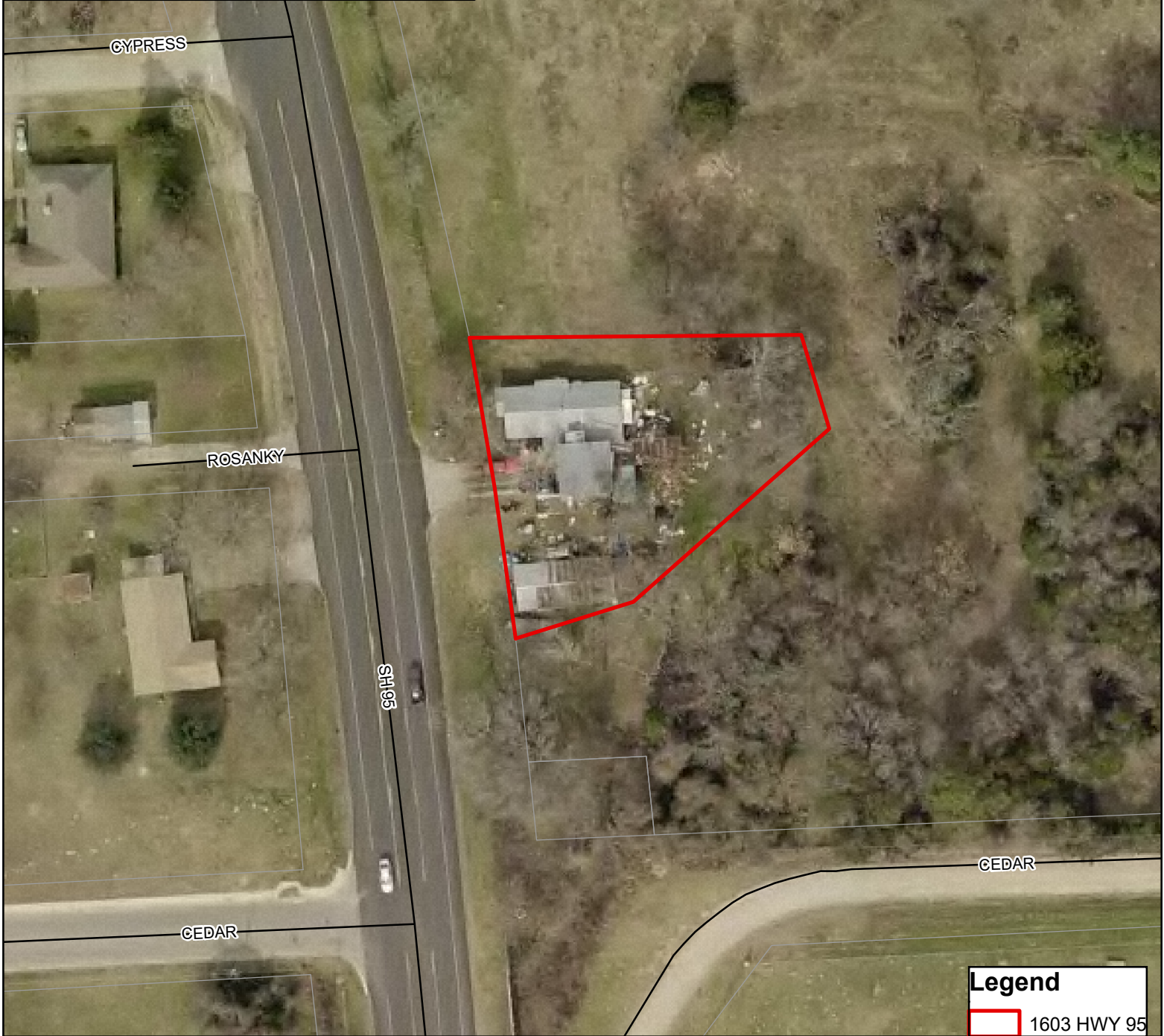
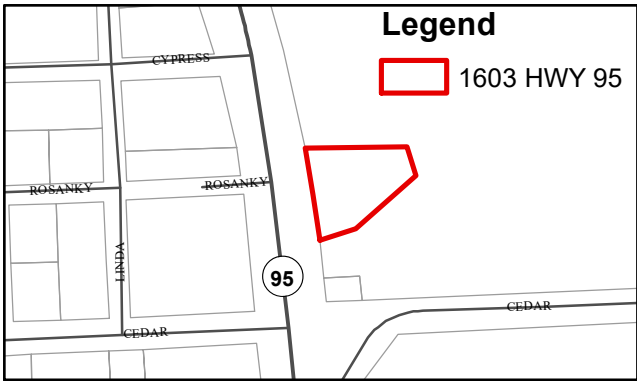


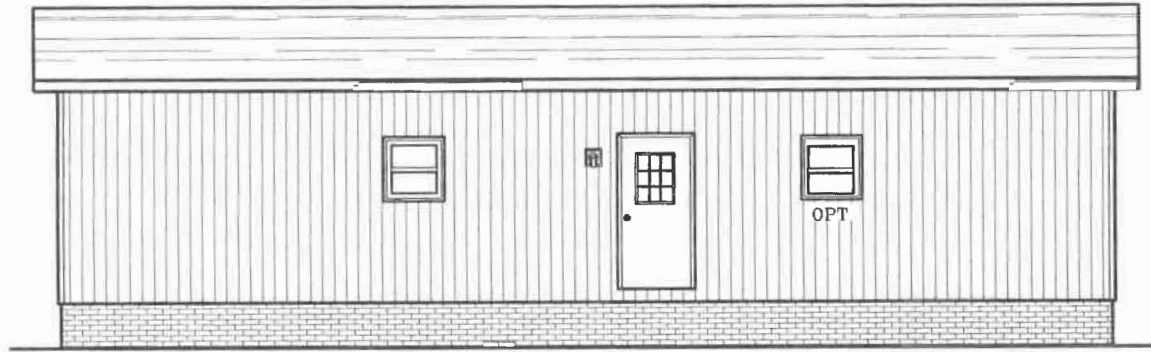
Exhibit A
Location Map
1603 HWY 95
Conditional Use Permit for a Manufactured Home

1 inch = 73 feet

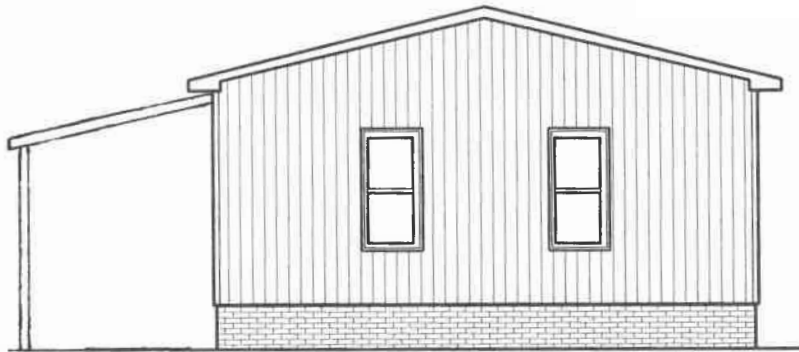
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Date: 10/16/2018



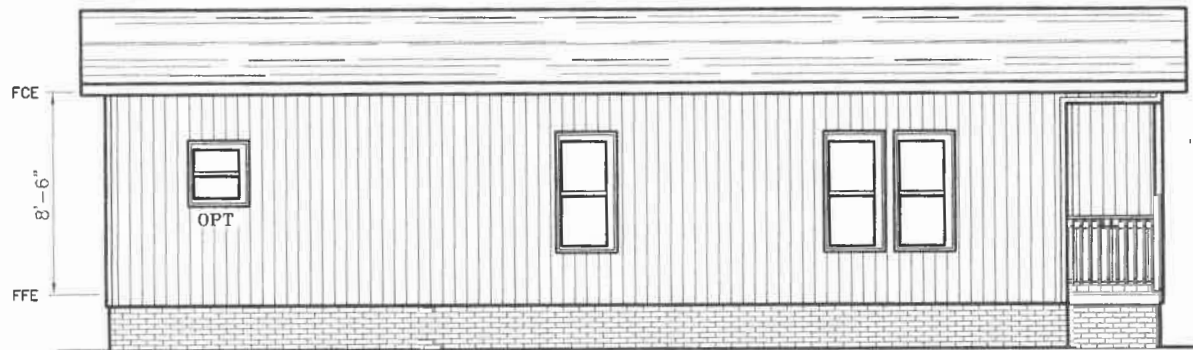
South



East



West (street facing)



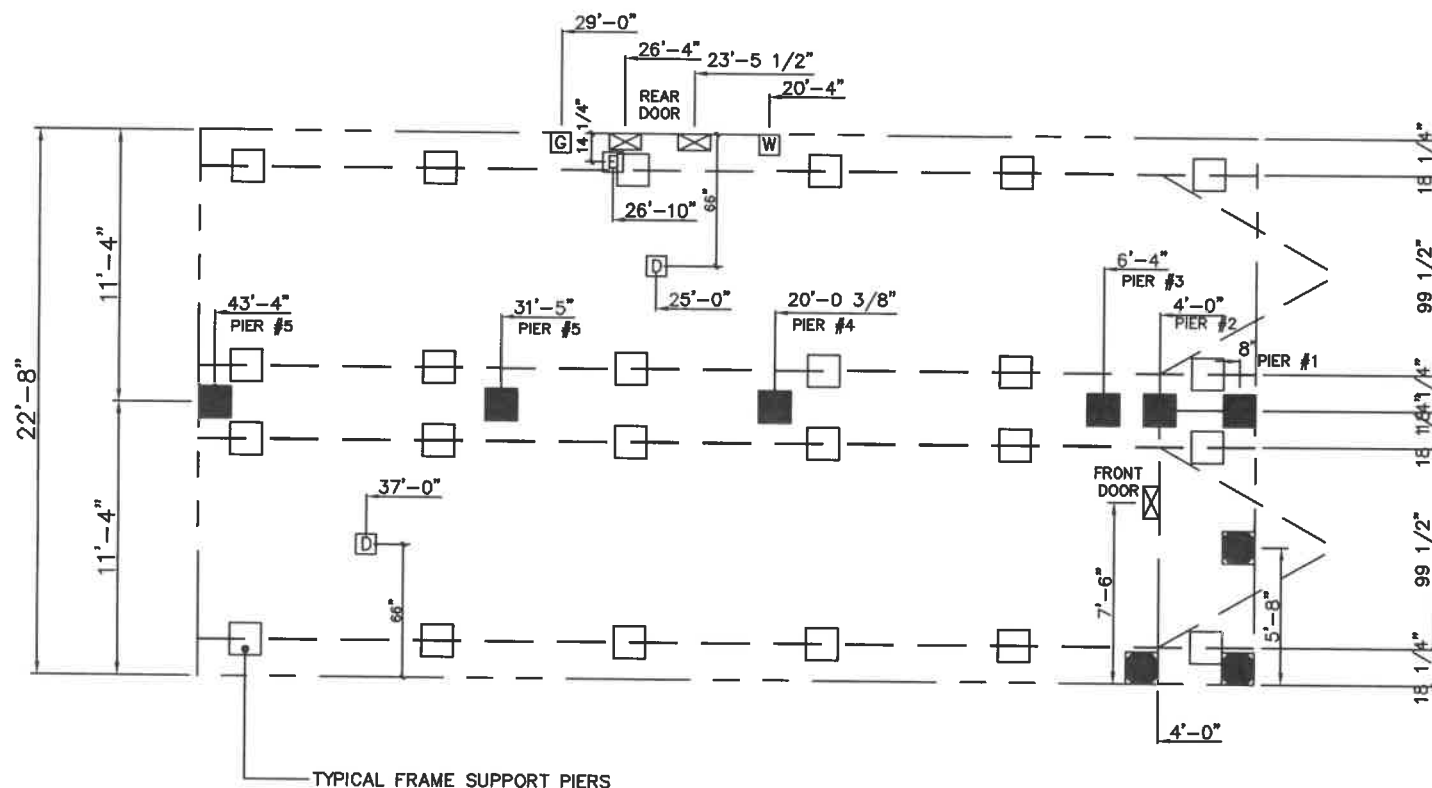
North

OLD DRAWING NUMBER: 32M143	
997 SQ.FT. (STD PLAN "CONDITIONED")	
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")	
CMH MANUFACTURING	Model #: DEV24442A Drawing #: 32M372
Product Designer: WaltersR	Date: 1/2/13/10 Scale: NTS
24' x 44' Developer	
ELEVATION	

20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 24' BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1100	1240	1380	1520	1800	2080

*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7b & 7c IN THE INSTALLATION MANUAL.

PIER LOAD 20lb. ROOF LOAD		PIER LOAD 30lb. ROOF LOAD	
COLUMN PIER #	COLUMN LOAD (lbs)	COLUMN PIER #	COLUMN LOAD (lbs)
PIER # 1	740	PIER # 1	1307
PIER # 2	740	PIER # 2	1307
PIER # 3	2738	PIER # 3	4423
PIER # 4	2738	PIER # 4	4423
PIER # 5	2539	PIER # 5	4159
PIER # 6	2539	PIER # 6	4159



TYPICAL FRAME SUPPORT PIERS

GENERAL NOTES:

- PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
- REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
- FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
- SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
- THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

SERVICE DROP LEGEND

[E]	= ELECTRICAL DROP
[W]	= WATER INLET
[D]	= DWV PLUMBING DROP
[G]	= GAS INLET

PIER LEGEND

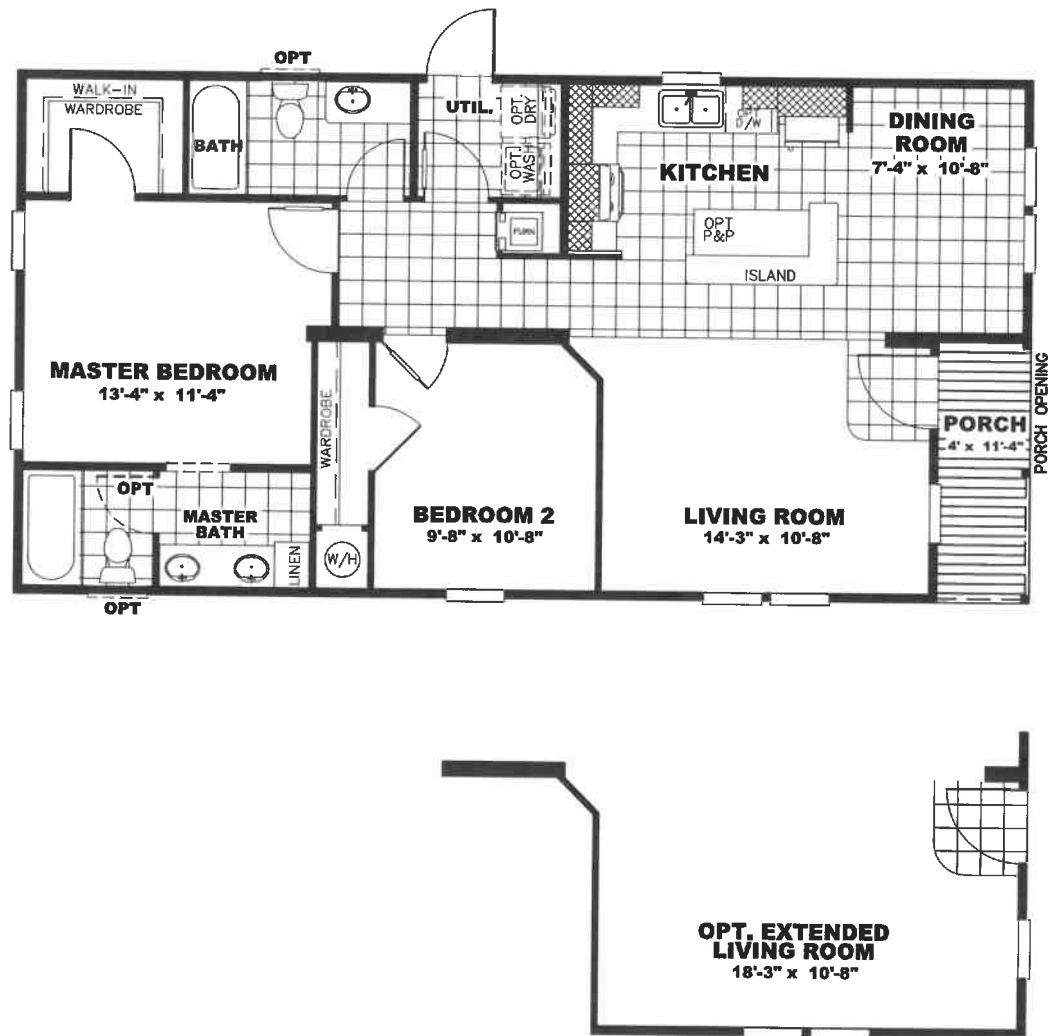
[]	= SUPPORT UNDER MATING OPENING
[■]	= SUPPORT AT MATING COLUMN
[■]	= SUPPORT UNDER MATING WALL
[■]	= PIER PORCH/RECESSED ENTRY
[]	= PIER MAIN BEAM
[■]	= PIER PERIMETER
●	= TIE-DOWN SUPPORT (QTY PER TEL. M, SEE DETAIL D-6 IN FOUND. PKG.)

OLD DRAWING NUMBER: 32M143

997 SQ.FT. (STD PLAN "CONDITIONED")

N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

CMH MANUFACTURING	Model #: DEV24442A	Drawing #:
	Date: 12/13/10 Scale: NTS	32M372
Product Designer: WaltersR		24' x 44' Developer
PIER LOADS		



Palmer

Model #: DEV24442A

Drawing #:

32M372

Attachment 1

West (street facing)



North Facade



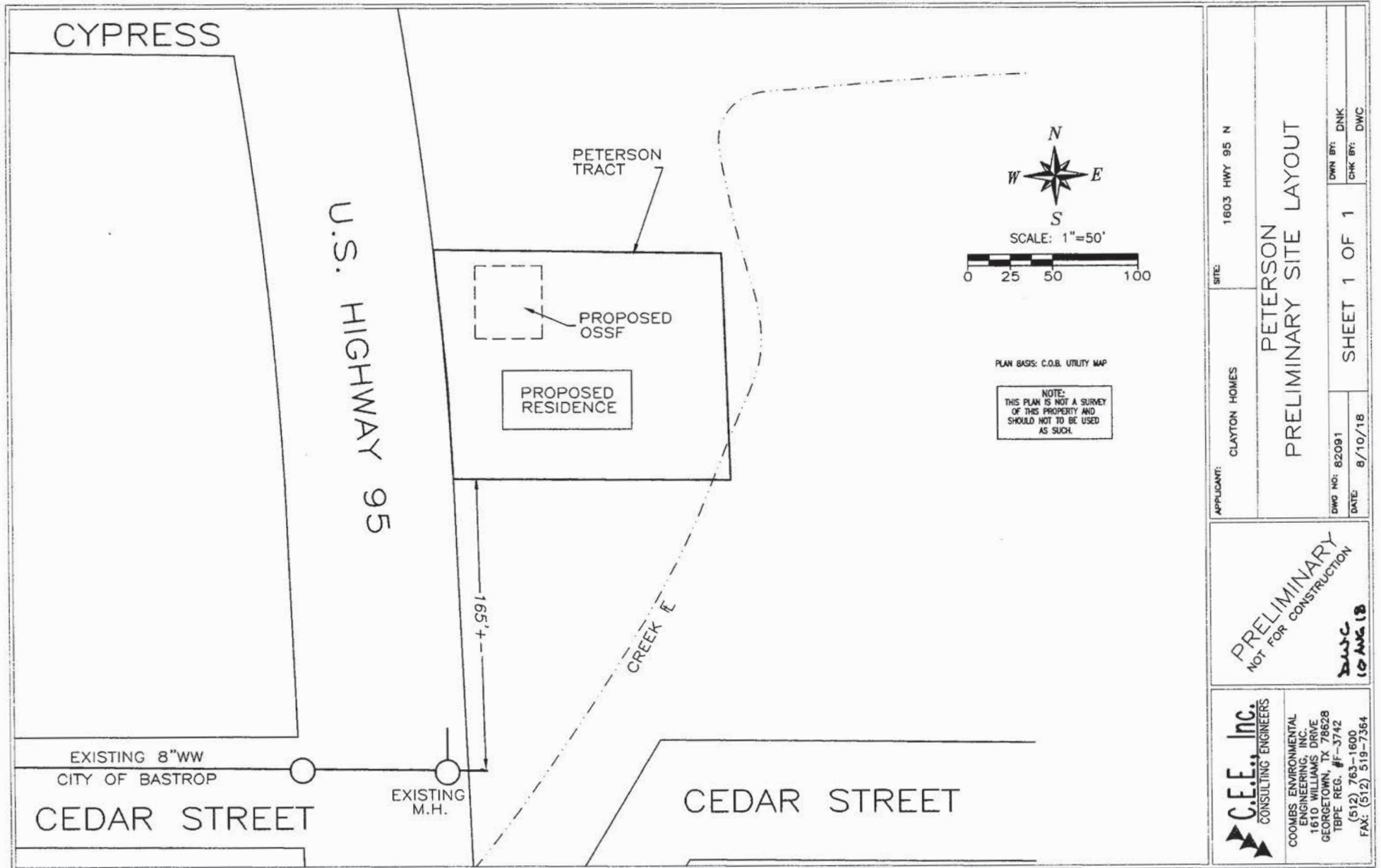
South Facade



East Facade



Attachment 2



**Notice of Pending Conditional Use Permit Approval
City of Bastrop
Planning & Zoning Commission
And City Council**



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, October 25, 2018 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, November 13, 2018 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request to approve the ordinance for a Conditional Use Permit to allow a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street located at 1603 State Highway 95, an area zoned A/OS, Agricultural/Open Space, within the city limits of Bastrop.

Applicant/Owner: Valerie Kugle/Lossie Peterson

Address: 1603 State Highway 95

Legal Description: 0.572 acres of Farm Lot 65, East of Main Street

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances CUP Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices.

**PROPERTY OWNER'S
RESPONSE**

As a property owner within 200': (please check one)

- ☐ I am in favor of the request.
☐ I am opposed to the request.
☐ I have no objection to the request.

Property Owner Name: _____

Property Address: _____

Phone (optional): _____

Mailing Address: _____

Email (optional): _____

Property Owner's Signature: _____

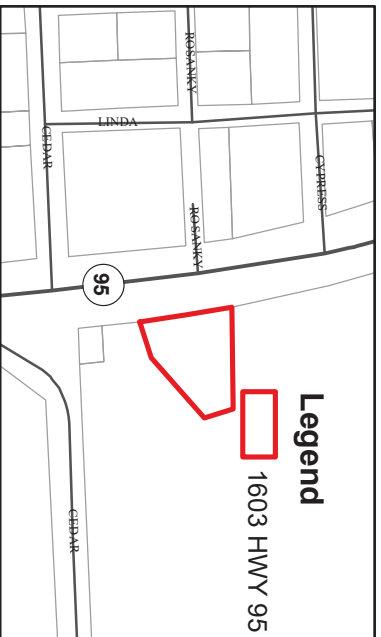
Comments: (Optional)

Please provide reply to the address below, via fax (512) 332-8829, or email:

plan@cityofbastrop.org

RE:1603 HWY 95 CUP

PLANNING & DEVELOPMENT



Legend

 1603 HWY 95



Legend

 1603 HWY 95

 AOS

 N

 Live/Work

 Commercial Mixed Use

N



The accuracy and precision of the cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 10/08/2018

**Attachment 4
Zoning Map
1603 HWY 95
Conditional Use Permit for a Manufactured Home**



1 inch = 73 feet



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 8D

TITLE:

Consider action to approve the second reading of Ordinance No. 2018-31 amending the budget for the Fiscal Year 2019 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and providing for an effective date.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

The FY2019 budget was approved by City Council on September 24, 2018. Since that approval there have been some unforeseen amounts that need to be addressed through an amendment.

Opera House Carry-over:

The Opera House requested \$30,000 in restoration funds in FY2018, which City Council approved as a part of the budget. The Opera House only requested reimbursement and used \$10,642.84 of this approved amount. The Bastrop Opera House has requested to carry-over their undistributed restoration FY2018 funds of \$19,358 into FY2019. Their request and report are attached.

City Council approved the first reading of this Ordinance at the November 13, 2018 meeting.

POLICY EXPLANATION:

The City Charter requires that when the budget is amended, that the amendment be made by Ordinance.

FUNDING SOURCE:

N/A

RECOMMENDATION:

Consider action to approve the second reading of Ordinance No. 2018-31 amending the budget for the Fiscal Year 2019 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and providing for an effective date.

ATTACHMENTS:

- Ordinance No. 2018-31
- Exhibit "A"
- Backup Documentation

ORDINANCE NO. 2018-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2019 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; APPROPRIATING THE VARIOUS AMOUNTS HEREIN AS ATTACHED IN EXHIBIT A; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Bastrop has submitted to the Mayor and City Council proposed amendment(s) to the budget of the revenues and/or expenditures/expenses of conducting the affairs of said city and providing a complete financial plan for Fiscal Year 2019; and

WHEREAS, the Mayor and City Council have now provided for and conducted a public hearing on the budget as provided by law.

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

Section 1: That the proposed budget amendment(s) for the Fiscal Year 2019, as submitted to the City Council by the City Manager and which budget amendment(s) are attached hereto as Exhibit "A", are hereby adopted and approved as the amended budget of said city for Fiscal Year 2019.

Section 2: If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 3: This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ and APPROVED on First Reading on the 13th day of November 2018.

READ and ADOPTED on Second Reading on the 27th day of November 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

**FY 2019
BUDGET AMENDMENTS
HOTEL/MOTEL TAX FUND**

Projected Fund Balance as of 9-30-18	3,425,181
FY 2019 Budgeted Revenues	3,571,246
FY 2019 Budgeted Appropriations	(3,909,689)
10/2018 Budget Amendments (net)	(19,357)
Ending Fund Balance	<u><u>3,067,381</u></u>

<u>DEPARTMENT</u>	<u>BUDGET</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>	<u>ACCOUNT #</u>
New Expenditures:				
	Increase	(19,357)	Bastrop Opera House	501-80-00-5566
	Increase			
	Total Expense	<u>(19,357)</u>		
	Net Change	(19,357)		

From: [Lisa Holcomb](#)
To: [Sarah O'Brien](#)
Subject: Restoration Hot Funds
Date: Thursday, October 4, 2018 3:24:05 PM
Attachments: [Bastrop Opera House Field Conditions Reprot 2port \(1\).docx](#)

Hi Sarah,

The Bastrop Opera House recently hired an engineer who is very experienced in historical buildings to do a thorough inspection on the the Opera House to try to determine why the inside walls of the Opera House are once again peeling. He has completed his inspection and we have received his report and recommendations. He feels that there are several things that we need to do to make sure that the inside walls don't continue to deteriorate. I have attached his report.

We hope to have bids in for these projects by the end of October or slightly after. We would like to request that any funding we still have available for historical restoration be carried over to the new fiscal year. This would help the Opera House tremendously if the funds are still available.

Thank you, Sarah.

Lisa Holcomb
Executive Director
Bastrop Opera House

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Bastrop Opera House Field Conditions Report

Site Trip August 21, 2018

Scott Moore:

Kim A. Williams, AIA was commissioned to review building and site conditions related to the exterior walls paint lack of adhesion and bubbling at the interior surface. Kim reviewed exterior site grade conditions, the attic areas, the roof, and performed limited interior surface testing. This report is also in part an update of the similar report from 1992 by Kim.

Based on the evidence and conditions observed, it appears that recent exterior wall repair work performed by one contractor may be the main concern for the interior paint delamination. The following analysis and predicted resolve:

Main Issues of Concern:

- Exterior brick wall repointing- the contractor (Steve Neuhaus) repointed the East wall with a more contemporary Portland based mortar mix. This condition also involved some historic preservation proper treatment expressed by the THC but overruled and approved in a letter from the NPS. Although that interaction had more to do with the structural appropriate also has a relationship to the permeability of moisture in the masonry wall – possibly trapping more moisture than the original lime based mortar. This moisture reducing process may be causing more moisture (both water and water vapor) movement to the cooler / dryer interior surface.
- The east side of the building grade (soil) conditions has some negative drainage towards the façade and depressions that allow water into the foundation areas. The soft , porous brick footers and walls soak water upwards called “rising damp”. It is not clear how much of this problem is contributing to moist wall conditions but a positive slope away from the building must be created. This concern was stated in the 1992 report and apparently not corrected.
- The interior wall surface was coated with a gypsum drywall leveling layer and then a coat of new paint (paint type to be determined- see next item). As the exterior moisture / pressure moves to the interior surface, it has forced a release of the gypsum coating from the original plaster / paint surface which appears reasonably intact. The owner and painter shall confirm the new base layer and paint type such that more correction recommendation can be made.
- Follow-up information from Scott indicates the contractor’s materials as follows: Re-plaster , Type N Polypropylene Stucco mix, Sto base Coat, drywall

compound, oil base primer, S-W Emerald final top coat / latex. This total combination of system is unusual and unexplained for all the base layers.

- The historic brick is a hand or early machine pressed fabrication but not a fired glazed more water resistant face brick. Therefore the historic brick is more porous than contemporary brick. Additionally as masonry bearing wall there is no cavity space or other moisture protection assembly. Coupled with the use of AC equipment and de-humidification process, the cooler dryer interior air tends to pull the moist and warm exterior air towards the interior surface.
- The roof conditions involve a relative new TPO single membrane roof system placed on a gabled form and internal butter design with the removal of the metal roof. This roof membrane is still under both installer full warranty and the 15 year manufacturer warranty. The roofer proposal serves as the only written documentation which does not state the actual manufacturer or detailed assembly (whether any rigid insulation was placed below the TPO). The gable form, wood deck and lack of insulation may not be constructed to industry standards or warranty requirements. More research and interaction with the roofer will be required to define this matter. Additionally the roofer did not install the parapet vertical membrane with a proper detail standard of cap flashing covering the top edge. Only a continuous compression bar with top edge caulk and screw attachment to the wall was used. Current caulk deterioration and bar openings is allowing some water into the parapet wall which may also attribute some of the moisture into the masonry wall.
- There is also historic interior wall paint failure at the northwest corner - balcony staircase area. This wall surface was not treated as the East wall but rather reflects previous and possibly current moisture penetration from the roof scupper area. This area receives an extreme volume of direct water movement including half of the opera house and the adjacent (west) building that penetrates the common wall parapet and discharges one third of its roof onto this roof. This condition was identified in the 1992 report and apparently no action to correct it was taken.

Recommendations relative to the problem issues:

- The exterior wall repointing probably cannot be changed at this point. As a partial moisture relief technique, a few weep hole installation may allow the wall to breathe better; however since there is no defined airspace or moisture proofing barrier plane, this strategy may have only a minimal impact. The porous brick state can be improved through the specific use of appropriate

moisture resistance treatment of an applied siloxane penetrating chemical treatment (not a waterproofing coating such as clear silicone). This treatment works to resist water penetration while allowing internal moisture release or breathing. Specific recommendation is – Prosoco, Sure Clean Weather Seal, Siloxane PD.

- The east side site drainage should be corrected to create total positive drainage away from the brick façade for a distance of at least 10 ft. Flat stone pavers can be laid at grade and façade connection and some type of impervious fill i.e. road base material used for full length of building and approximately 10' out.
- I do not believe that the interior application of a leveling or covering gypsum finish plus a contemporary paint was an appropriate treatment. Upon confirming the chemical composition of these recent materials, Kim can request expert technical representatives of Sherwin Williams Paint to visit the site and offer best recommendations for paint repair. This process could involve the removal of the recent coatings.
- See the first item.
- A joint meeting of the roofer , roof manufacturer , Owner and Kim should be held to review the contract installation, warranty issues, manufacturer warranty detail requirements, industry standards and corrective parapet cap detailing. The west common wall and shared scupper drainage should be legally and technically reviewed and resolved.
- Once the west scupper is resolved and corrected, the interior wall should be fully dried (to 15% moisture content) and then repaired and repainted.

This report has been provided as a general site review and recommendations but not necessarily as a detailed architectural restoration detailing or specifications for the actual intended work or final action plan. If the Owner wishes to have Kim A. Williams to guide this process and next steps , he can continue on an hourly rate fee basis for additional site meetings, analysis, and admin. of the implementation process and work.

Reference attached photos and listing description in attached information.

Submitted August 27, 2018

Kim A. Williams, AIA

Bastrop Opera House Field Conditions Report

Site Trip August 21, 2018

Scott Moore:

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Submitted August 27, 2018

Kim A. Williams, AIA

City of Bastrop
All Funds Summary FY2019

	GENERAL FUND	STREET MAINTENANCE FUND	DEBT SERVICE FUNDS	HOTEL TAX FUND	SPECIAL REVENUE FUNDS	WATER/ WASTEWATER FUNDS	BP&L FUND	CAPITAL IMPROVEMENT FUNDS	INTERNAL SERVICE FUND	TOTAL ALL FUNDS
BEGINNING FUND BALANCES	\$ 2,566,858	\$ -	\$ 306,992	\$ 3,425,181	\$ 2,440,787	\$ 5,824,328	\$ 4,072,418	\$ 8,260,931	\$ 1,866,409	\$ 28,763,904
REVENUES:										
AD VALOREM TAXES	3,533,514		1,863,009		-	-	-	-		5,396,523
SALES TAXES	4,864,390				-	-	-	-		4,864,390
FRANCHISE & OTHER TAXES	517,966			2,736,000	23,000	-	-	-		3,276,966
LICENSES & PERMITS	699,500			2,000	-	-	-	-		701,500
SERVICE FEES	543,936			240,350	1,033,866	5,667,190	7,648,040	-	311,563	15,444,945
FINES & FORFEITURES	334,000				14,500	-	-	-		348,500
INTEREST	50,000	6,000	10,850	44,500	35,850	88,386	56,000	85,500	15,500	392,586
INTERGOVERNMENTAL	72,878			62,312	1,416,576	-	-	-		1,551,766
OTHER	82,000		247,619	-	30,700	8,000	17,000	102,291	30,000	517,610
TOTAL REVENUES	10,698,184	6,000	2,121,478	3,085,162	2,554,492	5,763,576	7,721,040	187,791	357,063	32,494,786
OTHER SOURCES										
Other Financing Sources								300,000		
Interfund Transfers	809,750	1,100,000	516,185	486,084	4,700	2,334,257	-	453,825	254,500	5,959,301
TOTAL REVENUE & OTHER SOURCES	11,507,934	1,106,000	2,637,663	3,571,246	2,559,192	8,097,833	7,721,040	941,616	611,563	38,454,087
TOTAL AVAILABLE RESOURCES	\$ 14,074,792	\$ 1,106,000	\$ 2,944,655	\$ 6,996,427	\$ 4,999,979	\$ 13,922,161	\$ 11,793,458	\$ 9,202,547	\$ 2,477,972	\$ 67,217,991
EXPENDITURES:										
GENERAL GOVERNMENT	4,225,284	566,797			1,416,576	-	-	657,807		6,866,464
PUBLIC SAFETY	4,333,584				466,950	-	133,800	228,000		5,162,334
DEVELOPMENT SERVICES	1,035,374				-	-	-	514,325		1,549,699
COMMUNITY SERVICES	1,657,608			346,994	292,175	-	160,493	533,854		2,991,124
UTILITIES					-	3,812,819	6,123,910	-		9,936,729
DEBT SERVICE			2,388,203		-	1,425,805	433,000	-		4,247,008
ECONOMIC DEVELOPMENT				3,065,866	-	-	-	-		3,065,866
CAPITAL OUTLAY					124,050	875,730	-	4,559,109	408,764	5,967,653
TOTAL EXPENDITURES	11,251,850	566,797	2,388,203	3,412,860	2,299,751	6,114,354	6,851,203	6,493,095	408,764	39,786,877
OTHER USES										
Interfund Transfers	266,084		-	516,186	575,392	1,883,565	1,341,575	1,376,500	-	5,959,301
TOTAL EXPENDITURE & OTHER USES	11,517,934	566,797	2,388,203	3,929,046	2,875,143	7,997,919	8,192,778	7,869,595	408,764	45,746,178
ENDING FUND BALANCES	\$ 2,556,858	\$ 539,203	\$ 556,452	\$ 3,067,381	\$ 2,124,836	\$ 5,924,242	\$ 3,600,680	\$ 1,332,952	\$ 2,069,208	\$ 21,471,813
<i>% of Expenditures</i>	25.5%	95.1%	23.3%	89.9%	74%	113.1%	52.6%	20.5%	506.2%	63.5%



STAFF REPORT

MEETING DATE: November 27, 2018

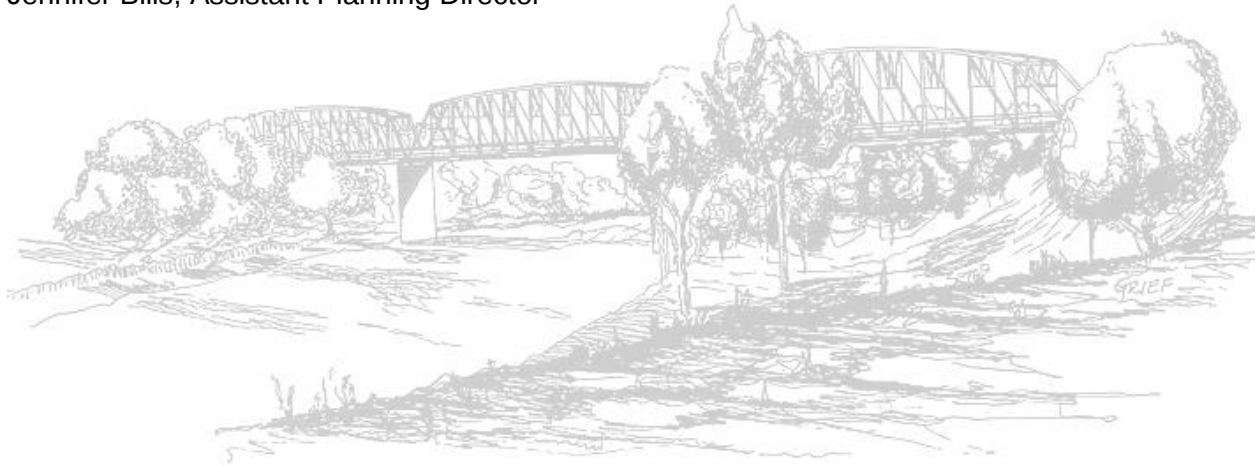
AGENDA ITEM: 9A

TITLE:

Consider action and approve Resolution No. R-2018-114 of the City Council of the City of Bastrop, Texas, making determinations regarding certain project-specific Exceptions and/or Exemptions as provided by Emergency Ordinance 2018-1, Section 8 (Temporary Moratorium); and Emergency Ordinance 2018-2, Section 7 (Emergency Drainage Application Rules).

STAFF REPRESENTATIVE:

Jennifer Bills, Assistant Planning Director





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 9B

TITLE:

Consider approval of Resolution No. R-2018-115 of the City Council of the City of Bastrop, Texas cancelling the December 25, 2018 Council Meeting; establishing a repealing clause; and providing an effective date.

STAFF REPRESENTATIVE:

Lynda Humble, City Manager



RESOLUTION NO. R-2018-115

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS
CANCELLING THE DECEMBER 25, 2018 COUNCIL MEETING;
ESTABLISHING A REPEALING CLAUSE; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City Charter, Section 3.12, Meetings, requires that the Council shall meet regularly and at least once a month; and

WHEREAS, the City Council will hold its regularly scheduled meeting on Tuesday, December 11, 2018, which meets the Charter requirement to meet at least once a month; and

WHEREAS, City offices will be closed on Monday, December 24, 2017 and Tuesday, December 25, 2018 in observance of the Christmas Eve and Christmas holiday.

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

Section 1: That the City Council cancels the December 25, 2018 Council meeting in observance of the Christmas holiday.

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of November 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney



STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 9C

TITLE:

Consider approval of Resolution No. R-2018-116 of the City Council of the City of Bastrop, Texas approving Task Order Number 18-01 between the City of Bastrop, Texas and Strand Associates, Inc. pursuant to Engineering Services Agreement dated October 26, 2018, attached as Exhibit B, in the amount of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) to develop stormwater drainage and floodplain management standards, as attached to this Resolution as Exhibit A; authorizing the City Manager to execute necessary documents; providing for a severability clause; and providing for an effective date.

STAFF REPRESENTATIVE:

Lynda K. Humble, City Manager

BACKGROUND/HISTORY:

The City Council approved an Engineering Services Agreement with Strand Associates, Inc. to serve as Alternate City Engineer. All future task orders are attached to this master agreement as Exhibit B.

POLICY EXPLANATION:

Under Task Order No. 18-01, Strand Associates will work with City Staff and our consultant team to develop a draft stormwater drainage and floodplain management standards document. The draft document will be provided by March 1, 2019.

FUNDING SOURCE:

Innovation Fund – Additional Consultants

RECOMMENDATION:

Consider approval of Resolution No. R-2018-116 of the City Council of the City of Bastrop, Texas approving Task Order Number 18-01 between the City of Bastrop, Texas and Strand Associates, Inc. pursuant to Engineering Services Agreement dated October 26, 2018, attached as Exhibit B, in the amount of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) to develop stormwater drainage and floodplain management standards, as attached to this Resolution as Exhibit A; authorizing the City Manager to execute necessary documents; providing for a severability clause; and providing for an effective date.

ATTACHMENTS:

- Resolution
- Task Order No. 18-01

RESOLUTION NO. R-2018-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING TASK ORDER NUMBER 18-01 BETWEEN THE CITY OF BASTROP, TEXAS AND STRAND ASSOCIATES, INC. PURSUANT TO ENGINEERING SERVICES AGREEMENT DATED OCTOBER 26, 2018, ATTACHED AS EXHIBIT B, IN THE AMOUNT OF FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$45,000.00) TO DEVELOP STORMWATER DRAINAGE AND FLOODPLAIN MANAGEMENT STANDARDS, AS ATTACHED TO THIS RESOLUTION AS EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Council approved an Engineering Services Agreement dated October 26, 2018 with Strand and Associates; and

WHEREAS, City Council has made updating the City's stormwater drainage and floodplain management standards a priority; and

WHEREAS, Strand and Associates will develop draft stormwater drainage and floodplain management standards as a part of the Building Bastrop initiative, as outlined in Task Order Number 18-01.

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

Section 1: That the City Manager is authorized to execute Task Order Number 18-01 with Strand and Associates in the amount of \$45,000.

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of November 2018.

APPROVED:

Connie B. Schroeder, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney



CITY REVIEW

Strand Associates, Inc.

10000 West Loop South, Suite 1000
Dallas, Texas 75243
214.343.8800
www.strand.com

Task Order No. 18-01
City of Bastrop, Texas (City)
and Strand Associates, Inc.® (Engineer)
Pursuant to Professional Services Agreement dated October 26, 2018

Project Information

Services Name: Development Standards Review and Preparation

Scope of Services

Engineer will provide the following services to City:

1. Obtain and review current City land development standards associated with stormwater drainage and floodplain management.
2. Participate in a two-day workshop meeting with City and its planning consultants on November 29 and 30, 2018, to discuss and develop potential strategies and revisions to City's land development standards associated with stormwater drainage and floodplain management.
3. Provide assistance to develop revisions to City land development standards for stormwater drainage and floodplain management. Participate in up to five workshop meetings via teleconference with City and planning consultants for this task.
4. Participate in presentations of revisions to City land development standards for stormwater drainage and floodplain management to the City Planning and Zoning Commission on December 13, 2018, and to the City Council on December 14, 2018.
5. Develop a draft stormwater drainage and floodplain management standards document. Document will be provided by March 1, 2019.

Compensation

City shall compensate Engineer for Services under this Task Order on an hourly rate basis an estimated not-to-exceed fee of \$45,000.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of November 12, 2018. Services are scheduled for completion on March 31, 2019.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

STRAND ASSOCIATES, INC.®

DRAFT

Matthew S. Richards
Corporate Secretary

Date

CITY:

CITY OF BASTROP

Lynda Mumble
City Manager

Ann Franklin
City Secretary

Date

MKS:mm\B\BRE\Documents\Agreements\B\Bastrop, City of (TX)\Engineering Services Agreement.2018\TO\2018\4586.004.18-01.docx

TBPE No. F-8405
TBPLS No. 10030000

www.strand.com



STAFF REPORT

MEETING DATE: November 27, 2018

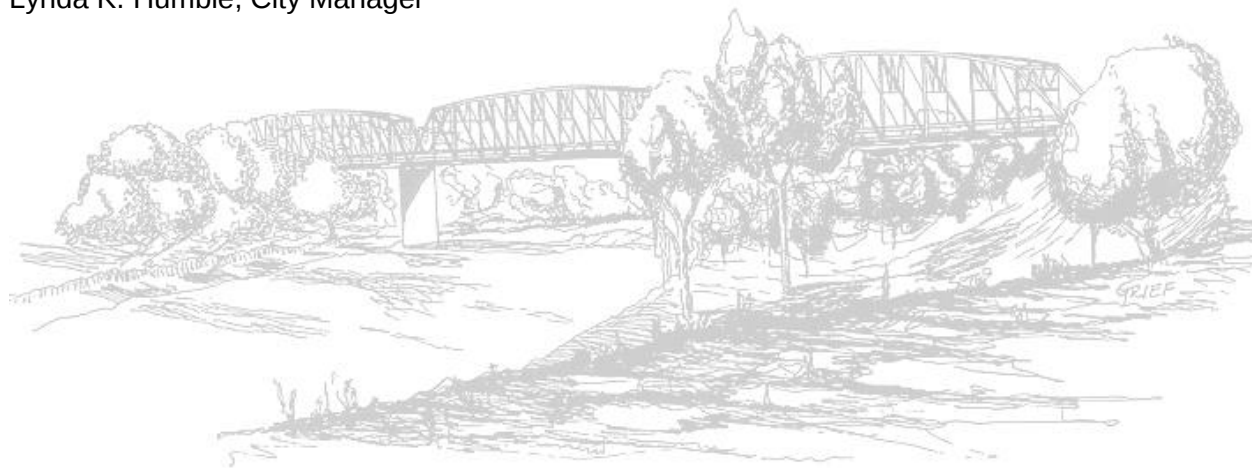
AGENDA ITEM: 10A

TITLE:

City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of the 1445 Interlocal Agreement between the City of Bastrop and Bastrop County for the review of subdivision applications in the City's extraterritorial jurisdiction.

STAFF REPRESENTATIVE:

Lynda K. Humble, City Manager





STAFF REPORT

MEETING DATE: November 27, 2018

AGENDA ITEM: 11

TITLE:

Take any necessary or appropriate action on matters posted for consideration in closed/executive session

STAFF REPRESENTATIVE:

Lynda Humble, City Manager

