

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: Consideration, discussion and possible action regarding approval of minutes from Regular Council Meetings of November 24, 2015 and December 8, 2015.

2. Party Making Request: **City Secretary, Ann Franklin**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

4. Policy Implication:

5. Budgeted: _____ Yes _____ No _____ N/A
 Bid Amount: _____ Budgeted Amount: _____
 Under Budget: _____ Over Budget: _____
 Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: Approval

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

**MINUTES OF REGULAR COUNCIL MEETING
BASTROP CITY COUNCIL
NOVEMBER 24, 2015**

The Bastrop City Council met in a Regular Meeting on Tuesday, November 24, 2015 at 6:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Mayor Ken Kesselus, Mayor Pro Tem DeLaRoas, and Council Members Dock Jackson, Gary Schiff, Kay Garcia McAnally and Kelly Gilleland.

CALL TO ORDER

Mayor Kesselus called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Pastor Nava and members of the Hands Up High Ministry led the Pledge of Allegiance and the Pledge to the Texas Flag.

INVOCATION

Mayor Kesselus gave the Invocation.

PRESENTATIONS

1. Update on Bastrop Economic Development Corp. – Executive Director Shawn Kirkpatrick

Mr. Kirkpatrick stated that the BEDC board met on November 10, 2015.

- The board discussed development retail strategy for the entire community.
- Met with the retail consultant on November 24, 2015. Working on continuing to identify additional developable tracts.
- The biggest hurdle is identifying additional anchor targets for new developments as well as other retail matches that fit the demographic profile and community.
- Overall retail strategy for the next twelve months was presented to the board and there were no objections.
- Continuing to revamp marketing materials. Developed across all media type.
- Working on redesigning the billboard for 71 and 95, should have the designs and December 2015 and look at them in January or February 2016.
- The board asked for a brief overview of the agenda items the board would be considering in the future to be given to the Council. They are as follows:
 - Will be considering internal financial controls in December 2015.
 - Looking at a committee structure around the core area of the Economic Development
 - Business and Industrial Park will be coming back to the board sometime in 2016.
 - Will need additional infrastructure to meet the needs of the projects.
 - Look at the West Bastrop area and what the BEDC would recommend for some type of annexation to incorporate into the city limits.
 - Developers are wanting to develop west.
 - Looking at a host hotel at the Convention Center
 - Look at filling the position of vice chair for the board in December.

- High school job and career fair 2016 is going to be at the Performing Arts Center.
 - Adult job fair in 2016, will discuss time in December.
 - Jean Riemenschneider joined the BEDC staff, the current staffing level is three and a half, the half time position is no longer filled. The director and assistant director are visiting about whether or not to fill the half time position and if so how to do so. A decision should be made during the first quarter of year 2016.
 - In the preliminary stages of planning an Economic Development Forum in the Spring.
 - Recruiting is strong, seeing a lot of interest in primary employers.
 - Working on projects with Fiber Connectivity.
 - Housing continues to be strong.
2. **Main Street presenting to the Downtown Business Alliance an award for Best Marketing Program for 2015 for their Billboard Program**
 Nancy Wood, interim Main Street Program Director acknowledged the Downtown Business Alliance being awarded the best marketing program by the Texas Downtown Association the Precelence Award for the Billboard Project and to thank the participating partners which included the Bastrop Economic Development Corporation, the City of Bastrop, Main Street Program, Chamber of Commerce, DBA and the Bastrop Marketing Corporation. There were 25 downtown businesses of whom each contributed \$1,000 to make the project happen.

PROCLAMATIONS

ANNOUNCEMENTS

- A. **Update on Comprehensive Plan Steering Committee – Kay Garcia McAnally and Dock Jackson**
 Council Member Jackson stated that the committee met for breakfast and had a lively discussion on the planning process with the steering committee board on the Comprehensive Plan, Chapter 2, Community Growth and Chapter 3, Public Facilities. There will be a report soon on the progress of the meeting. The committee is working hard to make the comprehensive plan work for the public.
- B. **Announcement of prize winners for the “Team Up To Clean Up” recycling challenge – Kelly Gilleland**
 Council Member Gilleland announced that the awards were given out prior to the Council Meeting for the “Team Up To Clean Up” winners. THIS year was a recycling challenge put on by the City of Bastrop a campaign to keep Bastrop beautiful. There were 24 teams participating, collected a total of 18,536 pounds of recyclables in three weeks time that filled four cubic yard dumpsters. The biggest plus was to raise awareness to recycling. They were as follows:
- Overall winner was the Mcdade Student Health Advisory Committee - \$1,000
 - Metals category, collected 327 pounds of metal
 Bastrop Robotics Team - \$600, 1ST Place
 Boys Scouts Troup 210 - \$400 2ND Place
 - Plastics category 988 pounds of plastic
 Green Owl Colorado Collegiate Academy - \$600
 Bastrop Democratic Part - \$400 (Pledged as scholarship to one of the high schools)
 - Paper category 17,221 pounds of paper in one week

Pastor Nava's – Hands Up High Ministry - \$600
Bastrop High School Robotics Team - \$400

CITIZEN COMMENTS

City Manager's Informational Report for the November 24, 2015 City Council Meeting:

I. Meetings and Events Attended:

- A. Attended The Special City Council Meeting on November 17, 2015 regarding Hotel/Motel Funds.**
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II. Update on City Projects and Issues:

- A. Discussion and Review of Water Usage for the period of November 8, 2015 through November 22, 2015.**
- B. Update on the City of Bastrop's Long Term Water Supply Project.**
- C. Update on the Gills Branch Drainage Project**
- D. Update on Upcoming Meetings and Events.**
Joint meeting with the Planning & Zoning Commission & Water/Wastewater infrastructure meeting on December 1, 2015.
- E. Update on the Comprehensive Plan**
- F. Update on the Water Filtration Project – Willow Park Well Field**
- G. Update on the Filming/Sound System Renovation for the City Council Chambers.**
The week of December 14th Council Chambers will be closed for a week to finish installing cameras and audio equipment. Beginning January 1 the meetings will be live streamed on television and computer. The first City Manager Moving Forward received over 3,000 hits. .
- H. Update and Discussion Regarding the West Bastrop Village Municipal Utility District.**
- I. Update on the Texas Department of Transportation "Tahitian Village Overpass Project.**
- J. Update on Removing the "Sand Bar" in Front of the Boat Ramp at Fisherman's Park.**
- K. Information Submitted by the Bastrop Marketing Corporation.**
- L. Development of Plan B for the Bastrop County Shelter Grant**
- M. Update on the Chestnut Street – Fire Station Façade Improvements**
- N. Management/Administrative Activities**

Council Member Gilleland asked the City Manager if he was ready to report on plan B for the Shelter Grant. The City Manager replied yes, the plan is zeroing in on an activity center and the proposed site is the Bob Bryant Park. The building would be between 6,000 and 6,500 square foot, it would not have a gymnasium but it would have a recreational area and a great improvement for the senior citizens use. The center will possibly be open from 10:00 a.m. to 2:00 or 3:00 p.m. for the seniors and 3:00 p.m. to 5:00 or 6:00 p.m. if the Boys and Girls Club would like to take advantage of the facility and to open it up to other clubs. The designs will be ready for review on the 8th of December and the cost will be kept under \$1.5 million. The place card holder will be on the judge's desk by the time frame requested. Mayor Kesselus asked the Council Members if they were ok with the timeframe laid out by the City Manager. The Mayor stated that there were nods of the heads and he believes the timeframe is ok. The City Manager stated there will be a site plan, schematic and everything needed for the decision. The City Manager stated this site has all the utilities available and an abundance of parking, classrooms, and kitchen. The City Manager stated that he is classifying the building as an activity center because if the building is proposed as a gymnasium the cost will exceed \$1.5 million. The activity area will be larger than the Council Chambers at City Hall with

elevated ceiling with a petition. Council Member Gilleland said for clarification this is still plan B. The City Manager replied that it was. Council Member Gilleland asked the City Manager if he was still in discussion with the YMCA. The City Manager stated that he met with the YMCA representatives the afternoon of November 24, 2015 and the representatives will be in attendance at the City Council meeting on December 8th. The City Manager stated that he is moving ahead with the plan because he is very aware that the Council does not want to lose the \$1.5 million.

III. Other City Activities:

- A. City of Bastrop Convention Center Activities.
- B. The City of Bastrop Main Street Program.
- C. Planning Department – Inspection Report.
- D. Update on the YMCA Program

Inviting input from the City Council related to issues for possible inclusion on future agendas related to issues such as (but not limited to) municipal projects, personnel, public property, development and other City/public business.

EXECUTIVE SESSION: *The Council reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Ch. 551 Govt. Code, Vernon's TX Code, Annotated, the item below will be discussed in closed session.* 1. SECTION 551.071 – Consultations with Attorney related to legal matters

A. CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

- A.1 Consideration, discussion and possible action regarding approval of minutes from Regular Council Meeting of November 10, 2015.
- A.2 Second reading of an ordinance granting a conditional use permit to allow a manufactured home at 1006 Mesquite being A +/- 0.500 acres out of Farm Lot 10 east of Main Street, lot 2 of the proposed Washington No. 2 subdivision, an area zoned sf7, single family residential-7 within the city limits of Bastrop, Texas; setting out conditions; and providing an effective date.
- A.3 Second reading of an ordinance granting a zone change for +/-1.774 acre tract out of Farm Lot 10 east of Main Street, from MF-2, Multi Family-2 TO SF-7, Single Family Residential-7 located north of Mesquite Street also known as 1006 Mesquite within the city limits of Bastrop, Texas; and providing an effective date.

- A.4 **Second reading of an ordinance of the City Council of the City of Bastrop, Texas, amending Section 1.15.501 "Creation of Ethics Commission" of the "Ethics Ordinance" in the Code of Ordinances of the City Of Bastrop; providing a Severability Clause; and providing an effective date.**
- A.5 **A resolution approving and adopting the Investment Policy for the City of Bastrop, Texas, as amended to clarify the language of investment pools and to increase the maturity allowed on Certificates of Deposit from one to two years.**
- A.6 **Approval of the statutory denial, for a period of 180 days from the date of Council action on a request for the Replat of Piney Ridge, Section 3 Lot 24 located on north of Black Jack Lane within the City of Bastrop, Texas One Mile Extra Territorial Jurisdiction (ETJ).**
- A.7 **Approval of Taylor Lane Subdivision Final Plat being +/- 2.97 acres out of the Nancy Blakey Survey A98 located on Taylor Lane in the Bastrop, Texas Extra Territorial Jurisdiction (ETJ).**

Mayor Pro Tem DeLaRosa made the motion to approve the Consent Agenda, seconded by Council Member McAnally. The Consent Agenda was approved on a vote of 5-0.

B. PUBLIC HEARINGS, ORDINANCES, & OTHER ITEMS ELIGIBLE FOR CONSIDERATION AND/OR ACTION - NONE

C. OLD BUSINESS - NONE

D. NEW BUSINESS

- D.1 **Consideration, discussion and possible action regarding approval of a resolution of the City Council of Bastrop, Texas, to formalize the work and activities of all City of Bastrop Task Forces.**
Council Member McAnally made the motion to approve the resolution, seconded by Council Member Gilleland. The motion passed on a vote of 5-0.
- D.2 **Appointment of the Honorable Chris Duggan to Place 1 on the Ethics Commission, subject to Council confirmation.**
Council Member Jackson made the motion to reappoint the Honorable Chris Duggan to Place 1 with the term ending in 2017, seconded by Council Member McAnally. The motion passed on a vote of 5-0.
- D.3 **Consideration, discussion and possible action on the Award of Contract to Langford Community Management Services for grant writing services to prepare FEMA Hazard Mitigation Grant Program (HMGP) applications and the subsequent project management /administration of the grant for drainage improvements, buy-outs of flood damaged properties, and emergency generators if the City is awarded a State HMGP contract.**
Council Member Schiff made the motion to award the contract to Langford Community Management Services for grant writing services, seconded by Council Member Gilleland. The motion passed on a 5-0 vote.

- D.4 **Consideration, discussion and possible action on the Award of Contract to the appropriate firm for engineering services to include budget/BCA/scopes of work/draft specifications for the preparation of FEMA Hazard Mitigation Grant Program (HMGP) applications and the subsequent preliminary and final design plans and necessary interim and final inspections required by the City for the implementation of the Hazard Mitigation Grant Program project(s) of drainage improvements, buy-outs of flood damaged properties, and emergency generators if the City is awarded a State HMGP contract.**

Council Member Schiff made the motion to award the contract to BEFCO Engineering Inc. for engineering services, seconded by Council Member Jackson. The motion passed on a vote of 5-0.

- D.5 **Consideration, discussion and possible action on the Award of Contract to Excel Construction Services, LLC for repair of the Waste Water Treatment Plant Headworks, including the Lift station rehabilitation at Gills branch, Mauna Loa, and Wilson Street lift station project for a total amount of \$895,000.00.**

Mayor Pro Tem DeLaRosa made the motion to award the contract to Excel Construction Services, LLC for repair of the Waste Water Treatment Plant headworks, seconded by Council Member Schiff. The motion passed on a 5-0 vote.

- D.6 **Appointment by Mayor, subject to confirmation by City Council of Joseph J. Beal to Seat 7 on the Board of the Bastrop Economic Development Corporation.**

CM Gilleland stated that there is no question that Mr. Beal is very astute and very intelligent and very intelligent business man but that she is very uncomfortable confirming his position on the most financially powerful board in the City based on his perception on not being transparent while he was a Council Member. She stated to the Mayor that if he wanted her to expand on her statement she would. She Stated that she believe everyone remembered except for Council Member Schiff because he was not on the Council. Council Member Schiff asked Council Member Gilleland to explain because he was not here. Council Member Gilleland stated that the Council had to pass a resolution and Council Member Beal agreed with the resolution and voted yes on it as well that the Council did not condone his actions when he was speaking to the Austin City Council about selling water from Bastrop. It was such a controversial issue and it brought so much negativity. There were signs all around town "I'm here to Beal your water talk to City Council" it was very controversial. He is no doubt an astute business man but he plays by a different set of rules, he sat on the dais and said it is none of the citizens business what he does and as a public official she stated that she can't foster that it is there business because the Council has the public's trust and the Council has to be transparent about and Mr. Beal does not want to be transparent. Council Member Gilleland stated that recently she discovered another issue, Mr. Beal was apparently on the Capital Campaign Committee for the Arts Guild while on City Council and helped the Council vote to give the Arts Guild \$400,000 and never disclosed it. While that might not have been a reason for him not to participate in the discussions he never disclosed it and that is the part that is scary. He needs to be forthcoming with his intentions and motivations. She stated that she can't foster that Mr. Beal is going to represent the Council on a board that controls millions of dollars. He is a nice guy, he is an intelligent guy he is well liked he knows everybody. If the only criteria for being on this board was being a great business man he would be it, it is not the only criteria when you are serving the citizens of the City and she stated that she can't vote for Mr. Beal for that reason. Council Member McAnally stated that she had something written down that she would like to read and that it makes her very sad to have to do this. The statement read as follows, "I have a great deal of respect for Mr. Joe Beal business acumen like the rest of the community I am very grateful for all of the hard work he did that ultimately resulted in the Hyatt coming to Bastrop. Unfortunately I cannot support his appointment to BEDC, my objections centers on the convince of interest. We recently had headline news when it was revealed that Mr. Beal while an active

member of the City Council was being paid as a consultant by a water company. Mr. Beal did not recuse himself on any votes on water issues, did not reveal to anyone on the Council that he was a paid consultant in the water business and did not have the courtesy to inform the City Council that he was making a presentation to the Austin City Council to tell them that they should buy Bastrop's water. Secondly it has become clear that Mr. Beal voted on the appropriation of funds from our General Fund and from HOT Funds to the Arts Guild building plus being one of the chief fundraisers or that organization. He did not recuse himself from those votes as he probably should have done. He denied before City Council that he had connection with the building fund. So on two occasions that we know about Mr. Beal has failed to disclose conflicts of interest on financial matters. This does not live up to the standards that we as a Council have decided to uphold as our Ethics Ordinance. There cannot be a rule for Mr. Beal and a rule for everyone else. The bigger concern for me however is that Mr. Beal when confronted about these conflict of interests said it was none of anyone's business. It is our business it is our tax payer's money. It is our duty as Council Members to behave ethically. Mr. Beal has not only failed to live up to that standard but has indicated that he has no intention of doing so." Council Member Schiff stated that he was not on the Council when Mr. Beal was on the Council. Council Member Schiff state that he knows Mr. Beal to be a fine upstanding individual and he has known him for approximately 15 years. Council Member Schiff stated that as he listens to the issues as far as the Arts Guild is concerned the Ethics Commission might want to look at that but he does not see it as a conflict if you are not personally gaining by the activities, you have no personal gain if it was a community activity. He stated that all of the Council is involved in community activity all are involved with various charities we try to make this community a better community. Council Member Gilleland stated that she would like to answer that question, it is not that he is involved with the Arts Guild because the Arts Guild is an excellent project. It is that he failed to disclose that he was involved and he helped the Council decide to give taxpayer money to them without disclosing that. Council Member Gilleland asked what else has he not disclosed, where do you draw the line you have to be transparent. Council Member Gilleland stated that she recuses herself if there is a hint of any non-transparency on board because she does not want anyone to say that she has anything going on in the background. She stated "With Mr. Beal we don't know." Council Member Gilleland stated that she had the minutes from the Arts Guild if anyone would like to see them where it says that Mr. Beal is potentially a Co-Chair of the Arts Guild's Capital Campaign and that the Capital Campaign is to raise the most amount of funds that they can and the City contributed that and Mr. Beal never told anyone. Council Member Gilleland stated that she voted for the approval of the funds to the Arts Guild, she possibly seconded the motion because the Arts Guild project is so good. Council Member Gilleland stated that all Mr. Beal had to do was to let Council know that he had a conflict and he could have recused himself from the vote and the Council probably would have gone ahead and funded the Arts Guild. The fact that Mr. Beal did not bother to tell the Council much less tell the citizens is a huge problem from the transparency standpoint. Council Member McAnally asked JC Brown, City Attorney to address the personal gain issue, is that the criteria that Council judges the ethics by or is it only if some has a personal gain how would this situation be looked at. Ms. Brown said that she would have to look at the situation and see what was involved. When a city official has a role in any organization or any business that has interaction with the work that they are doing for the City they have an obligation to disclose that with their fellow City Council Members and the Council will make the decision with that individual as to whether or not recusal is necessary or whether or not an opinion from the Ethics Commission might be necessary. It is not only related to financial benefit that is the State ruling but the City Ordinance is slightly different, it is a duty to disclose an interest. Ms. Brown stated that it was not for her to speak to the individual facts of any particular circumstance and that she is not aware of all the facts of what is being discussed. Council Member Gilleland stated that she does not believe anyone is aware of all the facts because Mr. Beal was not present. Council Member Gilleland stated that she would like to ask Mr. Beal what his role was while he was serving as a public servant and voting to give taxpayer dollars to a project

that he was in charge of raising funds for. She stated "That's a problem, it's a problem." Mayor Pro Tem DeLaRosa stated as he was sitting and listening to the comments, especially as Council Member McAnally read her prepared statement about Mr. Beals involvement with the water company he worked for and that he does not remember all the facts but he does not believe that he has ever heard Mr. Beal mention in a private conversation about selling any of Bastrop's water. He may have mentioned Burleson County, counties east of Bastrop but he does not believe he ever heard Mr. Beal mention Bastrop water in particular. Council Member McAnally suggested that Mayor Pro Tem DeLaRosa go on Google and look it up, she stated that it was recorded. Mayor Pro Tem DeLaRosa asked if it was City of Bastrop water. Council Member McAnally stated "County of Bastrop water I guess, he didn't discuss it." Mayor Pro Tem stated that was the point he believes Mr. Beal was speaking of counties east of Bastrop and that he was not going to be able to argue the point that Mr. Beal should have told Council. Mayor Pro Tem DeLaRosa stated that the credentials that Mr. Beal had and expertise it is sad that people choose to remember him for the one deal about the water. Mayor Pro Tem DeLaRosa stated the six years that Mr. Beal served on the Council the citizens should thank him because the City of Bastrop is better off today than before Mr. Beal came onto the Council. Council Member Jackson stated that as Council Members each of them try to do what they can for the community and that they are all involved in some type of project that is for the betterment of the community and from what he gathered from what Mr. Beal was working with the Arts Guild and the other organizations as the Council does, they are all wanting something positive for Bastrop. Therefore, there may be a question of transparency, sometime things are done for the betterment of the community and you try to make improvements and you don't look at things the same like this is a conflict of interest because it is for the common good of the community and he stated that he believe that is what Mr. Beal was doing in his role with the Arts community. Council Member Jackson stated that he worked with Mr. Beal for several years on several committees and Council and that he found Mr. Beal to be quite effective and efficient at what he does. Council Member Jackson stated that at this critical time and that he disappointed also that Mr. Liriano is not going to be able to continue to serve on the BEDC board he is glad that Council had someone with Mr. Beal's credentials to step up and that he will not have a problem with him serving especially at this critical time with the development of the City. Council Member Gilleland stated that she did not know how to respond to Council Member Jackson's statement because the whole point of being a public servant is to serve the public. Council Member Gilleland stated that the question is not whether or not Mr. Beal did a good thing by helping the Arts Guild, all of the Council helps charities the question is whether or not the Council can trust Mr. Beal to disclose what he is involved in while he is handling taxpayer money and he will be handling taxpayer money from the BEDC board. Council Member Gilleland stated that the City of Bastrop is on Wall Street now because the protestants believes that Bastrop's intention is to sell water outside the city limits and that Mr. Beal is responsible in part for that by his non transparency by what he was doing. Council Member Gilleland stated that had Mr. Beal could have said "I'm a water consultant, this is what I do for a living, I may be involved" and let the Council know and he could have recused himself from the critical conversations and the Council would not have to wonder what Mr. Beal was up to in the background, instead he waited until it was exposed and Council had to pass a resolution that says the Council was not aware and was not a part of what Mr. Beal's lack of transparency. Council Member Gilleland stated that the Council had to formally pass a resolution on Mr. Beal's actions and the Council had not had to pass a resolution on any other Council Member's action since she had been on the Council, Mr. Beal voted for the resolution himself and did not deny what he was being accused of by the public. Council Member Gilleland reiterated that Mr. Beal is a very astute business man, he knows everybody. She stated that if the only criteria is a good business man on the BEDC Mr. Beal is your guy, Mr. Beal is going to be helping to direct millions of dollars of expenditures. Council Member Gilleland stated "we deserve to know where his interests lay" and that Mr. Beal cannot be trusted with that based on previous actions. Council Member Gilleland suggested that the Council look at the

meeting minutes for the Arts Guild that she had shown the Council, she stated that it said "Co-Chairman of the committee to raise funds." She asked how it could be that Mr. Beal was voting to give funds to his project without saying that he was involved in it. Council Member Gilleland stated that the question is that Mr. Beal has to disclose and she cannot trust him to do so, she does not want to see any more signs about "I am here to Beal your water that was a black eye for the City." She stated to the Mayor that she was sorry that he had brought Mr. Beal forward because it is very embarrassing for everyone and for Mr. Beal who was not present to defend himself and she stated that she wished that he had been present to defend himself. Council Member Gilleland asked the Mayor why Mr. Beal was the only candidate he brought forward. Council Member Gilleland stated that she thought the Council had agreed that when there was a vacancy the Mayor would bring all the applications forward to Council and there were other applicants for the BEDC but Council has not seen them. Mayor Kesselus state that he only nominates one person at a time. Council Member McAnally stated that the other applicants should be in the folder. The Mayor stated that Council had seen everyone that has applied. Council Member McAnally stated that the applicants should have been shared with Council again. Council Member McAnally stated that she wanted to say one more time that no one is questioning Mr. Beal's excellence in business and his dedication to making things better but that Council cannot allow public servants, cannot endorse public servants that do not believe that they have to recuse themselves when they are involved in a project such as this. Council Member McAnally stated that voting for Mr. Beal to be on the BEDC is saying that it is ok to do this "do we really think it is ok?" Council Member McAnally asked Mayor Pro Tem DeLaRosa and Council Members Schiff and Jackson "do the three of you think it is ok because if you do I guess you will vote to put him in." Council Member Jackson stated that he was looking at the minutes that were passed out by Council Member Gilleland for the Arts Guild and he said he did not see anywhere in the minutes where it stated that Mr. Beal was the chair. Council Member Gilleland stated "It says on here co-chair, it has co-chair in front of his name maybe it was a typo" while Mr. Beal's name was listed with the other members his name was in black and white for that campaign committee. This is Mr. Beal's project to raise funds he gave city funds, voting for city funds and encouraging the Council to sponsor the project which is a good project, great project this is not about the Arts Guild it is about transparency and the ability to serve the public.

Council Member Schiff made the motion to confirm the appointment of Joseph J. Beal to Seat 7 on the Board of the Bastrop Economic Development Corporation, seconded aby Council Member Jackson. The motion passed on a vote of 3-2. Those voting aye were: Mayor Pro Tem DeLaRosa and Council Members Jackson and Schiff. Those voting nay were: Council Members Gilleland and McAnally.

Council Member Gilleland stated to Council to note the conversation because there will be backlash. She also stated that she is for transparency. Mayor Kesselus stated that he was for transparency as well. Council Member Jackson stated "so am I."

D.8 Consideration, discussion and possible action regarding a request from the Lost Pines Art Center (a/k/a the Bastrop Fine Arts Guild) to enter into a shared 'Parking Agreement' with the City Of Bastrop for utilizing parking spaces at either the Bastrop City Hall or the Bastrop Convention Center, and to enter into a 'License Agreement' for the use of Haysel and Spring Streets for private parking for the Art Center Project, both in lieu of providing parking on site at the Art Center site.

The City Manager clarified that this is the second part of the request from the Arts Guild. The City Manager stated that he did advise the Arts Guild as well as the Planning staff that these two requests are decisions that would require Council approval and action. If the Council supports the two variance requests it will need to direct the City Manager and staff to develop

a shared parking agreement for use of City property at City Hall and/or Convention Center for shared overflow parking in coordination with the City Attorney. The agreement should contain details such as stipulations related to such as notices to the City when the parking spaces would be needed, the maximum number of parking the Council would be willing to make available and identification for the art users time limitation and cost if so desired.

Council Member Schiff stated the one thing he felt was missing was that he did not see in the documents where the Council was given what proposed parking spaces would be provided, what was being asked for on the streets and how many spaces would be on site. The City Manager stated that the Arts Guild was asking for three spaces to meet the parking requirements and in addition three or four overflow parking at the offsite parking to accomplish two things, to meet the parking requirements on the site which are the three additional and three or four additional when there is a big event for overflow parking. Council Member Schiff stated that as he read the information it seemed that the Guild was asking for forty three of the forty six spaces. The City Manager stated they are and that is the first request because they are asking for use of City Right of Way to accomplish the 43 spaces. Melissa McCullum, Director of Planning and Development stated that if Council desired to approve the request it would need to direct staff to finalize the license to encroach. Council Member Schiff asked if there was no parking on the Chestnut Street side. Ms. McCullum replied no there isn't. The Mayor asked if that was the entire street on the Spring Street. Ms. McCullum stated that the Arts Guild is asking for all of Spring Street to which their property abuts up against. Council Member McAnally stated that would be encroaching. Ms. McCullum replied yes. Council Member McAnally asked Ms. McCullum if she was saying all of the parking was encroaching on the right-of-way. Ms. McCullum replied yes. Council Member Gilleland asked Ms. McCullum how the square footage worked, when it is said one parking space for each 300 square feet is that 300 square feet of buildable space or property. How is it figured out? Ms. McCullum stated parking is based on the calculation of square footage of the building. Council Member Schiff asked if Spring Street was paved. Ms. McCullum stated it is not is more gravel. Council Member Schiff asked if the Arts Guild would be paving Spring Street as part of this process or will someone pave it or would it be a dirt road. Ms. McCullum stated no it will have to be paved/improved as part of this parking. Council Member Schiff asked who would be doing the paving. Ms. McCullum stated that would be the Arts Guild. Council Member Schiff asked if that was in the plan. Ms. McCullum stated yes. (There was verbal confirmation from the Arts Guild representatives in the audience.) Ms. McCullum stated "back to Council Member Schiff's question" she would look at the property owner i.e. the Arts Guild in this particular instance if they are using the City's right-of-way, public right-of-way for their private parking needs they would build all of the improvements needed to do that. Council Member Gilleland asked if that included paving the entire section of Spring Street or just the parking part. Ms. McCullum stated it would include at a minimum the two travel lanes as well as the parking for that is encroaching on the Arts Guild's property. The plans that the Arts Guild has provided the Planning Department would not only be applicable to Hazel Street but it would also be applicable to Spring Street as shown, the Arts Guild would need to build two travel lanes as it encroaches on the property as well as sidewalks. The City Manager interjected that from the previous discussion between the City Manager and the Planning Director, in order for the safety of the traffic lanes the paving would need to be done for the whole width because if not the parking would be in a travel lane. Ms. McCullum asked even for Spring Street. The

City Manager stated Spring Street is different but Hazel is necessary to maintain the two eleven foot travel lanes for safety otherwise if someone is parallel parked it pushes the traffic over and then there are no travel lanes. Ms. McCullum stated for Spring Street at a minimum the two eleven travel lanes for head in parking and for Hazel Street because there already is some parallel parking on the West side of the street there is enough room for parallel parking. Council Member Schiff asked if the parallel parking counts toward the allotment of spaces. Ms. McCullum stated no. Council Member Jackson stated with the private use of this public easement or right-of-way for the parking in the agreement will it be a public/private use, shared use of the parking the public would be able to use it. Ms. McCullum stated yes. Council Member Jackson asked if there would be an agreement to this. Ms. McCullum stated yes, she would say even without the agreement because it is in the right-of-way and not private property it is public property. Council Member Gilleland stated "to clarify" they will pave the right-of-way to use for parking and pay for that and then who owns it, who is responsible for it at that point. Ms. McCullum stated that this would be clarified in the license to encroach documentation. Mayor Pro Tem DeLaRosa stated that he is having an issue with figuring out is on Hazel Street from Chestnut to Spring head in parking, trying to figure out what the street is at this time the City's right-of-way and cars backing out into the street and traffic flowing up and down the street. Ms. McCullum stated that it is hard to determine based on cars going up and down the street. Substantial asphalt will have to be added on to meet not only the parking requirement but to make sure the traffic lanes are adequate for that area. Mayor Pro Tem DeLaRosa asked Ms. McCullum if she would be able to get all 43 parking spaces. Ms. McCullum stated yes. Council Member McAnally asked at what angle the head in parking would be to Hazel Street and would it not be slanted. Ms. McCullum replied that at this time the proposal does show a ninety degree or head in parking. Council Member McAnally stated that if there were parallel cars parked on the west side of Hazel and people were pulling out of the right angle parking spaces she does not think that there would be enough room. Council Member Schiff stated that Council Member McAnally was looking at the way it is now and that the street would have to be widened. Mayor Kesselus asked the City Manager what the curb to curb widths were on Main Street. The City Manager stated when the parking was reconfigured and kept the head in the parallel was eight, maintained the two eleven foot traffic lanes and can't remember what the head in parking was but there were some adjustments because it was important to maintain the safety for eleven foot traffic lanes. The Mayor asked if it was less than 55 1/2. The City Manager stated yes. The Mayor asked between the Post Office and Chestnut Street there is head in parking on both sides with room to get through and less than 55 feet. Mayor Gilleland asked wasn't that parking angled. The City Manager replied yes. Council Member Gilleland asked if the applicants went with the angled parking would it remove some of the spaces. Ms. McCullum stated yes it would, potentially a couple of spaces. Council Member McAnally asked if there were other businesses that the City has allowed to count their parking requirement parking base as encroaching on City property. Ms. McCullum stated in the old zoning classification essential business district there was some allowances to allow parking within the right-of-way to count towards the parking requirement, it has been done in the older business code under essential business district. Ms. McCullum stated what she was hoping to achieve with the Form Base Code was to establish a cross section for those to maintain an appropriate travel lanes for safety. In the Form Base Code process the restrictions were tightened up on how parking if it is to be approved would be built or

constructed in the right-of-way. Council Member Schiff stated that he believed a reasonable compromise might be since the Arts Guild is going to have to pave at least the right-of-way and the parking area on their side, if the Arts Guild is willing to pave it including a parallel parking on the other side those spaces could be counted. Mayor Pro Tem DeLaRosa asked how many parking spaces would be lost with going from head in to angle parking between Spring and Chestnut. Ms. McCullum stated approximately three. Mayor Pro Tem DeLaRosa replied, now three parking spaces are being asked for because of head in parking is it fair to say that they could ask for six. Ms. McCullum replied yes. Council Member Schiff stated what he is saying is that if the Arts Guild needed six more spaces and if they paved the street enough to do parallel parking on one side and nose in parking on the other side they could be credited for all the spaces that they provided. The Mayor stated that he would like to raise the question about Spring because Hazel is different, if there was parallel parking on both sides how would the traffic be able to turn around to get out if it was not head in parking. The City Manager stated that he wanted to answer one of the Mayor's questions, the width downtown is 44.5 feet. The Mayor continued to state, if the Arts Guild paved two running lanes and two parking would this make it a lot more conducive for someone to develop the property north of the Arts Guild which is the desire of the Council to develop into something different from what it is. The Mayor asked Ms. McCullum if the City would have to put maybe an entrance from Hazel or cut out parking would that provide twice as many parking places on Spring Street and would that work. Ms. McCullum stated to achieve head in parking on both sides of Spring some of the northern property would have to be utilized. The Mayor asked Ms. McCullum if it could be done in 55 feet. Ms. McCullum stated that it could not be done in 55 feet. The Mayor asked Ms. McCullum "what could it be done in?" Ms. McCullum stated that she would refer back to the cross sections. The Mayor stated that he misunderstood Ms. McCullum because he thought he saw four lanes when Ms. McCullum pulled the cross section up. The Mayor asked if the parallel parking on the right side were being included in the 43. Ms. McCullum stated no. The Mayor asked how many. Ms. McCullum stated approximately an additional ten parking spaces. The Mayor asked if that would help. Ms. McCullum stated that it definitely would help. Council Member Schiff replied if ten more parallel parking spaces were created on the opposite side of the street their requirements for parking would be accomplished. Council Member Schiff stated that there was a valid argument made by Council Member DeLaRosa that if the other side of Hazel Street were to be developed these are public spaces and available to whomever gets there first and that is the reason for creating a requirement for parking spaces because you don't want to get into a situation where you are taking up spaces for a developed piece of property. Council Member Gilleland stated that she agrees with Council Member Schiff, she does not know whether or not the public right-of-way should be given up for private business, the entire street. Council Member Gilleland asked the Arts Guild representative if they were willing to make the streets wider in order to have more parking. Council Member Schiff made the comment that if the City does not give the Arts Guild the right to have shared parking they will still have to pave a parking lot but it will not be as expensive as the street. Karol Rice with the Arts Guild spoke. She stated that there were a couple of things that she would like to say, the Arts Guild has been working with the City Planning on three or four different parking scenarios and they have 115 Union Pacific it involves onsite parking. Ms. Rice stated that there had already been discussion about going from head in parking which creates a difficulty in angling to angling parking and they were aware of the possibility of

losing another three spaces. Ms. Rice stated that one of the key things that were already in the plans that Council should know about is widening Hazel as well as Spring. Ms. Rice stated that there is private parking that needs the City's lease agreement to allow the Arts Guild to have the parking in the right-of-way and then a public sidewalk that is being built on private property and paid for by the Arts Guild. The Mayor stated for clarification the Christian Church, Parish Hall across from the old hospital have done what Ms. Rice is describing, the street goes along and suddenly there is this easement that goes back into the churches property. Ms. Rice replied yes. Ms. Rice stated if the parking had to be inside the property line seven spaces or more are lost on the north east corner, the green space would be paved and between the top part and side would be lost and that and the sidewalk would have to be pushed into the property line. It would affect the rainwater collection system and lose some of the green space. Essentially this would take away a huge amount of what the attempt was to create for the community and tourism. The City Manager and Ms. Rice have discussed the possibility of the Arts Guild collaborating with the Convention Center. Ms. Rice stated that the Arts Guild has asked for options that can be designed that will conform to the code and this design does conform to the code but requires a lease agreement because it is in the right-of-way. There is going to be considerable improvement on Hazel Street, considerable sidewalk improvement, changes are being discussed at this time about the front running the sidewalk completely across the front. Council Member Schiff asked Ms. Rice what communication the Arts Guild has had with Union Pacific as far as potential use of their property. Ms. Rice stated that the Arts Guild wanted to get a lease agreement for an easement of their right-of-way in order to have parking on the east side. The Guild could get quite a few parking spaces on the silo area of the east side but could not get access to them, vehicles could not drive in there due to it being on the Union Pacific property and they would not allow it. Council Member Gilleland asked Ms. Rice if there was room for parking on the side where the unloading dock will be located, maybe pave the spaces for staff or VIP parking. The Arts Guild representatives explained that there would be dumpsters in the back. Council Member Gilleland stated that did not explain why they would not put parking back there because it does not appear to be used for anything other than greenspace and if that could hold the additional requirement it would make it a lot more palatable to say yes to the rest of it. Ms. Rice stated that the green space would be home to a sculpture garden, what is not shown are 12 or 15 four foot concrete pads that will hopefully have art work throughout this space this is very interactive space for the art work. Council Member Gilleland stated that it is hard to say yes to zero spaces on the Arts Guild property, it is a little easier to do it with spaces on the property. Council Member Gilleland directed construction in a manner that it is not coming back with information that the water feature is flooding at two or three points when it rains. Ms. Rice stated in order to keep this a flowing piece of water there is a pump and the pump is connected to the rain water collection system. Council Member McAnally asked the question because there have been so many different scenarios would the Arts Guild be able to show Council a new plan before Council votes. Council Member McAnally stated that she did not have enough information to vote on this item at this time not knowing exactly what the Arts Guild is going to build and whether or not it would work but asked that the City Manager take a look at the proposed plan and determine whether or not it would work. Ms. Rice responded by saying if Council Member McAnally is speaking of the parking it is not going to change with the exception of expecting to pave a certain area in order to get an extra six spaces. Council Member Schiff suggested leaving the

Spring Street parking as perpendicular parking on Hazel angle parking would be better and a few spaces will be lost. Council Member McAnally asked the City Manager if he was comfortable with the new arrangement or are there questions regarding it. The City Manager replied that he would need to see the layout to evaluate it to determine whether or not it meets what the City is requiring. Mayor Pro Tem DeLaRosa asked Chief Adcock if he had input on whether head in or angle parking on Hazel concerning the parking and/or public safety issue in that area. Chief Adcock replied that he believes angle parking is safer. Ms. Rice stated that the Arts Guild representatives met with the Planning and Development Department four different options were looked at and at this time they are returning to the drawing board to rework the layout. The new layout will possibly be shown at the December 8, 2015 Council meeting. Mayor Pro Tem DeLaRosa asked the City Manager to give a summary of what the Arts Guild is charged with doing before coming back to Council with the amended layout. The City Manager stated that the Council wants the angle parking looked at to look at the site to determine how the area can best be utilized to meet the parking requirements and determine what it does to the travel lanes on Hazel Street. Council Member Gilleland asked the question, is the sidewalk outside of the gate, is it a public sidewalk. Ms. Rice replied yes. Mayor Pro Tem DeLaRosa stated that the City does not have to do anything on the West side of Hazel. Ms. Rice replied that is correct. Council Member Schiff stated that he believes the concept is good but he can't speak for everyone else that Council would approve a plan that feeds parking off the street on the right-of-way by widening paved parking right-of-way, he stated that he does not have a problem with that and he does not believe any of the other Council will if the Arts Guild representatives comes back to Council with a good plan. Council Member Gilleland stated that she would like to reiterate what Council Member Schiff stated previously, she would more than likely support the angle parking if the Arts Guild would include extra parking spaces on their property. Council Member McAnally stated that she agreed with Council Member Gilleland in that she does not see a problem, and asked for clarity on how many parking spaces would there be. Ms. Rice stated that they will be sure and number the parking spaces on the added concrete area and a total count of spaces all the way around and will provide Council will receive a copy of the plans in advance of the meeting. Mayor Pro Tem DeLaRosa asked the City Manager if the Arts Guild would have to come back for an agreement with the City for overflow parking or special events. The City Manager stated the only time the City would need to apply any enforcement action would be if there is a function at City Hall and people were trying to park. If the Arts Guild meet the parking requirements any facility in the City has the potential of being additional parking for events. Ms. Rice assured the Council that if the Arts Guild did not need a shared parking lease agreement at the very least the Guild will maintain an open communication with the City Manager to notify him when there is a large event scheduled and he will provide this information to the Council and most of the large events will happen on the weekend. The Mayor stated that he believes the issue here is that if there are ever people in the neighborhood like the Kerr Center or something else that is built and there is a desire to have some type of continuing relationship everyone must be treated fairly and it has to start with the deeds of City Hall and the Convention Center and if someone comes to the City and says "this date we think we are going to have overflow needs", the City Manager checks it out and puts up a sign, it should be a generalized policy for everyone. The City Manager stated that a good example is what happened in 2014 with Homecoming, they were allowed to use the Convention Center to use the Shuttle Bus back and forth to Mayfest Park.

The Mayor stated that the City Manager will be bringing an item back to the December 8, 2015 meeting to allow Council to vote. The Arts Guild Architect stated that he realizes that there is some concern regarding flooding but the Arts Guild has reduced the impervious cover around 15 to 20 percent from the existing site they are being creative about how the parking is being done but at the same time making sure that they are not adding to over burdening the drainage system as well. The City Manager stated that he wanted to make sure that all the issues are raised because the City has a very good and long relationship with the Arts Guild from the inception of this project until tonight and he wanted to make sure that the framework is created in order to continue the relationship going forward. Ms. Rice responded by saying that the Arts Guild appreciates the City Manager and the City Staff, they have all been wonderful to work with.

No action was taken.

D.9 Consideration, discussion, and possible action on a License to Encroach within the Right-of-Way (ROW) for parking within Haysel and Spring Streets for the Lost Pines Art Center and Sculpture Garden, to be located at 1204 Chestnut Street.

Staff was instructed to bring this item back on December 8, 2015 along with item D.9.

Mayor Kesselus recessed the Council Meeting at 8:47 p.m.

Mayor Kesselus called the Council Meeting back to order at 8:57 p.m.

D.7 Follow up discussion from November 17, 2015 workshop for Hotel Occupancy Tax.

Mayor Kesselus gave an overview. The Mayor stated that he asked the Council Members to give their thoughts and views and he gave them the weekend to get it done and there were replies from Council Member McAnally, Gilleland and the Mayor. The Mayor stated that he had put together a compilation of the replies and there was one report that was confidential but that the rest of them could be released the rest to the press or put on the website. The Mayor stated that the Council has had very little time to review the reports. The Mayor stated that the first part of the compilation was the part that he had put together and items from Council Member McAnally and Gilleland, the portion of Council Member Gilleland's response that she instructed and the entirety of Council Member McAnally's response. The Mayor stated that there are items in red that are broad band and he hopes Council can agree on at the meeting and details of things that Council could possibly do or consider and others will more than likely have things to discuss. The Mayor asked the Council if they would like to take a break to review the responses or move ahead.

Discussion on this item was started prior to item D.8 and then tabled and heard after D.8 and D.9.

The Mayor provided a statement of clarification to the previous introduction of this item. The clarification is that he asked the City Secretary to send a memo to Council to request their thoughts and they were accumulated. The Mayor worked through the suggestions and sent them back to the City Secretary for distribution to the Council. The Mayor inadvertently sent the wrong document to the City Secretary for distribution and then correct this error, hence the reason for Council receiving the document late. The Mayor stated that there is one portion of the documents that a Council Member requested be confidential and he had not heard otherwise and is happy to release the remainder of the documents. The Media requested a point of order which was granted by the Mayor. The Media representative pointed out that communication cannot be confidential, it is public record. The Mayor stated that he would confer with the City

Attorney regarding this matter. The City Attorney stated that she would need to look at the document and get back to the Council with her findings. The Mayor stated that as far as he was concerned it was fine and he appreciated the Media's request and will have the City Attorney look at the document and get the information to the Media. The Mayor stated that if he made a mistake with withholding the document he will get it corrected. Council Member Gilleland stated that she was individual who asked for the document to be confidential and the reason was due to the numbers she used were not actual numbers they were hypothetical numbers and she does not want to mislead anyone into thinking these are the City's real numbers. This was starting to place to look at the possibilities and did not want to muddy the waters for what Mike is working on for the Hyatt. The Mayor stated that he should have checked with the City Attorney and should not have sent it out at all but he was trying to be all inclusive. The Mayor stated that Council Member Gilleland is now saying it is not confidential and he provided the Media with a copy and anyone else in the audience who would like a copy.

Mayor Kesselus stated that the Council needs to start somewhere and if the Council can agree on something about the items the Mayor outlined in red on the document and find a process of trying to work through the details the Council can began to get this taken care of, he stated that is his offer and he opened up the floor to the Council Members.

The Mayor asked the City Manager to tell the Council where the City stands with the work on the Bastrop Convention Center and then about the Bastrop Marketing Corporation in regards to the Hyatt. The City Manager stated that he did not get the report from Camie Hardee until approximately ten days ago. The initial electronic copy from Ms. Hardee could not be opened by our office. Ms. Hardee had to make a trip to our office to load the document onto Traci Chavez' computer. The City Manager stated that he was not informed that Ms. Hardee had corrected the problem and that the document could now be printed until he commented that he had to get this report. The week that Ms. Hardee came into the office to load the document Traci Chavez was on vacation and Ms. Hardee left without informing him that the document was ready for printing. Ms. Chavez tracked down the document and then is when the City Manager received his copy. The City Manager stated that he is not clear on what the computer glitch was but the original electronic version could not be opened. The agreement was negotiated as to the document would be delivered electronically due to the consultants cost to provide copies that can be created in house using the electronic version is high. Council Member Gilleland asked the City Manager that the copy is dated May, 2015 so does that mean that you did not open it at all since then. The City Manager stated that is the start date but Ms. Hardee gave a report to Council in July and from that time it was the City Manager's understanding from Ms. Hardee that she would rap up the report, he asked her about the report and she stated it would arrive in a week or two and Ms. Hardee failed to inform the City Manager when she brought the report into the office. The City Manager stated that his thought was that the consultant should come to him rather than him having to go to the consultant to find out if the report is ready. Council Member McAnally asked the City Manager if the people on staff knew the report was in the office is it not the staff's responsibility to notify the City Manager. The City Manager stated the first version received by the office could not be opened, Ms. Hardee was contacted and she stated that she would have to come into our office and use Ms. Chavez' computer. The City Manager stated that he is not sure why it had to be done this way but that is what Ms. Hardee stated. The week that Ms. Hardee came down Ms. Chavez was on vacation. The City Manager stated that he saw Ms. Hardee in the office working but when he came back into the office Ms. Hardee was gone and a staff person not affiliated with the City Manager's office would have understood the importance of that report because that is

something they are not dealing with day in and day out. That is when the City Manager asked Ms. Chavez the status on receiving the report. Ms. Chavez researched and came back with the answer that she assumes while she was on vacation Ms. Hardee corrected the problem and now the report is printable. The City Manager stated if Ms. Hardee had left some type of message saying the report stating the report is now printable the Council would have had the report a month prior to this. Council Member Schiff stated "We are where we are, what do we have to do to move forward that is the question." The City Manager stated that he has had the report about ten days and what he has gone through is what the Council had gone through in July in the Power Point presentation and there does not appear to be much change from what has been recommended. The City Manager stated looking at it from the organizational standpoint he is meeting with Ms. Word on Tuesday to put the pieces together organizationally. With the Hyatt the City Manager anticipates bringing with the City Attorney a proposal from the Hyatt for the Council to look at. The Hyatt representative delivered a proposal to the City Attorney on November 20, 2015. The City Manager stated that he had not had a chance to look at the proposal but anticipates discussion taking place on December 8, 2015. The Mayor asked the City Manager if this relates to the City's relationship with the Hyatt Regency but also a potential change in the Bastrop Marketing Corporation, to tell the Council in general what it entails. The City Manager stated that he is going upon the discussions and what he believes is in the letter because he has not gone through it in totally. The City Manager stated that his approach is what will it take for the Hyatt to keep its occupancy rate at what it currently is at or increase and the Hyatt needs to tell the City Manager because it is an important issue from the City Manager's perspective. Correspondingly the City wants something that can be defined and results can be measured. He also stated that he believes the Hyatt will be for a two year transition in the proposal where the Bastrop Marketing Corporation gets folded into the DMO and goes away completely and asking for positions on the DMO Board because of the amount of revenue that they generate. Council Member McAnally asked what that meant. The City Manager stated that based upon the structure of the DMO board i.e. if there is a seven member board or nine member board the Hyatt would like a seat at the table because of the revenue they generate. The Mayor stated to the City Manager that what you are saying is that what the Council will see maybe has something to do maybe with everything being discussed. The City Manager replied yes. City Council Schiff stated to the City Manager that he really does not know that to be true because he has not read the proposal yet. The City Manager stated that it was based upon the discussion. Council Member Schiff stated that he believed the discussion should be on specifics and not speculation because decisions cannot be made on speculations. The Mayor asked the City Manager about the Convention Center. The City Manager stated that the Convention Center is part of the Hyatt's proposal. The Mayor stated to the City Manager that he did not have to tell the Council in detail but stated for clarification that it will involve the Convention Center as well. The City Manager stated that it will involve the Convention Center because he feels that the Hyatt could be of some assistance to the City and he wanted to know where they thought they could be of assistance and with assistance from the Hyatt what percentage of a jump in revenue could possibly be seen. The City Manager stated that his first goal is to get the Convention Center up to covering the employees of the Convention Center salaries and then chip away at that. Council Member Gilleland stated that it is kind of a mute point to talk about this until the Council hears what the City Manager has to say but that she would ask that the Hyatt attend the December 8, 2015 Council Meeting and be allowed to contribute to the conversation. The City Manager stated that is fine and he wanted the Council to know that he has made it very clear that all he does is recommend the decisions rest with the Council. The City Manager stated that the approach he took in the discussions with the Hyatt was the question "what do you feel like it is going to take to maintain

or increase your level of occupancy.” and correspondingly expect back that there will be come claw back provisions so that if those are not obtained what does the city get back in return if you have not met what you have asked for. Such as an Economic Development Agreement claw backs are included for if the participants do not perform. The better the Hyatt performs the better off the City will be. Council Member Gilleland asked the City Manager if he is referring to the Hyatt performing on behalf of the Convention Center or their occupancy. The City Manager stated the occupancy. Council Member Gilleland stated for clarification to the City Manager that he is going to put claw backs in for the Hyatt to increase occupancy in this agreement. The City Manager stated that the City must have some protection if they are going to agree to something, the current agreement does not state if the Hyatt does not achieve something there are consequences. The City Manager stated that he is trying to build in something that can be measured and that is occupancy. Council Member Gilleland stated that she is unsure how this can be tied into the amount the City contributes for regional advertising. The City Manager stated that he is attempting to balance creating a good business environment for the Hyatt but correspondingly a safety net for the Council that if the Council is called on the carpet there is something in the agreement that protects the Council for the decision that has been made. Mayor Pro Tem DeLaRosa asked if at the December 8, 2015 meeting as Council discusses the possible two year extension for the Hyatt agreement will the Council discuss percentages. The Mayor stated that he had wrote down every question that he could think of and he was sure that Council would think of others and those are things that need to be asked of the City Manager and of the Council, who is going to do what and when. The Mayor reiterated the Council’s desire to have Hyatt representatives at the December 8, 2015 Council meeting. Council Member Gilleland asked if the Council would also like to have Camie Hardee present as well. Council Member McAnally stated yes. The City Manager stated that the Hyatt currently has Ms. Hardee on retainer and the reports that were given to Council are reports that Ms. Hardee provides to the City Manager and he forwards to Council. The Mayor stated that Council would expect the Hyatt to bring their team. The City Manager stated that as he understands Ms. Hardee is on retainer to handle the Bastrop Marketing Corporations requirements as they are currently stipulated in the contract. Council Member Gilleland asked if the Hyatt owns the BMC 100% at this time. The City Manager replied yes the Hyatt owns the facility 100%. Council Member Gilleland asked “they own BMC”. The City Manager stated yes the way that the agreement was worded the BMC automatically went to the Hyatt upon the purchase of the Lost Pines. Normally a sale such as this the Council would have to agree to the assignment but this contract did not require that. JC Brown, City Attorney stated that is correct the Hyatt does own the BMC. The Mayor stated that the Council’s role is to approve the budget, is that correct. The City Manager stated the Council’s role currently is that they must be accepting of what the BMC is doing with the money that is allocated to them and secondly once a month the Council will sign off on the City’s percentage to go back to the BMC. The statute does allow for them to charge a 1% administrative fee for the Hyatt to handle the Hotel Motel tax, some hotels do it and others don’t because of the money amount the Hyatt does. The BMC now is under the auspices of the Hyat and Camie has been hired to continue to meet the requirements to the City that the agreement calls for due to Ms. Hardee performing this duty for the previous group. Council Member McAnally stated that Ms. Hardee actually put together with the City, the partners and the Hyatt and created the BMC so that it would work for peculiar needs in the beginning. Mayor Pro Tem DeLaRosa asked the City Manager if he would be bringing forth the percentage that the City will be offering at the December 8, 2015 meeting because he feels that the City Manager is in a better position than the Council to state the percentage to start at because the City Manager has information on the cost that Council does not. The City Manager stated that is why his

approach is because of the economic engine that they serve here not just for the City but for the County as well, they are not on the tax roll for the City but they are on the tax roll for \$46,000,000 the schools benefits from the Hyatt tremendously but the City does benefit from the Hotel Motel tax. The Hyatt did have a tax abatement agreement with the County and that ends in 2016. The Hyatt will see a substantial increase in their taxes when the tax agreement expires. The City Manager stated that his approach was as the economic engine of our county as generating a large amount of revenue both in hotel motel tax and his opinion sales tax because of the groups brought in by the Hyatt, what percentage does it take to keep the occupancy at its current level and go up. The percentage must be justified, there must be something measurable and definable to look at. The City Manager stated after it has been discussed the City needs to discuss whether or not they agree or disagree with what the Hyatt has presented to Council. The City Manager made the statement that there are rumors that the Council is not supportive of the Hyatt and his clarification is that is totally inaccurate. He stated that each meeting that he has had with the Hyatt he has started it off by saying the Council is appreciative of the Hyatt being in Bastrop, appreciative of the relationship that the City has with the Hyatt and he is charged with enhancing and improving the relationship going forward to allow the Hyatt and the City to prosper together to continue a long term relationship. Council Member Gilleland stated that the rumor is around because no specifics have been discussed, no action has been taken and that it has been dragging on for a while, how long does it take for the Hyatt to tell the City what they need to maintain their occupancy. The City Manager stated that they have told the City. Council Member Gilleland stated "so next meeting we can start talking specifics." The City Manager stated yes and he believes the reason it took so long is that the higher ups at the corporate level had to sign off on the letter before it was released to the City Manager.

Debbie Moore stated to the City Manager that he spoke of one thing in which she hopes he keeps in mind when it is being considered how to enhance and move forward with the Hyatt. That is that the DMO was never with the Bastrop Marketing Corporation and the agreement they had was never with the Hyatt it was with Woodbine.

The Mayor stated that Mayor Pro Tem DeLaRosa and Council Member Jackson were involved in the creation of the Bastrop Marketing Corporation, it was a totally different situation. They wanted the Hyatt to come and would give whatever incentive that was available such as the County. They did everything they could to make it work because the City did not have any marketing experience. Now there is ten years of experience. The City will be taking charge and control in a way as never before. The important thing is that the Hyatt will be able to maintain their level of occupancy. Council Member Gilleland stated that the portion the City currently contributes and whatever percentage the City ends up with for the future is for regional marketing and not Hyatt specific marketing, there is a budget that is specific to Hyatt. Council Member Gilleland asked if the City of Bastrop's contribution minimal compared to what the Hyatt is planning to spend. The Mayor stated that these are questions that the Council need to ask. Council Member Gilleland also asked if the Hyatt would have to go to the Corporate office to highlight Bastrop as part of their marketing plan or will it be controlled locally. The Mayor added or will it be controlled by what the Council sets up. The City Manager stated that he wanted to stress that in all the discussions the Hyatt recognized that the Bastrop Marketing Corporation cannot go on forever it has to end at some point and be incorporated into whatever structure the Council decides, all the Hyatt asks at this point when the BMC goes into another structure is to have a seat at the table.

E. EXECUTIVE SESSION

The Bastrop City Council met at 9:35 p.m. in a closed/executive session pursuant to the Texas Government Code, Chapter 551, *et seq.* to discuss the following:

1. **SECTION 551.071(1)(A) & SECTION 551.071(2)** – Consultation with Attorney concerning: (1) potential, pending, threatened, and/or contemplated litigation or claims, including but not limited to water permits and supply; (2) matter upon which the Attorney has a duty and/or responsibility to report to the governmental body, concerning same, and/or any other matters posted on the agenda including, but not limited to, contracts and the negotiation on the renewal of an Inter local Agreement with Bastrop County pursuant to LGC Chapter 242, *et seq.*
2. **SECTION 551.072** – Deliberation regarding real property: Regarding the purchase, exchange, lease, disposition, or value of real property
3. **SECTION 551.087** – Economic Development Negotiation to discuss or deliberate regarding commercial information that the Governmental Body has received from a Business.

At 10:30 p.m. the Bastrop City Council reconvened into open session to discuss, consider and/or take any actions necessary related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

Mayor Asked the City Attorney to explain to the public and Council the item under consideration with the Interlocal Agreement with the County, related to Planning and development approvals. Ms. Brown explained the legal issues involved in this agreement and indicated that the Council had a legal responsibility to enter into an agreement with the county related to this matter and that the County had provided a preliminary draft for the City's consideration. The Council indicated that the terms of the agreement should be worked on by the City and Ms. Brown - in concert with the County's representatives - and that when that work was done and the City Manager and City Attorney had a document to recommend, then it should be returned to the Council, for their approval. Council Member McAnally made the motion to direct the City Manager and City Attorney to work with the representatives of Bastrop County to draft an agreement and bring back to Council, seconded by Council Member Schiff. The motion passed on a vote of 5-0.

ADJOURNMENT

At 10:40 p.m., Council Member McAnally made the motion to adjourn, Council Member Schiff seconded the motion which passed on a 5-0 vote.

APPROVED:

ATTEST:

Mayor Ken Kesselus

City Secretary Ann Franklin

**MINUTES OF REGULAR COUNCIL MEETING
BASTROP CITY COUNCIL
DECEMBER 8, 2015**

The Bastrop City Council met in a Regular Meeting on Tuesday, December 8, 2015 at 6:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Mayor Ken Kesselus, Mayor Pro Tem DeLaRoas, and Council Members Dock Jackson, Gary Schiff, Kay Garcia McAnally and Kelly Gilleland.

CALL TO ORDER

Mayor Kesselus called the meeting to order at 6:30 p.m.

INVOCATION

A moment of thankfulness expressed to one another by the attendees.

PLEDGE OF ALLEGIANCE

Andy Sevilla led the Pledge of Allegiance and the Pledge to the Texas Flag.

PRESENTATIONS - NONE

PROCLAMATIONS - NONE

City Attorney J.C. Brown addressed questions recently raised regarding the Council's agenda and the practice of using announcements and the public comments and the specificity being utilized for the posting of those items. She explained under the Texas Open Government laws the government body is required to use as much specificity in the agenda posting as is available at the time of posting the agenda. The reason is to make the work of the government body as transparent as possible. It also gives the public advance opportunity to decide whether or not they want/need to attend the meeting. Public Comments are not required legally to be posted on the agendas but is a courtesy that Council provides to the citizens in order to hear from their constituents.

Mayor Kesselus asked the City Attorney how to define a government body. Ms. Brown responded that it is the City Council and any City Board of Commission, anyone that operates under the Open Governments Act. The Mayor asked the City Attorney if she had said if any of the six Council Members have a conversation with someone who identify that they would like to come before Council to speak on a specific topic the Council Members would need to make the Mayor aware of this and inform the individual the night they are wanting to speak or in advance that Council would be happy to place the item on an agenda. Ms. Brown, stated absolutely. The Mayor stated it is not just the Government Body it is any member of the Governmental Body. Ms. Brown stated it is any member, the Council is the City for purposes of notice as to what is coming to Council for discussion so that is correct. If any one of the Council Members hear from a citizen that they desire to come to Council on Tuesday night and talk to Council about whatever that is fine. It is not that the Council does not want to hear from the citizens it is a matter of transparency. Council Member Schiff asked how to handle a request that comes to Council after the agenda has been posted. Ms. Brown stated that the response should be because of the Open Meetings Act the item would need to be place on the next available agenda. This could possibly delay the discussion for a week or so but it allows the rest of the public the opportunity to know what will be discussed. Council Member Schiff asked the question what if you tell an individual that they cannot discuss the topic until it is posted and the individual attends the Council meeting the same day of your discussion or sometime near that occurrence prior to the

item being placed on the agenda and they sign up to talk during citizen communication does Council refuse to hear them. Ms. Brown stated that the Council could say something along this line to the individual "you mentioned that you wanted to discuss this and we are anxious to hear it" but because of the Open Meetings law requirement this will need to be posted in for notification to the rest of the community. Council Member McAnally asked the question "what if the person who is going to discuss it does not tell the Council Member but the community tells the Council Member?" Ms. Brown stated if the person shows up to discuss it the topic the Council has notice of it. The AG says or reasonably should have known it says "If the governmental body is prior to the meeting aware or reasonably should have been aware" if the Council has heard it throughout the community it should have been aware. Invite the person involved to feel free to appear at a properly posted agenda to make the comment. Council Member McAnally asked for clarification "so that person would get in touch with the Mayor or the City Manager to request that their item be put on the agenda". Ms. Brown stated if it is an interactive discussion it is not to be public comment it needs to be an agenda item. This will require the Council to communicate with the City Manager in order for him to communicate with the Mayor and insure that the agendas are well posted. The Mayor asked a hypothetical question, he stated that there was a lady who had been emailing him with an issue and he has invited her to come and speak to Council regarding this issue and to share her views, the question is if the lady were to sign up and share this with the Council would that be ok. The Mayor stated that he has only stated to the lady that there is a process. Ms. Brown stated if it is an anonymous or off the cuff remark and you don't have a sincere belief that they are going to show up at a Council meeting to make comments this could fall into the category that you were not aware that they were going to make a public comment. If the individual did show up and it was a topic that needed to be meaningful discussed, you wanted to get information out to the public about what was causing the traffic delay on Highway 71 you could thank the individual for their comment and suggest that the City Manager post an agenda item at the next meeting in order to update the public on what was happening on 71. Ms. Brown stated that it is not that Council can't take the topic that someone is concerned about but instead of taking it up inappropriately with a one sided discussion or no discussion at all if it is something the City needs to handle turn it over to the staff post it for the next meeting and go forward. The Mayor stated that he was concerned about the next hypothetical, an individual is out drinking with a neighbor of the Mayor whom he knows and the individual is making remarks to the neighbor and there is a concern that maybe this could turn into the individual causing harm to the Council the Mayor asked where the line can be drawn. Ms. Brown stated that the Council is not always going to be able to draw the line but to use commonsense and experience, what logically is an important city matter that needs to be discussed. Council Member Gilleland asked if a council member hears that someone would like to come and speak during the public comment section and does not inform the Mayor or City Council does that put the Council at risk of violating the Open Meetings Act if that person is allowed to speak, is it the council members responsibility to go to the Mayor and City Manager to tell them. Ms. Brown stated yes, this information does need to be passed along. Council Member Gilleland asked if the Council hears something creditable the information should be passed on to the Mayor and City Manager immediately. Ms. Brown replied sure, and that she would recommend passing this information along to the City Manager in order to avoid quorum issues. The City Manager can share this information with the Mayor. Mayor Pro Tem DeLaRosa asked the Mayor if this would be the appropriate time to let the people in the audience know the deadline to post an item on an agenda. The Mayor stated yes, and asked for confirmation from the City Attorney. The Mayor stated that the agendas are posted as late as possible in order to process everything possible. The Mayor asked the City Secretary to explain the deadlines. The City Secretary explained that the deadline for staff is at Noon on Wednesday prior to the Council Meeting in which the agenda is being prepared for, items can be submitted as early as the day after the last Council Meeting prior to the Council Meeting.

CITIZEN COMMENTS

Judith Hoover – Council Member McAnally informed the Mayor that she had prior knowledge of what Ms. Hoover plans to speak on. Council Member McAnally asked Ms. Hoover if her intent was to talk about

what was on the signs that were placed around the Chambers. Ms. Hoover stated that she intended to speak about some of what was on the signs. Council Member McAnally stated what she does know about is Ms. Hoover's dissatisfaction with the City Manager, the City Attorney and the Director of Planning she stated that she had heard that in advance from several people that Ms. Hoover was going to come to the Council meeting and speak about this at this meeting. Council Member McAnally asked the City Attorney if this was one of the examples she was referring to. Council Member McAnally stated that she felt if there were complaints it would be worth an agenda item to discuss them rather than Citizens Comments considering what just took place. The City Manager stated that the Mayor could take a brief comment from Ms. Hoover and decide whether he wants to post it for an agenda. The City Attorney commented to Council Member McAnally if she knew about it in advance and Ms. Hoover knew in advance the item should have been posted. The Mayor stated that he was not aware of Ms. Hoover discussing this during Citizens Comments, he asked the City Attorney if she had any advice for him. The City Attorney suggested that if Ms. Hoover wanted to leave the topic with the Mayor and if it merit something interactive. Council Member McAnally explained to Ms. Hoover that this would be a one sided conversation, the Council could not speak back to Ms. Hoover if she were to speak at this time. Ms. Hoover stated that she was aware of this, that she read it and signed it and swore to it. Council Member McAnally explained to Ms. Hoover is that what is being said is that this should be a discussion item because it is an important matter. The Mayor stated that the other alternative would be that it is an item that needs to be placed on the agenda after Council hears from Ms. Hoover. Council Member Jackson stated that his understanding of Citizen Communication is that since Ms. Hoover signed up to speak and as long as she speaks and Council does not comment she should be allowed to speak. The Mayor stated that is the first time for Council handling the Citizen Communication this way and Council has been given new advice he stated that he is struggling to understand it and make it work. The City Attorney responded to Council Member Jackson's statement by saying that Council Member Jackson is correct that is how it has been handled in the past occasionally when the topic has been known in advance it has been posted but not always. The City Attorney stated that the Attorney General and the Supreme Court of Texas have held otherwise and said if it is a topic that is known in advance it needs to be posted as the topic and only unknown topics can be discussed during Citizen Communication. The Mayor stated that he is posting this conversation for the January 12, 2016 meeting and invited the citizens to come to ask their questions, at this time the questions is whether or not the signs are some sort of advanced notice for the Council although he stated that he does not understand why they would be. The City Attorney commented that she does not take that the signs are advanced notice she believes that Ms. Hoover is welcome to make her three minute anticipated comment to the Council but as far as an exchange that can't happen. The Mayor stated that he understood. Council Member McAnally stated that she was confused. The City Attorney stated that if Ms. Hoover unknown to the people posting the agenda at the time of the posting (This would be the Mayor and City Manager.), if the Mayor and City Manager did not know about this comment that Ms. Hoover is about to make when the agenda was posted it constitutes a public comment and can be made without the detail, if they knew it at the time of posting the detail needs to be included. The City Attorney stated that Council Member McAnally may have known but she does not feel that the rest of the Council did and so believes that Ms. Hoover should be allowed to make her comments and if the Mayor feels like it is a matter of public interest he can give direction to have this item carried forward to a future agenda for a more in depth discussion. The Mayor stated that he feels that the City Attorney's explanation is clear enough and instructed Ms. Hoover to continue with her comments. Ms. Hoover gave an acknowledgment and update on Ted Bower's surgery and to say that their thoughts are with him and that he is a wonderful employee of the City. Ms. Hoover read an excerpt from the City's web site that read "the City's work to preserve its historic character, promote heritage tourism, enhance the community and extend its welcome to others in enjoying its offerings." Ms. Hoover stated that she does not agree with this, she does not believe that the City works to preserve its historic character she believes citizens who live in Bastrop and spend money are the ones who have preserved the historic character not the City of Bastrop. Ms. Hoover commented on the transparency statement on the website, she shared a copy of a letter from one of the City's department heads to one of Ms. Hoover's tenant's a piece of communication that was received by a resident. Ms. Hoover states that the letter was threatening the tenant

with a cease and desist. She states that they were not notified and the department head stated that the tenant was operating illegally on City park property but Ms. Hoover states that the property is owned by her. Ms. Hoover commented that this is not communicating with residents. Ms. Hoover commented on the amount city attorneys are paid, she stated the City Attorney was paid \$385,673.99 last year and she compared what similar size surrounding entities budgeted for city attorneys to the City of Bastrop. Ms. Hoover stated that their property at 1305 Wilson, they have obtained permits and paid for permits all along the way and they received an illegal stop work order on November 25, 2015 which said "contact this office within 48 hours" but when she tried to reach the office on the following Monday she was unable to reach City staff for four days. She stated that her husband sat outside the City Manager's office for two and a half hours on December 7, 2015 to meet with him and she stated that the City Manager walked by and stated that he would not be speaking with him. Ms. Hoover stated that she had been in court for ten months regarding criminal charges filed against her by the Director of Planning for working without a permit. She stated that the case lacked prosecution and that the District Attorney stated that he would not prosecute because there was no evidence and Ms. Hoover states that she had a permit to build. Ms. Hoover stated that Council does not have all the information because they are shielded because it is constantly potential or pending litigation.

Chris Rubio - Speaking to the issues of the property owners of 909 Farm Street, Ms. Vandiver. Ms. Rubio read into record a letter sent to the City Manager she stated she did not receive a letter back from the City Manager until recently saying "see the attorney", Ms. Rubio stated she did not wish to speak to the attorney. Ms. Rubio stated that the lawsuit filed against the owners of the property is filed on the wrong basis.

Joe Beal - Mr. Beal stated that he was confused as to how to proceed with his prepared statement due to the information previously shared by the City Attorney. Mr. Beal prepared a written statement to respond to comments made by Council Members Gilleland and McAnally during the November 24, 2015 meeting. Mr. Beal stated that he phoned Council Member Gilleland and McAnally earlier today to inform them of his intentions at the meeting in order to give them the courtesy of knowing. The Mayor stated that Council Member Gilleland had informed the Mayor of the phone call and he asked Mr. Beal to refrain from speaking about the topic in light of the information shared by the City Attorney earlier in the meeting. The Mayor stated that he would place this item on the agenda for the January 12, 2015 meeting and help Mr. Beal in any way to communicate this to Council. Mr. Beal stated that he does not wish to have this item placed on the agenda for the next meeting or any other meeting, he does not want to have a discussion regarding what was said but he does want to address Council tonight regarding freedom of speech. The Mayor stated that is fine. Mr. Beal proceeded to read his written statement into record. The Mayor interrupted Mr. Beal's statement and stated that it sounded like Mr. Beal was going ahead with what he had initially stated he would be talking about, he does not mind the freedom of speech but to put it in some other term. Mr. Beal replied yes. Mr. Beal stated he would quickly get to the freedom of speech but the other part of what his prepared comments were about was to demand that Council Members Gilleland and McAnally. The Mayor interrupted Mr. Beal and asked him not to talk about this subject but to stay on the topic of freedom of speech. Mr. Beal stated that he will leave the presentation with the City Secretary for Council to view if they so desire. Mr. Beal continued with the statement that the prepared statement is what he had intended to speak about but because he had the courtesy to call Council Members Gilleland and McAnally to tell them that he was going to give this presentation he is not allowed to speak on this topic. Mr. Beal stated that this is wrong.

The Mayor stated that the Council is now in citizen comments and that Mr. Beal's item would be posted for the next meeting. Council Member Gilleland reminded the Mayor that Mr. Beal stated that he did not want this item posted on the agenda. The Mayor clarified this by stating he is posting how the citizen comment process is carried out on the agenda. Council Member McAnally stated that freedom of speech is being spoken about and that the Council does not have freedom of speech either. The Mayor stated that Council is doing citizen comment and the Council is not responding. The Mayor asked the City Attorney if he was missing anything. The City Attorney responded to the Mayor by saying "the only thing I would

add is that if no one was aware that Mr. Beal wanted to address the Council until today that would not fall within the time the agenda was being prepared. The Mayor stated that was something new. The Mayor stated "so you are saying anybody that says to a Council Member on Saturday before a Tuesday meeting it is ok for them to speak after posting?" The City Attorney replied, if you don't know about it during the time that the posting is being done it does not have to be identified on the Citizens Communication Comments. The Mayor stated that Council Member Gilleland informed him after the meeting had been posted so he believes Mr. Beal can speak. The City Attorney stated that Mr. Beal can speak because it is a matter of surprise but if it is a matter that needs to be posted for a future meeting that is where your discretion needs to come into play. The Mayor apologized for misunderstanding the previous conversations, he believed the City Attorney told him anytime a Council Member had knowledge of what someone was going to speak about on citizen comments they were not allowed to speak about it. The Mayor asked the City Attorney if this was her final word on this. The City Attorney restated, it some comes to the Mayor before the agenda is prepared and you have knowledge that an item is coming it must be posted, if someone comes after the fact and surprises the Council with a comment the comment may be taken and post for a future meeting. The City Attorney stated that is what she is suggesting. The Mayor invited Mr. Beal back up to the podium and asked him to help correct the error in the Mayor's understanding as to what the City Attorney wanted by making his comments. Council Member Gilleland requested that this be posted as an agenda item because Mr. Beal has stated that he is going to accuse Council Members Gilleland and McAnally of lying and the conversation is going to be one sided and the Council Members will not be able to respond. Council Member Gilleland stated that Mr. Beal had an opportunity to be at the open meeting when he was appointed and he did not take that opportunity so she would like for this to be an open agenda item at the January 12, 2016 meeting in order for Council Members Gilleland and McAnally to weigh in. The Mayor stated that he is only following the advice of the City Attorney and that is that Mr. Beal can speak therefore the Mayor is calling on Mr. Beal to speak. Council Member Gilleland stated that she is not disputing that Mr. Beal can speak, he did not inform the Council that he was going to speak before the agenda was posted so he seems to fall within the rules. Council Member Gilleland stated that she is asking the Mayor personally to put this on the agenda because she and Council Member McAnally were just called liars and they will not have a chance to even discuss the item with Mr. Beal unless it is a discussion item. The Mayor stated that in the process one of the things that can be done is

Joe Beal – Mr. Beal stated that he was not at the November 24, 2015 meeting because he was not aware of the attack that was going to be made, had he known he would have been in attendance. Mr. Beal read his prepared statement into record. The Mayor asked Mr. Beal to qualify a statement that was made he stated that he wanted to keep the decorum of the Council Meeting, he wanted to keep the decorum rules that are in place. Mr. Beal asked for permission to continue reading his statement which was granted by the Mayor.

Richard Williams – Mr. Williams spoke in favor of Mr. Beal and his character.

Bonnie Coffey – Ms. Coffey read a prepared statement of her concerns with Mr. Beal being elected to a City Board.

ANNOUNCEMENTS

A. Update on Comprehensive Plan Steering Committee – Kay Garcia McAnally and Dock Jackson

Council Member Jackson stated that there would be more updates as soon as the Comprehensive Plan Steering Committee has taken more action.

B. Clarification regarding vacancies on and applications for committees, commissions and boards – Ann Franklin

Ms. Franklin explained to the Council that it was brought to the Office of the City Secretary's attention during the board appointments at the November 24, 2015 meeting that there is an expectation that vacancies on the boards and commissions for the City of Bastrop will be posted outside of City Hall and that the expectation derives from Section 1.04.001 of the City Code. The Council was informed that this had not been a practice of the Council in the past but going forward the vacancies will be posted outside of City Hall and the list will be updated as vacancies are filled or become available for appointment. Ms. Franklin also stated that as new applications for boards and commissions come in to the Office of the City Secretary copies will be provided to the Mayor and each Council Member and the original will be placed in a master notebook in the Office of the City Secretary for future consideration for filling vacancies. Mayor Pro Tem DeLaRosa will vacancies be filled with new applications or applications that were on file at the time the position became vacant. The Mayor stated that he would like to keep the file going unless someone withdrew their application which has happened, applications that are not withdrawn are left to consider. The Mayor stated that the Council was aware that a listing was supposed to be released and published in April and that the City Secretary will make sure that the April action takes place but as the Council goes forward with new applications and new vacancies Council will be provided with a copy of the new applications. The Mayor informed the Council if they have a desire to have a copy of all of the applications or list of vacancies just request it and it will be provided. The Mayor Pro Tem stated that he wanted clarity because what the Mayor does with the applications and what he brings forward is his call. The Mayor stated that the Council should access to all of the applications and provide the Mayor with advice, he is not sure how many Council Members are allowed to speak to him but that will have to be figured out. Council Member Gilleland asked the City Secretary to keep a spreadsheet listing the applicants name and the name of each board chosen on the application. The City Secretary replied sure. Council Member Schiff asked that the board and commissions application be revised to instruct the applicants to list the boards in their desired order, add boxes big enough to list numbers beside the name of the board. The City Secretary stated that the form would be revised to ask the applicants to list the boards in the order in which they would like to be considered. Council Member Gilleland ask as part of the application is the Ethics check list form being included or is it only when the Mayor appoints someone the check list is sent out, she wanted to know how it was being done. The City Secretary stated when an application goes out the form is attached. Council Member Gilleland asked if the application in the December 8th packet had a form with it. The City Secretary explained that the forms are new and this application was submitted prior to the forms being available and at this time if an individual picks up an application from the Office of the City Secretary the forms are given to the applicant. The City Secretary also stated that she would be speaking with the City Manager and the Director of Information Technology to put a plan in place to make the forms available on line along with the applications. Council Member Gilleland stated that it would be easier to provide the applicants with the Ethics checklist at the beginning of the application process it would make the process easier. The City Secretary stated it would be better to connect the application with the Ethics checklist because people are not aware that the checklist is required with the application so the information needs to get out to the public. The Mayor stated that the mishaps have just been discovered so the process is being changed and the proper process will be followed, it is not just April but all year.

C. Vacancy (Council Seat) on Clean Air Coalition Board – Mayor Kesselus

The Mayor stated that there is a Council position on the Clean Air Coalition Board which is a volunteer organization of communities within the Austin region. The position has to be filled with a City Council Member to serve on the board. Council Member Schiff has been serving and his term is up in December and the Mayor is inviting any of the Council Members to let him know if they are interested in serving on the Clean Air Coalition Board.

City Manager's Informational Report for the December 8, 2015 City Council Meeting:**I. Meetings and Events Attended:**

- A. Attended The Joint Meeting of the City Council and the Planning and Zoning Commission on December 1 17, 2015.**
 - B. Attended the Monthly Meeting of the Planning & Zoning Commission on December 3, 2015**
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II. Update on City Projects and Issues:**A. Discussion and Review of Water Usage for the period of November 23, 2015 through December 6, 2015.****B. Review and Discussion of the City Manager's proposed "Deal Points" for the construction of Wastewater Plant #3 to include West Bastrop Village.**

The City Manager stated that he met with the developer today, had a good discussion. From a conceptual standpoint everyone is on the same page. The developer will be required to pay their prorated share of the impact that they will have on the plant. A few additional items were brought up, i.e. there is an area outside the MUD that the City may have to serve because of the CCM and the Utility District fits in between. The City would want to amend the deal points to include the City an opportunity to provide sewer to an area and not have to put a parallel line in a future date. Filling in the blanks is the only other thing left and the anticipation is to have those on or before the Christmas break and plugging in the size of the pipes and prorated shares etc. The City Manager is waiting for the report from the engineer in order to fill in the blanks. Mayor Pro Tem DeLaRosa asked the City Manager if he stated that he would bring the item back in January. The City Manager stated that he would more than likely send something out to Council over the Holidays once he receives the number and sizes of the transmission mains put in in order for Council to have this information in advance of the meeting to discuss. Mayor Pro Tem DeLaRosa asked the City Manager when he would need a final answer of yes or no on this. The City Manager replied, preliminary based upon the discussion today it would be January or the middle of February.

C. Update on the Gills Branch Drainage Project**D. Update and Discussion of the Annual City Council Planning Retreat for January 2016.**

The Council has agreed to reschedule the retreat to January 23, 2016. The Mayor asked it would be at 9:00 a.m. The City Manager stated that a time had not been set at this time. The Mayor asked where the retreat would be. The City Manager stated the Hyatt. The Mayor stated that the Citizens would be given notice as to where and when the retreat will take place.

E. Update on the Texas Department of Transportations proposed Phase III Improvements for S.H. 71.

The City Manager stated that he and Wesley Brandon the City Engineer met with Roy Dill the Area Engineer to discuss the pros provision to the original schematic layout of the State Highway 71 corridor. The City Manager wanted the Council to be apprised that this is the drawing that TXDOT is going with. In light of the issues the City Manager and City Engineer feels this is the best that TXDOT could come up with. Mayor Kesselus stated that there is a resident in Tahitian Village that believes the City of Bastrop is responsible for the traffic on 71 and the Mayor informed the resident that the representatives for the City of Bastrop has been in contact with TXDOT regarding this problem, the traffic control is mainly the Department of Public Safety and Bastrop County and that the City has done everything that they can to mitigate the problem and by taking the overflow that comes through the city streets of Bastrop. The Mayor asked the City Manager if he was correct in saying so. The City Manager replied yes, in fact a high level of traffic was anticipated during the Thanksgiving holiday and the Police Chief approached TXDOT to request manual control of the traffic signals if traffic got bad, the request was denied by TXDOT. The Mayor stated if TXDOT had asked the City of Bastrop PD could have helped and they were willing to help. The City Manager stated yes. The Mayor stated we are not permitted to. The City Manager stated yes. The Mayor Pro Tem asked if a reason was given. The City Manager stated the reason TXDOT gave was that they did not believe the traffic was going to be that bad.

- F. Update on the Water Filtration Project – Willow Park Well Field**
- G. Update on filling the newly created position of Fire Chief.**
- H. Update on filling the vacancy of the Main Street Director.**
- I. Update on the Texas Department of Transportation “Tahitian Village Overpass Project.**
- J. Update on the Reconstruction of portion of Church Street.**
- K. Update Regarding the Creation of a “Destination Marketing Organization” [DMO].**

The City Manager laid out his recommendation before the Council. Council Member Gilleland asked if maybe the Council should hear from the representative of the Hyatt before discussing. The City Manager agreed because one of his recommendations was to work closely with the Hyatt. The Mayor stated that he agreed with Council Member Gilleland and that he appreciated what the City Manager has laid out for starting points but it is all so complicated and tied together that he believes the Council will have to start with one thing and see how the others fit in before moving ahead. Start with the BMC and see how that goes and how the others fit in and keep posting as frequently as possible. Council Member Gilleland asked to revisit this item after the Council hears from the Hyatt representative to see how the two mesh together. The Mayor stated that would be fine because it is on the agenda.
- L. Update on Renewing the Lease Agreement between the Lower Colorado River Authority [LCRA] and the City of Bastrop for the Little League Fields at the Southwest Corner of Hill and Mesquite Street.**
- M. Update on the Pecan Park Subdivision.**
- N. Power Outage in Alley D on December 3, 2015.**
- O. Management/Administrative Activities**

III. Other City Activities:

- A. City of Bastrop Convention Center Activities.**
- B. The City of Bastrop Main Street Program.**
- C. Planning Department – Inspection Report.**
- D. Update on the YMCA Program**

Inviting input from the City Council related to issues for possible inclusion on future agendas related to issues such as (but not limited to) municipal projects, personnel, public property, development and other City/public business.

The Mayor stated one of the things the BMC does at the end of the meetings is to discuss items desired for future agendas. The Mayor informed the Council that this would be a great time to inform the Mayor and City Manager about any items they would like to put on an agenda. The Mayor asked Council Member Gilleland if she wanted to repeat what she said earlier. Council Member Gilleland stated that she was disappointed that Mr. Beal chose the citizen comment period to have a one sided discussion where the Council could not respond back but she does not know that anything would be gained by revisiting this item especially since Mr. Beal does not want to participate. Council Member Gilleland stated that she does not know if Mr. Beal's item should be added to the agenda or not. The Mayor advised Council Member Gilleland to think about her decision and that he referred back to this conversation because he interrupted her conversation regarding this item earlier. Council Member Schiff stated that he would like the City Manager to prepare a resolution for an agenda item, have TXDOT here at one of the Council meetings to discuss traffic on 71. Council Member Schiff believes that Council should show the citizens of Bastrop that they are concerned about the traffic and there should be a representative of TXDOT at a meeting to hear from the people of Bastrop what they are experiencing. Council Member Schiff believes there is something wrong with the computer and would like to be able to address a representative of TXDOT regarding this. The Mayor stated that he feels TXDOT could be placed on the agenda as a partner for a friendly conversation and Council could always bring it back as a resolution. The City Manager stated that he would post this an item for TXDOT to present Council with an update on where things are at, the traffic issues on 71 and for Council to ask questions of TXDOT and go from there. Mayor Pro Tem DeLaRosa asked if the Chambers would be large enough. The City Manager stated that the Chamber of Commerce has used the Convention Center for update meetings with TXDOT. The Mayor Pro Tem advised the City Manager to do what he thinks will work. Council Member Jackson stated that he felt the Council should book a special meeting for this discussion. The Mayor stated the question for the City Manager is how urgent is this. Council Member Schiff stated that he would like the City Manager to let TXDOT know that the Council would like for them to show up to a meeting and maybe some action will take place before the meeting. Council Member Schiff stated that he wanted to see some action happen quickly. Even if TXDOT cannot show up for a couple of meetings Council would like for them to know that they are being called to the table and Council would like to see some action. Council Member Gilleland asked if this is done as an agenda item is there a way to post it so that citizens can also ask questions and not just Council Members. The Mayor stated yes. The Mayor stated to the City Manager that there needs to be a special meeting. The City Manager acknowledged. The Mayor stated the meeting should more than likely be at the Convention Center. Council Member Jackson suggested having TXDOT come as a speaker during the partnership time and speak to Council and then have the special meeting as a following up, that would allow the Council to address Council Member Schiff 's concern about something happening quickly and then go into detail at the meeting at the Convention Center. The Mayor summarized by saying: first round partnership, Council can speak to TXDOT, have presentation and ask questions; and next figure out what to do about a bigger meeting. The Mayor asked the City Manager if he had what he needed and the City Manager stated yes. Council Member Jackson stated to make sure it is just a presentation and not ask questions and go from there. The Mayor asked if it could be posted as such. Council Member Gilleland asked if that was the way to do it because it was just said that citizens could sign up for citizen comments to ask questions, is it that this is trying to be avoided because of the length. The Mayor stated that the intention will be to have an open forum type of meeting and for Council to establish a relationship with TXDOT, hear from TXDOT which will help form the agenda for a later meeting at which time everyone is invited. The Mayor stated that he felt as the agenda is being built it would make sense to have a conversation between the Council and TXDOT but if Council disagrees it can be done another way. The City Manager stated that he felt it

was a better approach, more professional for TXDOT to make a presentation, Council to express their concerns and schedule a public hearing update to give citizens a chance to speak. This would allow TXDOT to better prepare for the issues and not caught off guard. Council Member Gilleland asked the City Manager if the purpose was to avoid a lot of citizen comments at the first meeting with TXDOT, will it be posted to inform citizens to hold their comments until the public hearing meeting. The City Manager stated that if he understood correctly the first meeting will be a presentation and his view of the presentation is that he will ask TXDOT to give Council an update on the project and allow Council to ask questions. Council Member Jackson clarified his previous question by saying presentations are on the agenda and it is part of the agenda but what he considers the real agenda and citizens input begins at Roman Numeral 1 on the Council agenda. He does not see people signing up to speak on the invocation, proclamation, etc. and that was the preference for his previous suggestion.

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EXECUTIVE SESSION: *The Council reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Ch. 551 Govt. Code, Vernon's TX Code, Annotated, the item below will be discussed in closed session.* 1. SECTION 551.071 – Consultations with Attorney related to legal matters

A. CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.

A.1 Approval of Bastrop Marketing Corporation's request for reimbursement of funds for October 2015 in accordance with the agreement to be spent on advertising and marketing the City of Bastrop area.

Mayor Pro Tem DeLaRosa made the motion to approve the Bastrop Marketing Corporation's request for reimbursement of funds, seconded by Council Member Jackson. The motion was approved on a 5-0 vote.

B. PUBLIC HEARINGS, ORDINANCES, & OTHER ITEMS ELIGIBLE FOR CONSIDERATION AND/OR ACTION - NONE

C. PUBLIC HEARINGS, ORDINANCES, & OTHER ITEMS ELIGIBLE FOR CONSIDERATION AND/OR ACTION

C.1 Consideration, discussion, and possible action on a License to Encroach within the Right-of-Way (ROW) for parking within Haysel and Spring Streets for the Lost Pines Art Center and Sculpture Garden, to be located at 1204 Chestnut Street.

Council Member Gilleland asked if the drawing was different from the last time this item was before Council. Ms. McCullum, Director of Planning stated that it was different and she stated that the applicant had double checked and revised the parking standards to fifty spaces and proposing parking to be built on the applicant's site. Council Member Gilleland stated that she believed she heard last time the item was before Council that there was room for parking on the other side as well as the revised angle parking that the applicant was going to work on. Ms. McCullum stated

that she was not sure, the Planning Department representatives asked the applicant's to look at the cross section and what their angle parking and the actual width of the existing parking, the existing right-of-way width is at 27-1/2 feet and the applicant is looking at adding on 20 feet on for angle parking with 22 feet for travel lanes which leaves it short for parking. Council Member Gilleland asked Ms. McCullum if she was saying the businesses/home on the side can't park on that side of the street anymore. Ms. McCullum stated not unless there is enough room and she believes the Hairport does have existing parking that extends into their property on the right-of-way but not sure about the house. Council Member Gilleland stated that there are spaces at the house, at this time the people park in front of the house and Council Member Gilleland asked if they would not be able to do that anymore with this plan. The City Manager stated that it is not that the residents can't park there, there are two options, leave it and allow parking (If a vehicle was traveling South bound and a vehicle was parked there and another vehicle was traveling North bound the vehicle would have to wait until the North bound car traveled through because there is not enough width with that layout for two lanes of traffic.) or make it a no parking area. Council Member Schiff stated the last time Council reviewed this the cross section that was drawn showed the entire right-of-way, the existing conditions were not reflected or how much pavement is there so the right-of-way is wide enough to park a vehicle on both sides but the pavement is not. Council Member Schiff stated that he believes what will happen if "no parking" signs are not put up is that drivers will pull onto the dirt. The City Manager stated there are curbs on both sides of the street on Hazel up the street from Chestnut to Farm. Council Member McAnally asked if it was illegal to park on the shoulder as Council Member Schiff previously described. The Chief of Police answered by saying as long as you are on public property it is illegal you have to park within 18 inches of the curb void of the curb you have to be off the roadway. The City Manager stated that the street right-of-way was checked by staff, across there is one large vacant lot and if that was developed in the future there is enough right-of-way that the curb could be moved over to insert the parallel parking at the time the applicant's track is developed. The Mayor stated that he believes this project would improve the likely hood of that property being developed and in the long run parking spaces may be gained because of what may be developed across the street. Council Member Schiff stated that the spaces may be gained but if something is developed the tenants will use those spaces. Council Member Gilleland asked Ms. McCullum what the rule was for the house across from the Art Guild project, they park on the street but not sure if there is a driveway or do they need a driveway. Ms. McCullum stated the property is zoned downtown mixed use it is a legal nonconforming structure could be and has been used as a residential structure and commercial as well. Council Member Gilleland asked if the house was not required to have a driveway and parking space. The City Manager stated that there is a driveway on this property. Council Member Gilleland stated that the tenants of the house would have a place to park if they so desired. Council Member Gilleland stated that her concern was if the Art Guild had a large event and parking is taken and the attendants aren't allowed to park on that side of the street where would they park but if they have a driveway/place. Council Member McAnally asked how many parking spaces this would eliminate if it is decided not to have parking there. Ms. McCullum stated a lot and essentially it is requiring 50 parking spaces and 40 of them are located in the right-of-way on Hazel and Spring Streets and they are providing ten parking spaces on site with the revised drawing. The Mayor asked Council Member McAnally if her question was about the west side of Hazel. Ms. McCullum stated that the parking on the West side of Hazel is not being counted only the parking on the applicant's side of the street. The City Manager stated that he believes the question is if it is made no parking how many parking spaces would be lost. Mayor Pro Tem DeLaRosa asked any persons on staff with pertinent information to this item to please come forward and make those announcements. Ms. McCullum stated that the Form Based Code was looking at adopting standards that if and when parking was allowed to be used in the right-of-way they would meet these standards, parking has been on the streets before and probably was not looked at in accordance with the standards that are now adopted in the Form Based Code with 22 feet adopted for traveling with additional parking on

the sides. Trey Jobs, Director of Public Works stated that his belief is that no spaces are being lost, 50 spaces are being allowed on the East side and the distance from the intersection to that home you could fit six spaces if they were 25 feet wide. The parking on Main Street for parallel were 25X8 if they were made 20 feet six to eight could fit. Council Member McAnally asked for a review on how many parking spaces were required of the Arts Guild. Mr. Job answered fifty. Council Member McAnally stated they are required to have fifty. Mr. Job stated the applicant is meeting this with the current plan. Council Member McAnally stated they are meeting them with this plan less the six to eight parking spaces for the public. Mr. Job stated it is all public parking. Ms. McCullum stated that the applicants are not asking for a shared parking agreement anymore. With this new plan they do not need the Convention Center and/or City Hall shared parking agreement. The City Manager stated that he believes there is some confusion, the parking that is on Hazel Street is public parking even though the Arts Guild is taking it in as part of their parking plan anyone in the City can park there. Council Member McAnally asked the City Manager, what you are saying is that the parking spaces that are already public parking are included in the fifty spaces. The City Manager stated in essence you could say that because the fifty spaces are for their peak events and on average there would be public parking available even if it was decided to make the other side of the street no parking and that decision would not be made until the final construction and design was seen to determine whether or not no parking was required. Council Member McAnally asked at this time it can't be decided whether or not there will be parking or no parking there, this will not be known until later. The City Manager stated that the applicant had to submit their final details and the important part is that there is adequate right-of-way on the west side because there is a very large lot on the corner of Spring Street and Hazel which may be developed as a result of this project. The owners of the lot would also have to do some improvements on their site developments and as right-of-way for them to put in parallel parking when the site is developed. Matt Hart, Barley + Pfeiffer Architects, made clarification and stated that the street is being left as wide as it is the plan falls within what is going to be required. He stated that overall the Arts Guild is adding to public parking and safety for that Hazel Street. The Mayor asked Mr. Hart if they were building the parking spaces. Mr. Hart replied yes and that they are paving and putting parking in on Spring Street as well. The Mayor asked Mr. Hart if he had cut into the green space from the previous site to add in parking spaces. Mr. Hart replied yes. Council Member McAnally asked the Arts Guild is required to furnish fifty spaces and of those fifty spaces a certain amount were already public parking so when other companies have a requirement and the City says they have to have eight parking spaces they can put in six and say the other two will be public parking, she asked if that is the City policy. The City Manager stated that it depends on the district the property is located in, this property is in the Form Based Code District and the Form Based Code provides for the option of utilizing public street for the parking. Council Member McAnally asked what percentage of parking spaces can buildings count as their own that belong to the public. The City Manager stated that any of the parking spaces that are in the public right-of-way the public can park in. Council Member McAnally stated that she understood what the City Manager stated but her question is can any of the businesses around say those public places count toward their requirements. The City Manager asked "around that site?" Council Member McAnally stated around any site. She stated that she was trying to find a common policy. Mayor Pro Tem DeLaRosa stated that he believed the applicants could only use ten of their own and forty from the right-of-way. The City Manager stated that there is a design criteria that was adopted when the Form Based Code that allowed for incorporation of the use of public right-of-way to be used for parking spaces to count for your parking requirements. Council Member McAnally stated that she just wanted to make sure the City is headed in the right direction. Council Member McAnally restated the following question for clarification anyone in the Form Based Code area who is a business and building they can count public spaces as their own required spaces, is that correct. The City Manager stated that it will depend on the situation, design, the width of the street as it has been pointed out Hazel is wider than some of the other streets in the City, it is on a case by case bases

depending on where the development is located. Council Member McAnally stated "so there is no one policy it is all piece by piece by piece individual consideration now, is that right?" The City Manager stated if it is in the Form Base Code area. He stated that he does not know if the site is going to be as large as this site or the width of the streets. Council Member McAnally stated that she does not mind which way this goes she is just trying to find a common policy for everyone. She stated that she wanted to know that if another building/business comes into the Form Base Code area and the City Manager is saying depending upon what the circumstances are, they could have public parking used as part of their requirement for the parking spaces that the City requires them to have. The City Manager stated that his answer to that is that if the property across the street which is vacant develops and the additional parking is put in, according to the Form Base Code this can be counted as part of the parking requirements for their project. Council Member McAnally stated that she understands but she is trying to understand how it works for everyone else, she is looking for consistency. Mr. Hart stated that there are different areas in Bastrop that have mixed use, civic or downtown but each one of those areas would use a different way of addressing the parking. In the area where the Arts Guild is addressing the parking they are required to adhere to what the Farm Base Code says, if it falls in the right of way they must have the 2-1/2 foot green buffer, it is specific but in certain areas and how they have been marked out. Council Member McAnally asked if it is by a case by case situation. Mr. Hart stated for regional areas yes. Council Member McAnally stated that each business will be a case by case study on how many parking spaces. Ms. McCullum replied yes, it is a case by case bases that would be looked at for each individual business that is looking to expand and or build additional parking if approved by a license to encroach which would come before Council. Council Member Gilleland asked referred to the house across from the Art Guild, the resident parks on the street now but once the parking is built if that individual would like to park in the public parking that the Art Guild is building they are allowed to do so, correct. Ms. McCullum replied yes. Council Member Gilleland stated no one could say anything about this and this individual would not be required to widen their driveway, if this individual wants to park in this space they are allowed to even if there is overflow they can use the parking as well. The City Manager stated yes.

Council Member Schiff made the motion to approve the license to encroach within the right-of-way (ROW) for parking within Haysel and Spring Streets, seconded by Council Member Gilleland. The motion was approved on a 5-0 vote.

Carol Rice, Bastrop Fine Arts Guild and Lost Pines Art Center representative stated that she has asked the engineer to calculate the cost of what is essentially improvements to the infrastructure of the City with this part being the curbs and the sidewalks, the Guild will be paying \$136,000 for the improvement and infrastructure all the way around the property. The City Manager stated that the \$136,000 means as he previously stated that the public is allowed to use the spaces.

Mayor Kesselus recessed the Council at 8:30 p.m.

Mayor Kesselus called the meeting back to order at 8:37 p.m.

D. NEW BUSINESS

D.1 Discussion and review by the city council with officials of The Hyatt Regency Lost Pine Spa regarding the Bastrop Marketing Corporation Joint Marketing Agreement. [input only/no final action]

The City Manager read the letter from the general manager of the Hyatt into record and he stated that each meeting he has had with the Hyatt he began the meeting by saying that the City is committed to working with the Hyatt. Mayor Kesselus asked the Kim Britton, Hyatt representative

if there was anything she would like to add to the letter presented to Council. Ms. Britton stated that it is the Hyatt Regency Lost Pines pleasure to help the City of Bastrop grow in its tourism efforts. Ms. Britton stated that the letter is a request from the Hyatt to continue its partnership with the City for a limited amount of time while the City helps transition to a DMO. The Hyatt is requesting that the percentage be maintained at 43% however, the Hyatt rolled in an opportunity to help the Convention Center incorporate its marketing effort and that it looks similar to the current marketing format used for the City of Bastrop. Council Member McAnally asked Ms. Britton if the sales effort that Council was provided by the Hyatt is an outline of a service agreement, she stated that it does not say what a sales person will do. Council Member McAnally stated that this is not a thorough indication of what the Hyatt is going to be doing for the City of Bastrop. The City Manager stated that he believes that is in the form of a concept that would be worked out between the City and the Hyatt to put in a more structured form. Council Member McAnally stated that is what she wanted to know. Council Member McAnally stated "this isn't the specifics it is just the general?" Ms. Britton stated that it is simply a general concept to help the City move forward in its revenue production at the Convention Center. Council Member Schiff asked the City Manager to go through each bullet point and to give staff's thought on each of the bullets. The City Manager responded as follows:

- **An extension of the current agreement through September 30, 2017. We are open to an extension through September 30, 2018, however, this is the maximum time frame.**

The City Manager stated he is supportive of the extension requested up to the 2017 which would be an additional year and a half, a two and a half year extension would depend on how the remainder of the bullets are handled.

Council Member Gilleland asked the City Manager when he is referring to creating a city department to tourism in the City Manager's Report, it sounded as if this could be done sooner than a year and a half. How does that mix with marketing the Convention Center? The City Manager responded by saying that is how the bullet related to their efforts in coordinating the marketing of the Convention Center is put together. The Mayor asked Council Member Gilleland if she wanted to ask her question a different way. Council Member Gilleland stated yes and rephrased the question as follows, "if we consider the extension of the Hyatt agreement". Council Member Gilleland asked Ms. Britton if she was speaking on behalf of the Hyatt, the BMC or both. Ms. Britton stated that she was speaking on behalf of the Hyatt's interest in continuing their partnership with the BMC. Council Member Gilleland stated to Ms. Britton "because you own the BMC your basically speaking on behalf of the BMC. Ms. Britton stated that is correct. The Mayor asked the City Manager to give the history of the agreement between the Hyatt and the City of Bastrop. The City Manager stated that he will give the history to the best of his knowledge but that he was not an employee of the City of Bastrop at the time the agreement was drafted. His understanding of the agreement it was initially a tool to induce the Hyatt or Partners at that time, to include the Hyatt to consider building a facility of the magnitude that has been built. That facility is on the tax roll for \$46,000,000 and there was a sizeable upfront investment. Throughout the ten years there has been a sliding percentage which was considerably higher than what the percentage has been at for the last two years of the agreement, it has come down. There was also an agreement between the City and the Hyatt that a portion of this money could be returned to the then Partners to cover some of their upfront expenditures in putting this project together. It has been in the last two years of coming on board the spirit and the intent of doing regional marketing has been put into place. The Mayor stated that what he has heard is that one of the things that the Hyatt Regency needed in

the absence of an already well established marketing operation for our City is that the Hyatt would need to make up for their deficit by getting some of this money and doing a regional marketing scheme that would include the Hyatt. The Mayor asked Ms. Britton if she would like to add to this. Ms. Britton stated that she felt that the City Manager gave an appropriate explanation. Ms. Britton stated that as she understands the percentage began at 75% and over the ten year period it has declined to the 43% level. There was an agreement that allowed 25% of whatever the percentage monies were to go back to fund the development of the opening organization to offset their preopening financial efforts that went into this project. Since November the Hyatt has taken over and are not maintaining the same concept of the 25% the Hyatt has put those monies back into the budget. The Mayor asked Ms. Britton who owns and controls the Bastrop Marketing Corporation. Ms. Britton stated the Hyatt Hotels. The City Manager stated that the Council has final approval regarding authorizing the reimbursements. Ms. Britton stated that is correct and that a quarterly recap is provided on the monies spent. The Mayor asked if it would be correct to say that the Council could exercise control over this by not approving funds if the Council did not approve of what they were used for. The City Manager stated that he would need to review the agreement but there is language in the agreement that states that Council would have to approve the expenditure. Camie Hardee, Consultant on the BMC and Marketing Consultant (Until June of 2014 Ms. Hardee was with Woodbine Development) she stated that they developed the Hyatt Regency and started the BMC. She stated that the agreement was somewhat like the City Manager described and that the City of Bastrop did not have a Convention and Visitors Bureau. Ms. Hardee stated that Woodbine Development worked out an agreement with the City of Bastrop and that Mayor Scott was the Mayor at the time. Ms. Hardee stated it was managed as a destination, it was not marketed in the beginning as Hyatt's marketing plan, the Hyatt has always had their own marketing program. She stated that the Woodbine Development tried to operate it as a partnership. The City has always had approval rights over the marketing plan the City Council can say no they do not like it and adjust it, there are certain clauses and time frames in the agreement that must be applied and it is assumed approved unless Council says otherwise. She stated that there have not been any objections so far. Council Member Jackson stated that he and Mayor Pro Tem DeLaRosa were on the Council when this agreement took place and because the City did not have the Convention Center this was an incentive because it was bringing on line a very big tax budget for the City and the region and what has been stated is correct. Council Member Jackson stated what has not been clear in the community is that there were two marketing efforts going on, the Hyatt had their own marketing as well as the region approach and so often the individuals mistakenly thought what the Hyatt was doing, the national campaign was coming out of the City's budget but it was not and he believes that was most of the confusion. The marketing money that came out of the BMC strictly went for the marketing of the City of Bastrop's area. Council Member Jackson stated that he believes the duality of the marketing process is what has contributed to the confusion. Ms. Hardee stated that over \$3,000,000 is what has been spent from the corporate side. Ms. Britton agreed with Ms. Hardee's statement. Ms. Britton stated that the marketing budget that the Hyatt uses is valued at \$5.4 million about \$1.2 million of that is payroll and the cost of sales and the complete marketing budget it does fluctuate between Bastrop and Austin appropriate to the market, the demographic that the Hyatt is serving it will fluctuate. The BMC dollars which has its own

marketing program has its own marketing budget, it is ran through a separate checking account it is very separate. On those marketing efforts it does refer to Bastrop and it will refer to the Lost Pines Regine. Ms. Britton stated that they are very clear about putting Bastrop out in the marketing process whenever possible. Ms. Britton stated that she is aware of the question about increasing the frequency of the word Bastrop and she assured the Council that that is a continued subject in the daily conversation with the Hyatt's marketing agency. Ms. Britton stated in her role as a sales person, director of sales and marketing she believes that the city of Austin is a wonderful city to be tagged to but she stated she will say that there are many opportunities it is wonderful to have the opportunity to sell the small town charm of Bastrop and having the Bastrop name out is a critical piece of the puzzle for the Hyatt and that frequently trumps Austin at this time. Council Member Gilleland asked if the 25% payment to the investors is over. The City Manager stated that those payments are over and that it has not occurred for some time. Ms. Hardee stated when the sale to the Hyatt occurred and Woodbine was the managing general partner of that the side letter agreement went away, the entity that had the 25% agreement with the City was no longer in place the Hyatt took over. The entity that was getting paid back about \$3,000,000 that was front loaded into the agreement was no longer in the picture. Council Member Gilleland stated that the funds were still being stashed somewhere. Ms. Hardee stated the funds are still there at 43% but they are not going back to pay any debt. Ms. Hardee stated that the 25% was part of the 43%, she stated that 25% came out of the 43%, 25% came out of the 75% originally. Council Member Gilleland asked what the number is at this time that the City has to work with for marketing. The City Manager stated that what Ms. Hardee said was that when the Hyatt purchased the spa the 25% went away so there is no more money going that way, the City has got the full 43% that is specifically budgeted for marketing. Council Member Gilleland stated that in effect something has been gained. Ms. Hardee stated yes, more money can now go towards new marketing instead of being paid for the old market. Council Member McAnally stated however, you did not have that 25% go towards marketing in the previous agreement, it went to infrastructure for Woodbine. Ms. Hardee stated no, it paid back for the marketing that was done before there was any funds coming in. The Mayor stated before any money was being generated. Ms. Hardee stated the agreement was actually launched in 2005, the resort did not open until 2006 so there was no money in the account. Ms. Britton stated if we simplify it and say that 43% was equal to \$1,000,000 25% of that \$1,000,000 in the previous ownership stayed with Woodbine as a repayment. Ms. Hardee interjected "again it did not go to Woodbine's pocket, it went to the ownership funds paying back." Ms. Britton responded to clarify the math for Council Member Gilleland by saying "the Hyatt would market with \$750,000 as an example, at this point it is now a Hyatt Regency property, Hyatt will not retain any of the 25% of the dollars because that is not part of the agreement, that extension is no longer valid. She stated the point is if 43% were to equal a hypothetical number of \$1,000,000 that \$1,000,000 would be fully utilized for marketing and it is for that reason the Hyatt representatives have suggested that the Hyatt would help take on the marketing of the Convention Center to further their efforts alongside and also help absorb the use of some of those dollars in a very positive constructive way. Council Member Gilleland stated to summarize "use to market using 75% of the money now that that agreement is gone the Hyatt is going to market with 100% of the money, out of

that the Hyatt will take a portion for marketing the Convention Center.” Ms. Britton stated that is correct and that is addressed in the letter from the Hyatt to the City of Bastrop.

The Mayor stated that the City Manager has reported to Council on bullet point one. The City Manager stated that he would like to make one other comment on bullet point one. He stated when it was decided that the partners were going to sell the Hyatt there were several proposals that were under consideration regarding the purchase of that facility and he stated that he believes that it speaks highly that the Hyatt aggressively went after the facility because of the relationship because of the relationship the Hyatt had with the City of Bastrop and by the Hyatt continuing to stay there it was a seamless transition because most of the people stayed there and did not move. The City could have been working with a completely different group and makeup and that is something very important to keep in mind. The Mayor stated he had a couple of comments on bullet point 1. He stated that he believes that the last few minutes of conversation and lots of conversation in the community makes him hope that the City will spend some time figuring out if continuing the 43% is necessary and determine how to gauge how much it is needed. Hope there will be performance numbers to see if it is working and whether or not it is working too much and maybe get some money back, maybe something along those lines is worth considering. The Mayor stated he also wanted to follow up on what Council Member Gilleland said about giving a drop dead date for ending or extending especially if it is agreed that segueing into a DMO is the way to go, maybe the drop dead date should be when the DMO is in place. He would like to see those three factors considered by Council very carefully. Council Member Gilleland asked the City Manager how long he thought it would take to carry out what he proposed in the City Manager's Report about starting the DMO on the City side. The City Manager stated that he had outlined that he could have the City structure and ordinances for Council to take under consideration within 60 days, those would be drafts and depending upon the Council's input and feedback as to how fast it would move after that. Council Member Gilleland asked about the practicalities of it, getting people in place and staff. She asked the City Manager how long he thought this process would take. The City Manager stated approximately 60 to 90 days, the reorganization of some of the departments is something that he has already been looking at to create a better synergism and getting feedback from the Council. He stated there are a couple of departments that could come together. The key would be to find the individual to head the department and the structure of the advisory board that would be reflective of Council and Council making the appointments to that advisory board. The City Manager stated that in the conversation with Council it has been expressed that the desire of Council is to have a good cross section of the people in the community. The City Manager stated that Council will more than like want to fine tune what he presents to them and there will be a time from for the selection. The City Manager also stated that he feels that it is very critical that the Hyatt is a part of the process as well as representatives of the community and also people that have the knowledge. Council Member Gilleland stated looking at the time frames described by the City Manager the DMO could potentially be up and running by the beginning of the next fiscal year rather than two years from now. The City Manager replied yes, he believes through workshops and getting the Council's input. Council Member Schiff asked would it not make sense to look at a transitional period. The City Manager stated yes. Council Member Schiff stated that instead of setting a

date of 2017 if a date of the end of the fiscal year 2016 and state as soon as the beginnings of a DMO is brought on the key person sits side by side for a while with the BMC and learn the ropes in order to transition and programs that make sense can keep going. The City Manager stated that is why he specifically stated in his last bullet point that there has to be a transitional period with the Hyatt as the BMO transitions from one type of operation to another and that the Hyatt should be part of whatever board is put together by Council. This would allow the City to maintain the experience of the Hyatt at the table. Council Member Schiff stated his thought would be to change it to possibly say that it would go to end of the fiscal year and while it is being put together and it is possible that the date will be extended, look at a period as to when the amount of money going to BMC will be reduced building the DMO. This would cause one budget to go up as the other budget goes down and the two eventually blends together. Council Member Gilleland stated that she agreed with Council Member Schiff because it will cost money for this department to be created and it will have to come out of the Hotel Occupancy Tax funds. The cost has to be figured out before the Council will know how far to extend the contract at its current rate. The Mayor stated that there are other options besides a city department, there are other options and maybe some blended things. There are not just down the road a DMO which is the direction everyone wants to go. It is not just having the Hyatt at the table it is having the Hyatt fed by what is done. The Mayor stated that that has to be structured in. The Mayor stated that there are a lot of moving parts and he is hopeful that the Council will not stick with some quick and simple answers he is hopeful that Council will take its time and thoroughly look at the options. He stated that he likes the idea of the transition and the idea of not possibly locking in a drop dead date, if possible. Council Member Gilleland stated that the Council does not want to be too vague. The Mayor stated that depends on what is looked at because if it is similar yet different it might not matter. The Mayor stated that he is not sure that he wants to continue this agreement without the City having more control. The Mayor stated if it extends any longer than Council Member Schiff's time frame he wants to figure out how the City controls it. The City Manager stated that he wanted to add that based upon everything the Mayor just said that clearly was a picture that was painted in his mind and that is why he is recommending that it ultimately become a department of the City because from the beginning the City has overseen this and to talk about the transitional part and how that is all going to fit together starts here especially to make sure the correct components are put into place in order for the Hyatt to continue to be successful but achieve what the Council wanted to see from a DMO perspective. The Mayor stated it might be a City staff and it could possibly be set up like BEDC as a separate corporation of some sort. Council Member Gilleland asked the City Attorney if the DMO could be set up like the BEDC as a separate corporation. The Mayor said that would be controlled by the Council. The City Attorney stated that it would depend on what type of corporation. The Mayor stated the BEDC could be used as a model.

- **During this extended time frame, interfacing with Texas Travel Industry Association is recommended as the initial steps are taken towards creating a Destination Marketing Organization (DMO). We support the recommendations laid out by David Teel, President and CEO, during the presentation on Tuesday, November 17, 2015. The presentation has been left in your possession.**

The Mayor asked for comments from the Council on whether or not they have confidence in Mr. Teel and the individuals that came to do the workshop. Council Member McAnally stated

that she would like to know what recommendations were laid out by David Teel except for the City needs to have a DMO she does not know what recommendations he laid out. Council Member McAnally stated that she did not get much out of the presentation from Mr. Teel. She asked the City Manager to enlighten her on what Mr. Teel said because she might have missed it. The City Manager stated that one of the things was that in this transitional state was for a strategic plan be put together to help the City work through this transition. Council Member McAnally asked how Mr. Teel and his team would help the City work through the transition. The City Manager stated through the development of a master or a strategic plan of transition. Council Member McAnally stated that she asked Mr. Teel if his company was in the business of consulting with people and he said no so she did not think they would consult with the City. The City Manager stated that he thinks Mr. Teel's company would be willing to give the City insight and evaluation, 25% of their membership is DMOs and if the City was going down the wrong path Mr. Teel and his team would suggest another route. Council Member McAnally stated that she understood. Ms. Britton added that Mr. Teel and his team did offer their service in helping the City to develop a strategic message, it was offered in four different phases it was on one of the slides in Mr. Teel's presentation. Ms. Britton recalled Mr. Teel speaking of posted notes and think tank sessions with groups of people to make sure the strategic message was targeting all different philosophies and different needs and interests in the community and to underscore the transparent approach. Council Member Gilleland asked if Mr. Teel and his team charged for their advice. Ms. Britton stated that the Hyatt is a member of the TTIA and so Mr. Teel has not solidified pricing however, Mr. Teel has assured the Hyatt representatives that they would be receiving a very attractive pricing and he will be doing that directly with the City Manager. Ms. Britton stated that she has a base understanding but is not privileged to share but to her it reflected a very significant discount. Ms. Britton informed Council Member McAnally that Mr. Teel and his team does offer strategic messaging.

- **Administrative fee reimbursement to the Hyatt Regency Lost Pines Resort & Spa in the amount of 4% of the annual BMC HOT fund allocation.**

The City Manager stated that this comes out of the 43%. The Mayor stated that the Hyatt is not taking money, the State gives the City money and through the contract the City gives some of the money to the Hyatt. It is the guests at the Hyatt that produce the money that the City receives and give back to the Hyatt and spend on other things. Ms. Britton stated that although this was put as a bullet point this is a reimbursement that is in the current agreement however, it has not been exercised so the Hyatt is drawing the City's attention to the fact that the Hyatt will be exercising this option to pull those monies out for administrative support. Council Member Gilleland asked Ms. Britton what she considered administrative support through this arrangement. Ms. Britton stated that she has a team of three people on marketing and PR team at the Hyatt. Council Member Gilleland asked if this team markets the Hyatt. Ms. Britton stated that they are her marketers for the Hyatt. Council Member Gilleland stated they are not BMC. Ms. Britton stated that they are employed by the Hyatt and the Hyatt will be transferring 4% of those monies, whatever the BMC dollars are to help partially cover some of the cost. Ms. Britton stated that the three people are employed and when the Hyatt took over the ownership of the BMC they did have to add a position to the Hyatt's team to help satisfy the workload that had been added to the team regarding the BMC. Council Member Gilleland asked if the marketing was Hyatt focused and not regional. Ms. Britton stated it pays for the

regional. She stated that the Hyatt has three people that are doing the marketing and the PR efforts for both Hyatt and the BMC and that she is emphasizing that 4% of the funds will be taken to help offset the salaries that are being spent. The Mayor stated that the BMC would essentially be contracting with the Hyatt for a portion of the three employee's time to do the marketing for the region. Ms. Britton stated that is correct. Council Member Gilleland asked if the City had their own marketing team would the City still need to subsidize the Hyatt employees, would it go away or would it be factored into the budget. Ms. Britton stated that she believes those are questions and specifics that are going to have to be laid out as to how it will be handled.

- **It is suggested a sales position for the Bastrop Convention Center be funded through the BMC budget. An initial estimate would be approximately 8% of the BMC HOT fund allocation. The resort's DOSM will assist in the development of this position.**

The Mayor stated if the Bastrop Marketing Corporation continuing would hire something for 8% of the overall budget, some person, firm or some contract it would go directly to the City's Convention Center and there would be a type of understanding with the Director of Sales and Marketing(DOSM). The Mayor asked for clarification on the DOSM. Ms. Britton stated that the DOSM is her position which stands for Director of Sales and Marketing. The Mayor asked Ms. Britton for clarification that she would help the City in some way in this matter. Ms. Britton stated absolutely she would be helping but as far as exactly what that looks like is yet to be determined. Ms. Britton stated that she will speak very confidently to this that it is absolutely her commitment to the City of Bastrop through her role at the Hyatt that more revenue needs to be generated at the Convention Center. She stated that there is no question in that regard and she does believe that there needs to be a sale system put in place that is very specific to generating sales at the Convention Center. The Mayor stated that he would just add that one of the highest priorities that the City Council has placed on the City Manager is to get the Convention Center up and running better and it is very important to the Council. The City Manager stated that he has shared in his discussions with Ms. Britton that getting the Convention Center up and running better was a high priority being placed on him, the revenue needs to be raised at least enough to cover the salaries at the Convention Center in order to reduce the amount of transfers to the Convention Center. The Center Manager stated this was an offer from Ms. Britton. Ms. Britton stated that originally she brought to one of the meetings Matt Schalk, Vice President of Sales & Marketing at Hyatt Hotel's Corporate Office, Mr. Schalk went to the Convention Center and did a site tour and he was supportive that a lot of the Lost Pines business was passed on to the Convention Center due to Lost Pines over booked, the Convention Centers cost better fits the clients budget, etc. Ms. Britton stated that she believes if the Hyatt Regency Lost Pines and the Bastrop Convention Center could cross their efforts it could generate more revenue at the Convention Center. Council Member McAnally asked Ms. Britton if she was referring people to the Bastrop Convention Center in the past. Ms. Britton stated on multiple occasions the Hyatt has sent clients to the Convention Center and there was a time when the Hyatt generated lost business reports and the reports were given to Steve Dwyer who was the general manager at that time. Council Member Gilleland asked Ms. Britton what she envisioned this person on her staff doing for the Convention Center. Ms. Britton replied that they need to establish a strategic road map and her recommendation is that it be laid out quarterly with the ultimate goal of an annual financial goal in front of them,

identify the key market to speak to are they vertically aligned, are they by industry, do you want to target a state association do you want target corporate, do you want to target military, or weddings, what is the market. Council Member Gilleland asked Ms. Britton if she envisioned this person visiting all of the places she named and doing direct sales. Ms. Britton stated initially she sees the need to set up an out bound sales prospecting effort which means that these people need to be able to call on people have a resource at their fingertip to tell them the number they are going to dial, what is the address of this person. Tools as simple as Google can be used. She stated that most important there needs to be an active base system where you are reminding yourself systematically who you need to call some type of repetition so that you have the frequency out there. Ms. Britton stated in her humble opinion she believes this is a missing piece of the puzzle. Make sure that calls are timely. Council Member Gilleland asked Ms. Britton if she sees this person as being an employee at the Hyatt but focused on the Convention Center. Ms. Britton replied that this has not yet been defined. Ms. Britton stated that she sees this person as selling the Convention Center using some of the tools i.e. through lost business turned down reports etc. Council Member Gilleland but not necessarily embedded in the team at the Hyatt. Ms. Britton stated that that has not yet been defined. The Mayor stated that another option would be to take the 8% off the 43 or whatever number the Council comes up with. Council Member Gilleland stated that the third option could be to go with Ms. Britton's plan at the beginning and have her train the City of Bastrop's person and when the City is ready for the DMO that individual would transfer to the City of Bastrop. Ms. Britton stated that she wants that person to experience that Hyatt sales philosophy because she feels that it is very important that in a small community that everyone has that same hospitality philosophy moving forward. Council Member Jackson stated that what he is hearing Ms. Britton say is that the employee would be in-house, concentrate their efforts on the Convention Center with the technology and the lost sales report as a reference point but they would have access to the in-house tools and could use the database as well as the other technology and resources that Ms. Britton has discussed. Ms. Britton stated that she is not at liberty without the permission of the General Manager to volunteer the Hyatt's system's use but what she is at liberty to volunteer is the use of reports generated from that system. She also stated that at one time Bastrop County brought on a software system which they were using for leads and many of the small towns, incorporating that tool could be looked at. Ms. Britton stated that the Hyatt definitely would like to be a resource. Mayor Pro Tem DeLaRosa stated that the question from the community is if there is a professional already in place to do the job why go out and create your own department, figure out the cost and partner with the professionals. Mayor Pro Tem DeLaRosa asked why not take a strong look at this option. The Mayor stated the Mayor Pro Tem's suggestion may be the way the City goes, there are all types of possibilities. The Mayor reiterated that all of this must be considered. Council Member Gilleland stated that she has heard the same thing that Mayor Pro Tem DeLaRosa has stated but at the same time the question arises that asks will the Hyatt with generating their own business be able to give the Bastrop Convention Center enough attention or will the Convention Center get lost in the business of the Hyatt and maybe get the leftovers. Ms. Gilleland stated that is the concern of the community, the DMO is given over to the Hyatt and the City does not have control of it and it gets lost in the shuffle. The City Manager stated the bullet point being discussed he believes was a direct result of each time the City Manager and Ms. Britton met the City

Manager expressed to Ms. Britton the Council's unending concern regarding the increase of the revenue at the Convention Center. He stated that he appreciated that not only did he listen to Ms. Britton's concerns but that she listened to the City Manager's concern's and attempted to paint the big picture for all to work together. The Mayor stated that this is a very big investment.

- **Marketing efforts for the convention center will be included in the work of Proof Advertising and funded through the BMC funds.**

Council Member McAnally asked Ms. Britton if Proof Advertising the only entity that is marketing at this time. Ms. Britton stated that the Hyatt has three consulting agents, Cam Hardee who has been part of this project since conception; Proof Advertising; and Dublin and Associates. Council Member McAnally stated "so it is not just Proof". Ms. Britton stated Proof does the marketing, Dublin does the PR and Ms. Hardee helps the Hyatt stay on focus and brings her best marketing expertise to the table. Ms. Britton stated that from her conversation with the City Manager the Hyatt understood that approximately \$100,000 is spent strictly in marketing for example the billboard on Highway 71. Council Member McAnally asked if the amount of time Proof Advertising is providing, the PR and how much time is being devoted to the City of Bastrop, will that be worked out later. Ms. Britton stated that she believes it should be based upon the project and what that specific amount of money is going to purchase. Ms. Britton stated that she would take a look at what has currently been done in the past and seek proofs, opinions and recommendation and how far that same amount of dollars would go and what does it look like. Council Member Schiff asked if it would be practical to tie the marketing of the Convention Center to some benchmarks, i.e. if the revenue at the Convention Center goes up by \$100,000 use it as an incentive plan. Ms. Britton stated that she believes the incentive plan should be more geared towards the sales effort as opposed to the marketing, through sale you need to establish goals and have those thresholds met that accountability needs to be there. Council Member Schiff stated that the bottom line is are you making money or not, are you wasting money doing these efforts and not getting any revenues at the Convention Center and he feels that it should be geared to some performance characteristics. Mayor Pro Tem DeLaRosa asked what are you gaining if you create your own department and not generate any revenue. Council Member Schiff responded to Mayor Pro Tem DeLaRosa by saying that he is going along with Mayor Pro Tem DeLaRosa's line of thinking. Council Member Schiff states that the Hyatt is saying that they can make the Convention Center successful and he wants to see it. He does not feel that the City needs to restrict the process but to start out asking the Hyatt to show some performance, incentivize the BMC to do more and better for something that is measurable. Mayor Pro Tem DeLaRosa stated to Council Member Schiff that he brings up a good point and he asks the City Manager and Ms. Britton if the question had come up regarding what if the City of Bastrop did not want a DMO what the cost would be to have the Hyatt run it. The City Manager stated no. Mayor Pro Tem DeLaRosa asked the City Manager how soon he would have that answer if the City went with the option of not forming a DMO. Mayor Pro Tem DeLaRosa asked wouldn't that be part of the options with the costs that Council would like to see. The City Manager stated if that is what Council wants, yes. Mayor Pro Tem DeLaRosa stated that he thought that was always a part of the plan. The Mayor stated it is if the Mayor Pro Tem wants it to be considered and this is what needs to happen, raise questions and work with the City Manager to figure this out. Mayor Pro Tem DeLaRosa said

he thought that is where the discussion was headed when the new percentage was discussed and after the interim period what the new percentage would be with the Hyatt. The Mayor stated that nothing has been decided there has just been discussion. Council Member Schiff stated that one of the things listed is that the Hyatt does not want to continue the agreement past 2018 so the question is would the Hyatt even be interested in being the DMO long term, if the City funds this money is it something that the Hyatt wants to take on. Ms. Britton stated that she can't answer this question at this time. The conversations with the general manager and controller have been through the date given to Council. Her concern as the director of sales is the fact that while the Hyatt is very proud to be in Bastrop the competitive landscape in Austin is changing greatly. When the conversations first began there was a thousand room Hilton hotel in the City of Austin and the Hyatt Lost Pines was pretty much a large show at this time there is the JW Marriott that is selling a thousand rooms and the Fairmont of a thousand plus rooms under construction and currently selling. There are three properties that are one thousand rooms each, Ms. Britton stated that to her this is a significant change and she wants to be certain that this City does not lose its momentum in marketing because that would be a work against all of the positive efforts that have been made. Council Member Schiff stated that is why he would think the Hyatt would be interested in managing the funds for their best interest and the best interest of everyone concerned. Council Member Gilleland stated that the DMO is not just this one portion, not only the Convention Center marketing but local groups that rely on HOT funds, Main Street Manager and Event Planning. Council Member Gilleland stated that the Council would not want to turn all of that over to the Hyatt because more than likely the Hyatt is not focusing on the City's local organizations. Council Member Schiff stated that he understood but if the Hyatt wanted this roll they would have to commit to the things that the City needs a DMO to do. The Mayor stated that hearing Ms. Britton say that the focus needs to be towards Austin makes him wonder if the Hyatt's commitment would stay as strong to Bastrop. He believes it is a reasonable question for someone to wonder as to Ms. Britton's response to Council Member Schiff's question that maybe the City of Bastrop would not have an absolute 110% effort from the Hyatt. Council Member Jackson stated that he interpreted that to mean because of the market change there needs to be other strategies to compete with Austin not that resources would be pulled from Bastrop but as the competition increases the strategy has to be changed but not taking away from Bastrop. More like finding ways to effectively compete with that changing environment with the other hotels and attractions coming in. Ms. Britton stated that is completely what she was referring to. The Mayor stated that he needed to raise the question and that Council Member Jackson and Ms. Britton helped to put it in perspective.

- **In order to advance our competitive position against the Austin market, additional consideration to create a transportation shuttle between Bastrop hotels, airport and downtown Bastrop are recommended. Noteworthy is the transporting/sharing of Hyatt guests with the downtown Bastrop experience that will provide additional economic impact for the community during high compression times.**

Ms. Britton stated that this is the concept not putting into action it is something the Hyatt believes needs to be considered particularly to draw the other hotels in the community as active participants in helping to feed business into the Convention Center that is the spirit of this.

Council Member Jackson stated that he agreed with Ms. Britton, he stated that this is something he has looked at over the years and feels that it is critical because transportation is key. There needs to be branding to let people know about Bastrop and possibly link the hotels and the Hyatt Regency as well as some of the attractions. Council Member Jackson stated that he feels this needs serious discussion and consideration. The Mayor stated to remember it includes the word Hotels and that the marketing corporation is for all the hotels and not just the Hyatt. Council Member Gilleland stated that she agrees with what the Mayor said and Council Member Jackson's statement it is something that is needed, she has no idea what something like this would cost to operate or to acquire but would like some ball park number to know what this would look like. She stated that this would be a huge benefit to the Convention Center as well as all the hotels in Bastrop. Ms. Britton stated that she would encourage the City to take a look at some of the competitors. Council Member Gilleland stated that another issue the transportation would help with would be parking. The Mayor asked the City Manager if a deal was to be worked out before June 1st would the new items be implemented then or not. The City Manager stated that would be up to Council.

Council Member Gilleland asked the City Manager to briefly explain his idea of what a DMO would look like as a city department. The City Manager stated from his perspective there has to be an advisory board that sets the general message; someone to execute what the board directs or what the Council has directed the board to come up with; and consolidating internally all of the marketing efforts being brought down from the advisory board, all the things the City does with the Hotel Motel tax in an effort to save money. Depending on where this goes the City Manager stated that he would strongly recommend that the Hyatt has a seat on the board if the City takes the DMO route. He would expect this person to have a close working relationship with Ms. Britton. The City Manager stated that he shares Ms. Britton's concerns that the competition is going to get higher with the new hotels, this needs to stay in site and make sure to create a competitive response and by working together there would be a better response to the increased competition. Council Member Gilleland asked the City Manager if in his vision Main Street is under this umbrella. The City Manager stated anything that is funded with the Hotel Motel tax will have to come under this because the City does not have this structure at this time.

The Mayor asked the Council if he was correct in saying the Council wants some type of structure that provides some type of continuation of the Bastrop Marketing Corporation until if and when the DMO is up. The direction was given to the City Manager to continue what he is working on. The Mayor suggested to the Council to think about questions that were not answered or conclusions and submit them to the City Manager. The Mayor stated that Council's communication was to be to the City Manager only and the City Manager could bring back whatever advice he would like back to Council.

Mayor Pro Tem DeLaRosa asked whether Ms. Britton or the City Manager would speak to the General Manager with the Hyatt in regards to whether or not they would be willing to take on the DMO for the City of Bastrop. The Mayor stated that the Council needs to have another discussion regarding this the first meeting of January. The City Manager stated that this item will be a large

part of the discussion for the retreat. The Mayor stated that if the City Manager had the comments from Council and would like to visit with Michael Jokovitz and accumulate what he wants and bring back to Council it can be discussed in January. Council Member Gilleland asked when to stop giving the ideas to the City Manager and how the DMO should be structured. The Mayor stated that the point is to get nailed down most of what the Council wants on continuing a Bastrop Marketing Corporation in some form. Council Member McAnally stated that she would like to vote on having a DMO, a city department of tourism and then work in all the infill but vote to go that direction right away. The Mayor asked Council Member McAnally to email that suggestion to him for the January meeting. The Mayor stated that if Council Member McAnally wants this item on the agenda he will place it on the agenda but she needs to tell him whether she does or does not want it on the agenda. Council Member Gilleland stated that it was talked about at the first meeting but the Council focused on at the retreat to try to get the City Manager a more definitive direction. Mayor Pro Tem DeLaRosa asked what the Council knows about a DMO. The Mayor stated that he does not know what the Council knows but the Council is working on it and trying to find out more about a DMO. Council Member Gilleland stated that what she is trying to avoid is that the City Manager made a recommendation today regarding looking at a city department and if the Council does not like that idea the City Manager should be told quickly otherwise the City Manager will be working on a city department and further down the road the work will have been for nothing. The Mayor asked the City Manager if he needed to work on creating a city department for the DMO or if he needed to work through the structure of the DMO. The City Manager stated that based upon the information from Ms. Britton if it is the Council's desire to do away with the BMC there will need to be some type of structure in place and the transition, he will need to have additional discussion with Ms. Britton, there has to be something in place. The Mayor stated that the City has a structure that will go out to 2018. The Mayor stated that this will go on the January 12th Council agenda along with the question from Council Member McAnally and Council Member Gilleland. Council Member Gilleland's question was do we want to start talking about the type of structure to move to when the City segues out of the BMC. Following up on this hear the report from the City Manager on his findings. The Mayor stated if the Council Members have other ideas for the agenda or disagree with what he has placed on the agenda for January 12th let the City Manager know. Mayor Pro Tem DeLaRoas stated that he felt the City Manager has an idea of what the Council has said but at some point the costs have to be brought before Council. Council Member McAnally asked when there was going to be a decision made in order for the City Manager to have an idea as to what direction to go in. The Mayor directed the City Secretary to put an item on the January 12th agenda for Council to determine a time schedule for the DMO.

D.2 Consideration, discussion and possible action regarding the submittal of a location and type of facility the City of Bastrop proposes to build from the funds received by Bastrop County from the General Land Office for the Wildlife Disaster Program for a shelter.

The Mayor asked the City Manager if the two activity rooms behind the kitchen were switched with the kitchen area and made the kitchen the activity area and take the two activity areas adjacent to the large room and inserted a removable door leading into the large room the open area would be expanded. The City Manager stated that the plan had been made flexible. The City Manager stated that the use of the building is being decided by who approached the City in the past which

are the Senior Citizens and the Boys and Girls Club. The building would be under the Parks purview.

Carlos Liriano – Mr. Liriano spoke in support of a recreation facility in the City of Bastrop. He suggested rather than building just a building with the \$1.5 million find a way to incorporate a recreation center for the kids. Mr. Liriano is asking if the Y is not going to be the mechanism for the recreation center he is asking the Council to put a system in place to come up with an active focused recreation department for the kids.

Council Member Jackson stated that Mr. Liriano's statement was well stated and that he is in agreement.

The Mayor asked Council Members McAnally and Jackson and the City Manager, if the subject that Mr. Liriano addressed is part of the strategic planning project. The City Manager stated that it will be in the Strategic Planning Plan. Council Member McAnally stated that it is in the Strategic Planning Plan and was voted one of the most important things that they will do. The Mayor stated that one way to address Mr. Liriano's concerns is in the Strategic Plan. The Mayor explained that there is an active program going on and would encourage the public to continue talking to the members.

Mr. Liriano stated that he appreciates the strategic plan but \$1.5 million does not come often would hate for there to be a strategic plan with the recreation facility as a priority and not have the ability to fund it. As the \$1.5 million opportunity is looked at it is a chance to incorporate it do so. Also if the available land that the City has for recreation this will need to be addressed at some point. If the facility the City Manager is proposing and expand it a little bit larger to where a gymnasium can fit in the middle there would still be room to accommodate the 50 families necessary for the grant. Just want some of the focus to be on recreation. He would like for the Y to be mechanism for the community to have organized play.

Council Member Gilleland asked the City Manager how hard it would be to convert the open space in the middle to a gymnasium. The City Manager replied another million dollars. The City Manager reminded the Council that their direction to him was to bring in a facility that could be funded for the amount of the grant, he had to go from 2 million down to 1.5 million. The big cost was when the gymnasium was included an elevation is created which calls for a different roofing system, different heating elements, electrical etc. This has to be on the Judges desk by December 31, 2015. The City Manager stated that he believes the Y is going to attempt to pull together the work that they have already started. The Judge has make it clear that if the plan is not on his desk by December 31, 2015 the grant will be distributed somewhere else.

James Finck, CEO of the YMCA of Austin – He feels that the City is doing their due diligence. He would like to propose that the City approves this but that it can be brought back in a three month time frame and show the Council a better way and path for the City and citizens of Bastrop. The Y does have a preliminary design to build a 20,000 to 25,000 foot facility which would include all the amenities that the City Manager showed plus amenities that Mr. Liriano is hoping for and more. The Y has had a preliminary conversation with Seton and they are interested in doing a medical facility in Bastrop in conjunction with the YMCA and why that is attractive to Seton is because of the healthcare landscape they are being penalized for not keeping people well. The funding mechanism is not in place yet but he does believe that the 1.6 and the 2.5 that the Y could probably bring in and bringing in economic development and the City of Bastrop to split the other \$2.5 million in a funding way that would make it palatable, something that can be absorbed over a longer period of time might be considered. Mayor Pro Tem DeLaRosa asked the City Manager regarding

the three months. The City Manager stated no they might be overdue but he is not sure. Mayor Pro Tem DeLeRosa said he wish that he had known he would have ask the Judge to be at this meeting. The City Manager's recommendation is to deliver the plans that the City Manager has prepared and if something comes up it can be taken to the County to see what they say. Mayor Pro Tem DeLaRosa stated if the Judge does say he will give another extension of three months and the City Manager will come back to Council and they will do something different. Mr. Finck stated that he did speak to Judge Pape regarding this and the judge informed them that they would have to decide tonight and he is not before Council to convince them otherwise but the judge did say if the City came back with a different plan but still met the timeline he would definitely look at it.

Council Member Schiff made the motion to approve Plan B for submittal to Judge Pape with permission to the City Manager to tweak the design before submitting to the County, seconded by Council Member Jackson. The motion was approved on a 5-0 vote.

D.3 Consideration, discussion and possible action regarding a request from Bastrop Arts in Public Places Board members requesting approval to purchase the "Poco A Poco" art sculpture rather than purchase the 'Mystic Flight' art sculpture.

Mayor Pro Tem DeLaRosa made the motion to approve the request from the Bastrop Arts in Public Places Board, seconded by Council Member Schiff. The motion was approved on a 5-0 vote.

D.4 Consideration, discussion and possible action on a resolution of the City Council of the City of Bastrop, Texas in support of an application to the Federal Emergency Management Agency Hazard Mitigation Grant Program to purchase emergency generators for critical facilities.

Council Member McAnally made the motion to approve the resolution, seconded by Mayor Pro Tem DeLaRosa. The motion was approved on a 5-0 vote.

D.5 Consideration, discussion and possible action regarding a resolution related to the Bastrop Vision Task Force; formalizing the work and activities of the Vision Task Force; recognizing the Vision Task Force as an entity of the City; providing certain procedures, policies and regulations applicable to same; providing a severability clause; and providing an effective date

The Mayor stated that he would like to see this board regularized and continue in the form that the City Attorney worked out to make this a formalized task force. The Mayor suggested that the appointments are one year at a time, the existing members will continue until May of 2016. The Mayor stated that he feels the task force members should be appointed each year. The Mayor asked if there was a problem with Nancy Wood being on the task force due to her temporary employment with the City of Bastrop. The City Manager replied no. The Mayor Pro Tem asked if all of the task force positions will become vacant next year or will they be split. The Mayor stated that the idea was each year to renew the member's appointments unless there are changes needed recommendations will be made or if a member resigns there will be a new appointment. Council Member Gilleland asked if this was the same rules as the boards. The Mayor replied yes. The Mayor stated that the question would be is this board diverse enough and that his hope is to let the task force continue because they are already in place until the end of the year and a diversity conversation could be had at that time if the Council so desires. Council Member McAnally stated that this particular board will be recommending members that they feel will be contributing, everyone has a different job and expertise. The board would find members that are contributing things that the task force needs to consider and bring those things to the Council. The Mayor asked the City Manager if the diversity conversation could be had now or if it needed to be posted. The City Attorney stated that it

should be posted for January. The Mayor directed the City Secretary to place an item regarding advice to the board on filling the remaining two vacancies on the January 12, 2016 agenda. Council Member Jackson asked if the item was being approved without the board or the board in question. The Mayor stated that the item is being approved with the names that were read into record. (see list below) The Mayor stated that the City Manager is the liaison and that there are possibly three vacancies.

Council Member Gilleland stated that it is worded to say "the current individuals will be appointed until the transition period whomever they are". The City Attorney stated that there are currently six names and if Council Member McAnally left a name off it will be filled in. The point is that the members who are currently serving will be carried forward and if there is a vacancy it will be posted and appointments will be made to complete the membership on the board. If the Council wants to discuss more diversity bring it up in January. The Mayor stated that the diversity item is scheduled for the January 12, 2016 agenda. The Mayor stated that the Council will speak to the City Attorney to determine what constitutes a vacancy due to maybe/maybe not being a vacancy at this time. The Mayor stated that the Council is interested in discussing diversity on all of the boards.

Council Member Gilleland made the motion to approve the resolution with the members as listed below continuing through May of 2016 and an annual renewal, seconded by Council Member McAnally. The motion was approved on a 4-1 vote. Mayor Pro Tem DeLaRosa voted nay.

1. Kay McAnally, Council Representative
 2. Dick Smith
 3. John Landweir
 4. Becki Womble
 5. Martha Harris
 6. Nancy Wood
- Staff Liaison: Mike Talbot

D.6 Consideration, discussion and possible action on acceptance of the unaudited Monthly Financial Reports and Quarterly Investment Report for the period ending in Oct. 31, 2015.

Council Member Gilleland asked to be reminded as to why on the Hotel Motel tax expenditure why BFC was paid twice. Ms. Waldron replied it means a month was missed and had to be caught up in one month. The City Manager stated closing out the fiscal year and getting ready for the audit and processing this there was one check issued. The Mayor asked the Chief Financial Officer if there was anything to be concerned about given the downs and the ups. The Chief Financial Officer replied no.

Council Member Schiff made the motion to approve the acceptance of the unaudited Monthly Financial Reports, seconded by Mayor Pro Tem DeLaRosa. The motion was approved on a 4-0 vote. Council Member McAnally was off the dais.

D.7 The Bastrop Central Appraisal District has submitted the Official Ballot for the Election of the Board of Directors with the term beginning January 1, 2016 through December 31, 2017.

Mayor Pro Tem DeLaRosa made the motion to approve the nomination of Roderick Emanuel to the Bastrop Central Appraisal District with the entire 213 votes, seconded by Council Member Schiff. The motion was approved on a 4-0 vote. Council Member

Council Member Gilleland asked if the votes could be split. The Mayor explained that the Council votes could be split anyway the Council desires it is a symbolic vote for Mr. Emanuel if it is passed.

E. EXECUTIVE SESSION - NONE

ADJOURNMENT

At 10:50 p.m., Council Member Schiff made the motion to adjourn, Mayor Pro Tem DeLaRosa seconded the motion which passed on a 5-0 vote.

APPROVED:

ATTEST:

Mayor Ken Kesselus

City Secretary Ann Franklin

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of the proposed tax rebates for designated Historic Landmarks.**
2. Party Making Request: **Melissa McCollum, Director of Planning and Development**
3. Nature of Request: (Brief Overview) Attachments: Yes X No
4. Policy Implication: _____
5. Budgeted: XXX Yes No N/A
 Bid Amount: _____ Budgeted Amount: **\$25,000.00**
 Under Budget: _____ Over Budget: _____
 Amount Remaining: _____
6. Alternate Option/Costs: _____
7. Routing:

	NAME/TITLE	INITIAL	DATE	CONCURRENCE
a)	_____	_____	_____	_____
b)	_____	_____	_____	_____
c)	_____	_____	_____	_____
8. Staff Recommendation: **Staff recommends approval of the tax rebate amount of 0.16927% for the eligible historic structures, which will meet the ordinance requirement.**
9. Advisory Board: Approved Disapproved None
10. Manager's Recommendation: Approved Disapproved None
11. Action Taken: _____

MEMO

Date: January 12, 2016

To: Mayor and City Council Members

From: Yvonne Pritchard, Project Coordinator
Melissa McCollum, Director of Planning and Development

Subject: Tax Rebate for Historic Landmarks

The Historic Landmark Ordinance provides a tax rebate to be given each year to property owners who have a structure or structures, which have received the Historic Landmark designation. These refunds are based on the assessed value of the historic structure(s) and such refunds are to be no less than .1500% and no greater than .2245%.

The table, included in the packet, provides the address of each Historic Landmark, the assessed value of the designated historic structure(s) and the high and low rebate range.

City Council approved the Planning and Development Department's budgeted \$25,000.00 (0.16927% shown on the table) for Historic Landmark expenditures for the 2015-2016 fiscal year.

Eligible Historic Structures

25,000

Address	2015 Historic Structure Value	Tax Rebate 0.1500%	Tax Rebate 0.2245%	Tax Rebate 0.16927%
1002 Buttonwood	\$124,120	\$186.18	\$278.65	\$210.10
402 Cedar	\$164,071	\$246.11	\$368.34	\$277.72
907 Cedar	\$148,880	\$223.32	\$334.24	\$252.01
603 Chestnut	\$281,189	\$421.78	\$631.27	\$475.97
1006 Chestnut	\$231,651	\$347.48	\$520.06	\$392.12
1010 Chestnut	\$139,187	\$208.78	\$312.47	\$235.60
1208 Church	\$243,619	\$365.43	\$546.92	\$412.38
1401 Church	\$193,742	\$290.61	\$434.95	\$327.95
1402 Church	\$288,294	\$432.44	\$647.22	\$488.00
1408 Church	\$162,004	\$243.01	\$363.70	\$274.23
1501 Church	\$215,668	\$323.50	\$484.17	\$365.06
1507 Church	\$192,338	\$288.51	\$431.80	\$325.57
502 Elm	\$218,138	\$327.21	\$489.72	\$369.24
604 Elm	\$54,867	\$82.30	\$123.18	\$92.87
1310 Farm	\$73,327	\$109.99	\$164.62	\$124.12
1102 Hill	\$132,394	\$198.59	\$297.22	\$224.10
1302 Hill	\$295,363	\$443.04	\$663.09	\$499.96
1402 Hill	\$112,167	\$168.25	\$251.81	\$189.87
710 Jefferson	\$374,494	\$561.74	\$840.74	\$633.91
806 Jefferson	\$204,103	\$306.15	\$458.21	\$345.49
1313 Jefferson	\$149,989	\$224.98	\$336.73	\$253.89
702 Main	\$184,835	\$277.25	\$414.95	\$312.87
802 Main	\$365,108	\$547.66	\$819.67	\$618.02
813 Main	\$158,457	\$237.69	\$355.74	\$268.22
905 Main	\$128,519	\$192.78	\$288.53	\$217.55
906 Main	\$88,654	\$132.98	\$199.03	\$150.07
913 Main	\$104,856	\$157.28	\$235.40	\$177.49
919 Main	\$521,391	\$782.09	\$1,170.52	\$882.56
930 Main	\$660,059	\$990.09	\$1,481.83	\$1,117.29
931 Main	\$529,470	\$794.21	\$1,188.66	\$896.24
1003 Main	\$135,176	\$202.76	\$303.47	\$228.81
1010 Main	\$370,172	\$555.26	\$831.04	\$626.59
1022 Main	\$311,845	\$467.77	\$700.09	\$527.86
1307 Main	\$149,597	\$224.40	\$335.85	\$253.22
1308 Main	\$276,994	\$415.49	\$621.85	\$468.87
1402 Main	\$120,737	\$181.11	\$271.05	\$204.37
1601 Main	\$442,340	\$663.51	\$993.05	\$748.75
1801 Main	\$144,597	\$216.90	\$324.62	\$244.76
1802 Main	\$173,291	\$259.94	\$389.04	\$293.33
508 Pecan	\$146,621	\$219.93	\$329.16	\$248.19

Address		0.1500%	0.2245%	0.16927%
608 Pecan	\$166,381	\$249.57	\$373.53	\$281.63
801 Pecan	\$391,287	\$586.93	\$878.44	\$662.34
805 Pecan	\$168,825	\$253.24	\$379.01	\$285.77
909 Pecan	\$106,899	\$160.35	\$239.99	\$180.95
1010 Pecan	\$128,769	\$193.15	\$289.09	\$217.97
1106 Pecan	\$82,937	\$124.41	\$186.19	\$140.39
1109 Pecan	\$212,978	\$319.47	\$478.14	\$360.51
1205 Pecan	\$201,271	\$301.91	\$451.85	\$340.69
1303 Pecan	\$155,027	\$232.54	\$348.04	\$262.42
1307 Pecan	\$84,004	\$126.01	\$188.59	\$142.19
1311 Pecan	\$390,188	\$585.28	\$875.97	\$660.48
1404 Pecan	\$127,784	\$191.68	\$286.88	\$216.30
1405 Pecan	\$170,284	\$255.43	\$382.29	\$288.24
1408 Pecan	\$250,914	\$376.37	\$563.30	\$424.72
1502 Pecan	\$275,497	\$413.25	\$618.49	\$466.34
1507 Pecan	\$253,663	\$380.49	\$569.47	\$429.38
1508 Pecan	\$342,903	\$514.35	\$769.82	\$580.44
1606 Pecan	\$173,929	\$260.89	\$390.47	\$294.41
1706 Pecan	\$143,861	\$215.79	\$322.97	\$243.52
1707 Pecan	\$102,164	\$153.25	\$229.36	\$172.93
907 Pine	\$154,851	\$232.28	\$347.64	\$262.12
908 Pine	\$241,540	\$362.31	\$542.26	\$408.86
1002 Pine	\$116,216	\$174.32	\$260.90	\$196.72
1004 Pine	\$163,056	\$244.58	\$366.06	\$276.01
1002 Walnut	\$253,786	\$380.68	\$569.75	\$429.59
1009 Walnut	\$74,244	\$111.37	\$166.68	\$125.67
1702 Water	\$202,641	\$303.96	\$454.93	\$343.01
1404 Wilson	\$445,006	\$667.51	\$999.04	\$753.27
1609 Wilson	\$40,089	\$60.13	\$90.00	\$67.86
1703 Wilson	\$135,887	\$203.83	\$305.07	\$230.02
Totals	\$14,769,205	\$22,153.81	\$33,156.87	\$25,000.00

Tax Exempt

1108 Walnut	Paul Quinn AME Church
1308 Walnut	Kerr Community Center
1002 Chestnut	Children's Advocacy
1409 Hwy 95	Fairview Cemetery
301 Paul C Bell	Primera Baptist Church

Delinquent

NONE

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of the Historic Landmark designation for 1014 Main Street.**
 2. Party Making Request: **Melissa McCollum, Director of Planning and Development**
 3. Nature of Request: (Brief Overview) Attachments: Yes X No
 4. Policy Implication: _____
 5. Budgeted: XXX Yes No N/A
 Bid Amount: _____ Budgeted Amount: _____
 Under Budget: _____ Over Budget: _____
 Amount Remaining: _____
 6. Alternate Option/Costs: _____
 7. Routing:

	<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
a)	_____	_____	_____	_____
b)	_____	_____	_____	_____
c)	_____	_____	_____	_____
 8. Staff Recommendation: **Staff recommends approval of the Historic Landmark designation for 1014 Main.**
 9. Advisory Board: XXX Approved Disapproved None
- This Historic Landmark Commission met November 18, 2015 and unanimously approved the request to designate 1014 Main Street, known as the "Man" Bell Building, as an Historic Landmark.**
10. Manager's Recommendation: Approved Disapproved None
 11. Action Taken: _____

City of Bastrop

Agenda Information Sheet:



City Council Meeting Date:

January 12, 2016

Project:

Historic Landmark designation of 1014 Main Street known as the "Man" Bell Building.

Description:

The "Man" Bell Building has been in the Bell family since the early 1900's and has operated as a saddle/harness business, drug store, beauty salon, retail store, bakery shop and is currently the home of Paw-Paws Seafood Restaurant. I have included the history that Mr. Henry Newton, Bell, III provided in 2008.

Background:

Public hearings to designate the structure as a Significant Landmark were held November 12, 2008, November 20, 2008 and November 25, 2008 as it met criteria 1, 2, 3, 4, and 6.

1. Possesses significance in history, architecture, archeology or culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, region, state or national history.
3. Is associated with the lives of persons significant in Bastrop's past.
4. Embodies the distinctive characteristics of a type, period, or method of construction.
5. Represents the work of a master designer, builder or craftsman.
6. Represents an established and familiar visual feature of the city.
7. Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

The Historic Landmark Commission met November 18, 2015 and voted unanimously to designate 1014 Main Street as a Historic Landmark. The Historic Landmark designation entitles the owner to a rebate on a portion of the ad valorem taxes and an official City of Bastrop Historic Landmark plaque to designate their structure.

The historic designation requires a Certificate of Appropriateness, approved by the Historic Landmark Commission, for any construction, reconstruction, alteration, restoration, rehabilitation or relocation of any Historic Landmark. Any material change to fences or other exterior elements visible from the public right-of-way which affect the appearance and cohesiveness requires an approved Certificate of Appropriateness.

City Contact:

Yvonne Pritchard, Project Coordinator, Planning and Development Department

Attachments:

Application for Historic Landmark Application, history and pictures



Historic Landmark Application and Agreement

As owner(s) of a City of Bastrop Significant Landmark located on 1014 Main
BB 8 West of Main Street
(legal description)
commonly known as 1014 Main Street (street address).
I/we, Henry Newton Bell, III wish to have said
property designated as a Historic Landmark.

By the signature(s) below, I/we, the property owner(s) hereby acknowledge that I/we have received a copy of the current Historic Landmark Preservation Ordinance (Ordinance #2007-30), and any amendments thereto; that I/we understand and agree to abide by the terms and obligations related to a Historic Landmark designation; and, in obtaining Historic Landmark status for this property, I/we agree to maintain said property in accordance with provisions governing Historic Landmarks in the Ordinance and the design guidelines governing same, as adopted by the Bastrop Historic Landmark Commission, as such ordinance and guidelines now exist or may exist in the future.

Furthermore, I/we understand that by entering into this agreement with the City of Bastrop, I/we will be entitled to all incentives specified within Ordinance 2007-30 and amendments thereto.

Henry Newton Bell, III Sept 17, 2015
Signature of Property Owner Date

Signature of Property Owner Date

[Signature] 11.18.2015
Signature for Historic Landmark Commission Date

APPROVED BY THE BASTROP CITY COUNCIL ON THE _____ DAY OF
_____, 20____.

APPROVED:

ATTEST:

Mayor

City Secretary

Revised November 7, 2013

"Man" Bell Building

1014 Main Street, Building Block 8 West of Main St., Bastrop, Texas
1913

Three generations of the Bell family have owned the building at 1014 Main Street, Bastrop, TX. The first owner was Henry Newton "Man" Bell, Sr. who had previously served as deputy sheriff and then as Sheriff from 1886 to 1890. He married Ella Batts in 1895 and had one child, Henry Newton, Bell, Jr., born in 1902. "Man" and Ella began their married life in Bastrop, but after 1900, the family moved to Sayersville, TX. where they operated a mercantile store for many years.

"Man's" wife, Ella, was the daughter of Andrew and Julia Batts who owned a saddle/harness business at 1014 Main Street in Bastrop. The November 20, 1906 issue of the Bastrop Advertiser reported a fire at the Batts building:

The Restaurant-Confectionary of Owen Chalmers, situated on Main, street, adjoining south of the First National Bank of Bastrop, was discovered on fire. The alarm, quickly given, received prompt response, but before the firemen could reach the spot the burning flames had progressed so rapidly it was impossible to save stock or building, only a portion of the frame saved and that in a badly damaged condition, hardly worth the tearing down. The building was the property of Mrs. A. J. Batts, built many years ago by her husband, now deceased, and used by him as a saddle and harness shop, and the last frame building left on the block.

Seven years later, in March, 1913, "Man" Bell purchased the burned-out, empty, lot which was still owned by his wife's family. "Man" continued to live in Sayersville but built a new building on the lot in Bastrop and leased it to pharmacist Sid L. Brannon, (named Brannon's Drug Store). Brannon wrote in his autobiography, "On June 13, 1913, I came to Bastrop and put in a new building just south of the First National Bank and Dr. J. Gordon Bryson had his office in the rear of my drug store." Brannon added that L. C. Price began as a clerk and "soda jerk" and that Price later went to pharmacy school in Galveston. Price continued to work for Brannon as a druggist. About 1944, Sid Brannon retired and L. C. Price became proprietor of the store (renamed L. C. Price's Drug Store) until his retirement about 1965. Brannon had owned the business over 30 years and Price was either an employee or owner for over 50 years.

After Brannon retired, he loved to reminisce about his years in the drug store. He liked the story of the day his wife, Cora, was canning the largest batch of peaches, ever! She ran out of sugar and sent their young daughter, Fay, to the drug store with instructions to scoop-up the necessary sugar from the sugar barrel. Fay returned home and poured her sugar into the peaches. They had to be thrown away. Fay had scooped from a barrel of Epson salt.

Immediately following Brannon and Price was Emma Bartsch who operated Bartsch's Beauty Salon with her daughter, Sue Bartsch Gurka, for twenty two years until 1987. A variety of businesses have occupied the building since that time.

The Bell family has continuously owned the building since 1913. "Man" and Ella Bell finally moved back to Bastrop in the mid 1920's. "Man" died in 1934 and Ella in 1944. Their only son, Henry Newton Bell, Jr. inherited the building. He was a rancher and World War II veteran, member of the First United Methodist Church, a life member of the American Legion, and a 50 year Mason. The current owners are Henry Newton Bell, III and his wife Pamela Roberts Bell.

Robbie Sanders, February 2008

Chain of Ownership

Building Block 8, West of Main, Bastrop, Texas - 1014 Main St.

Prior to 1844 many of the transactions regarding the property in BB #8 were Sheriff's auctions.

December 4, 1844 - George Glascock to Thomas Glascock - "...the south half of Block Number eight west of Main Street," \$2,000.00.

Deed Record, Vol. E, pg. 74.

Sept 19, 1845 - Thomas Glascock to Samuel Highsmith, South ½ of BB #8 West of Main.

Deed Record, Vol. E, pg. 208.

Sept 19, 1845 - Samuel Highsmith to Catherine Schneider \$800.00 (South ½ of BB #8 West of Main.

Deed Record, Vol. E, pg. 209-210.

January 22, 1875 - Catharine Miller, formerly Schneider, of the County of Bexar to A. J. Batts. \$400.00 "... a certain tract or parcel of ground," "fronting on and West of Main Street," "the said Batts is to have the small house which, or a part of which, stands on the ground sold him, but not the ground on which it stands unless it is included in said twenty five feet front."

Deed Record, Vol. W, pg. 245-246.

March 14, 1913 - Julia Batts (Tom Green County), R. L. Batts (Travis County), Julia Trigg (Tom Green County), Vivian and Gus Wallace (Bastrop County), Ed Batts, (Tom Green County) and Ella Batts Bell, (wife of H. N. Bell) to H. N. Bell. "...being the same property conveyed by Catherine Miller to A. J. Batts." \$1,300.00

Deed Record, Vol. 53, pg. 179.

1934 - H. N. Bell to his wife, Ella Batts Bell - inheritance. I am unable to locate this document. (Death date 11-15-1934)

June 30, 1945 - Estate of Ella Batts Bell to H. N. Bell Jr. who was "the qualified said administrator; the following property belonging to said estate has come into his hands: Lot No. 6 in Block No.8, West of Main Street in the town and county of Bastrop, Texas, valued at \$2,500." (Death date 10-27-1944)

Probate Minutes, Vol. Y, pg. 489-491.

February 3, 1983 - Henry Bell, Jr. Estate to Henry Bell, III, - the "store building in the City of Bastrop known as part of BB number eight West of Main Street in Bastrop." (Death Date 3-8-1982).

Probate Minutes, Vol. 46, pg. 650-653.

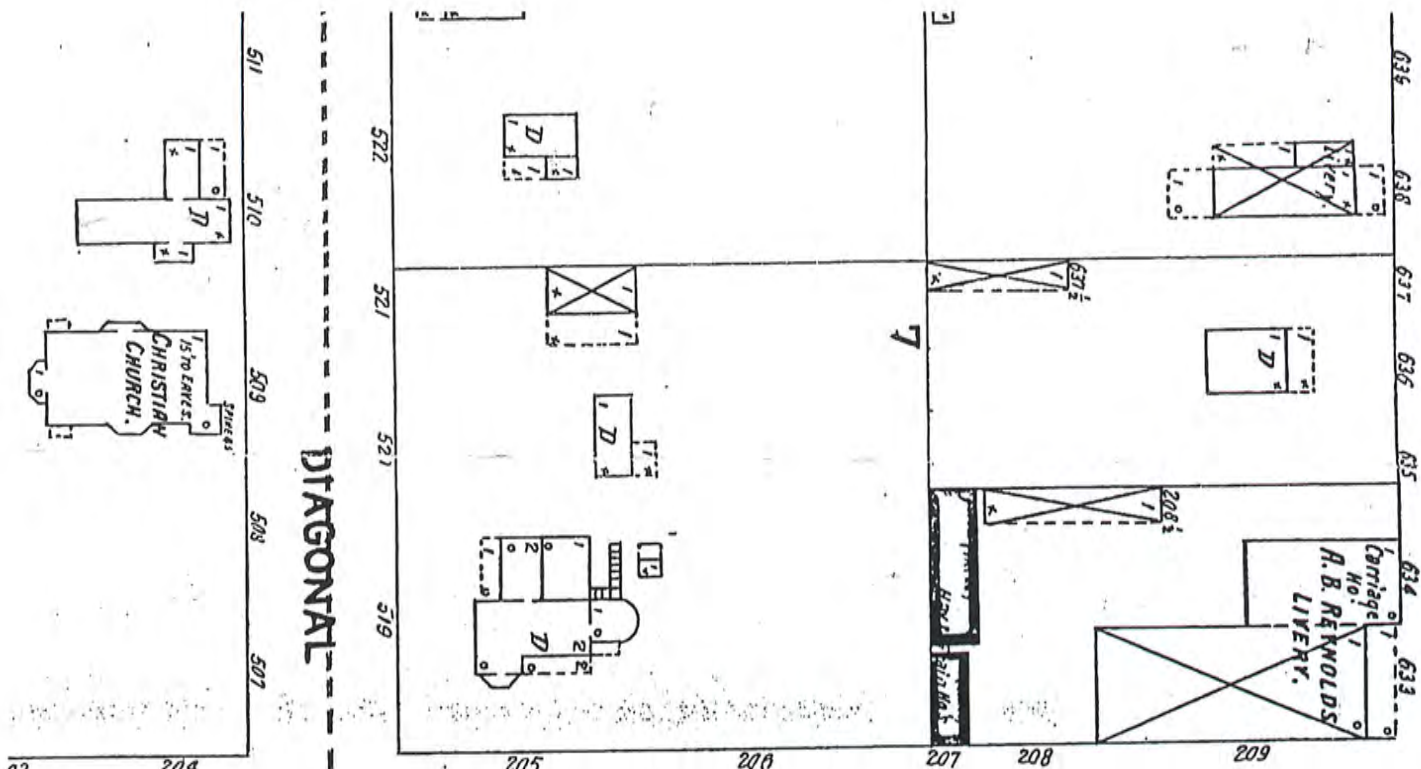
December 31, 2001 - H. N. Bell, III to Henry and Pamela Bell, Ltd.

Deed Record, Vol. 1236, pg 803.

MAIN

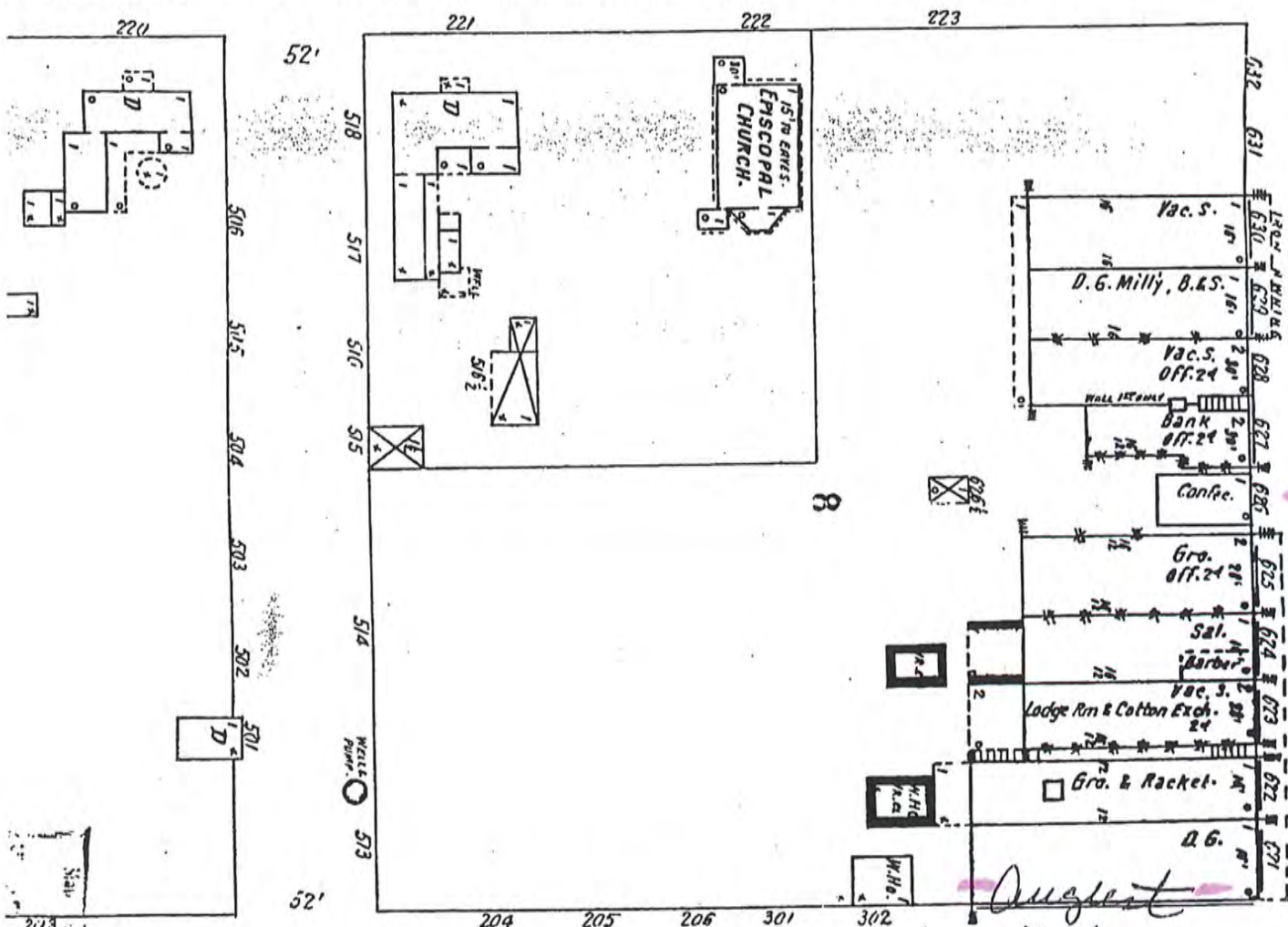
8" W. Pipe

75'



Spring St.

8" W. Pipe



August 1906

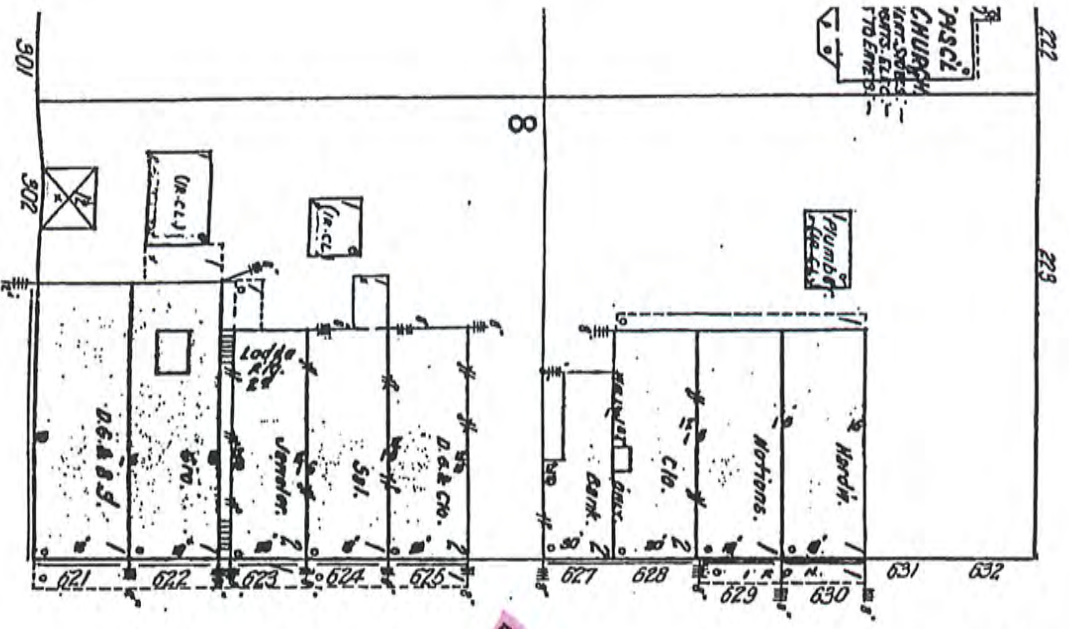
1-12-2016

Sanborn Fire Insurance map

61

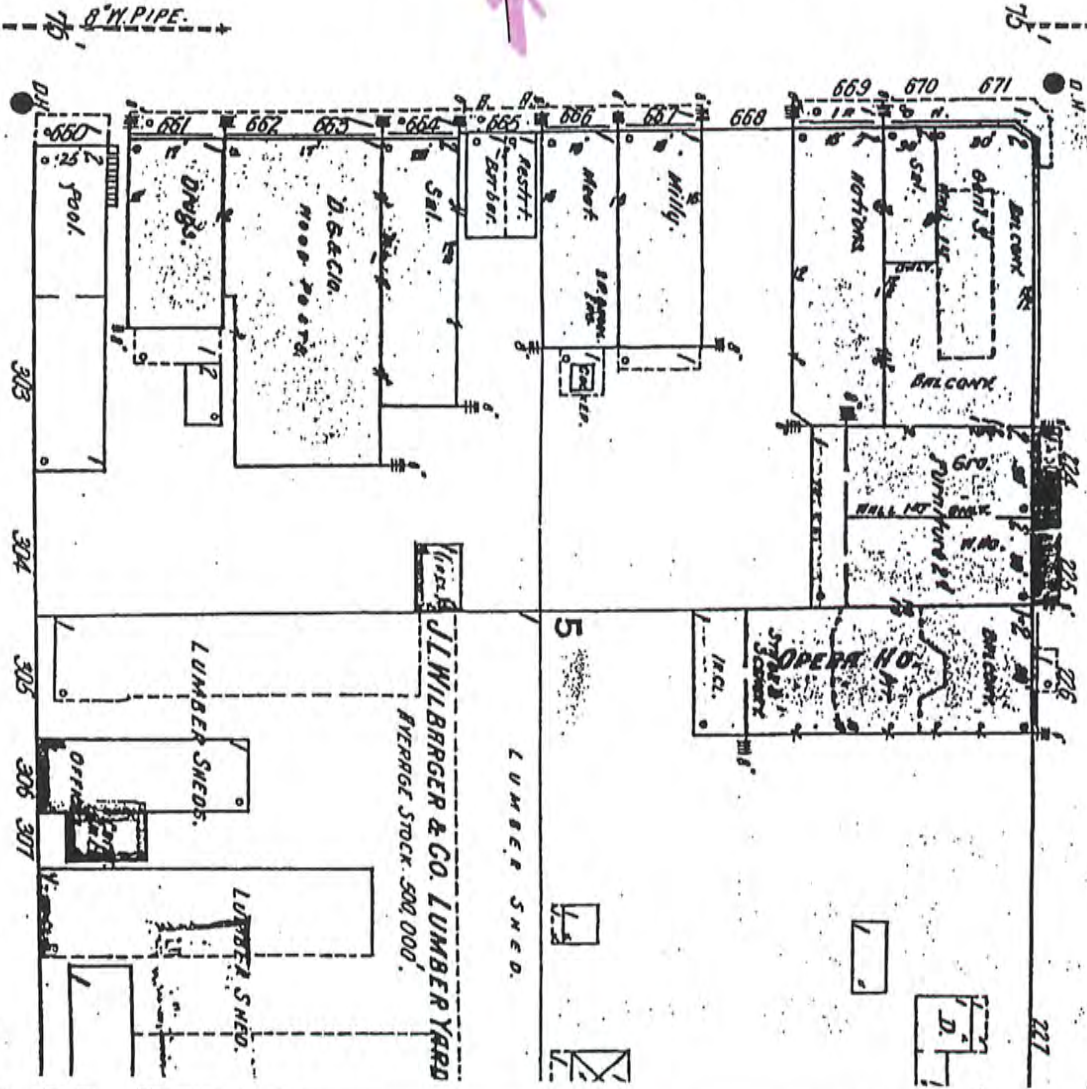


SPRING 6" W. PIPE.



CHESTNUT

3



Sanborn fire insurance map

1912

some cottage real-
Fowler, Jr., is rap-
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of genuine Baker
sold at very close

HASLER & Co's.

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rr & Co. will go

A. HASLER & Co.

at the concert for
tery Society, Fri-
v. 23d. Admission
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well corn will sell
room.

A. HASLER & Co.

ring your children
s Dog and Pcnys
esday. The only
ng here this year.

HAS IT?

New Crop Sugar

s.

MERCANTILE Co.

ED-SEED RICE.

SEED-RICE, just
the finest quality.
le. E. G. GUSE.

l Flower Contest,
ow Fete," a lovely
will be presented
use by the children
Nov. 23d. Admis-
Oc.

ING EATABLES.

ded Raisins, Cur-
lized Ginger, Mar-
ies, Plum Pudding,
Pineapple, Mince
Hymans Sweet
Stuffed Mangoes
es. Heinzs India
ns Oyster Catsup,
and Figs, Evapor-
Peaches, Apricots
e had Fresh at

MERCANTILE Co.

AND MULES.

n and Coke Brown
good horses and
See them north
ner.

MONDAY NEXT

12 a. m. Heinzs 12
ves in Glass, 25cts.
r MERCANTILE Co.

night, Nov. 23, 1906,
w Fete" will be pre-
opera house by our
he-benefit of Ceme-
Do not fail to at-
ts will be on sale
r Show, 25c and 10c.

national Fair from its opening to
its closing, reporting a decidedly
pleasant visit and the Fair the
biggest, the grandest and most
interesting ever held in Texas.

Rev. and Mrs. Cullom H. Booth
left Wednesday morning for Aus-
tin, en route in buggy through
the country, having shipped their
household furniture by railroad.
Rev. Booth's pastorage of the
Methodist church at Bastrop for
the past two years has been pro-
ductive of the greatest christian
good to the town, membership
increased, elder members revived
and a pleasant harmony and good
feeling brought about among the
several christian denominations
that will be felt for many years to
come. Never was there a Meth-
odist pastor and christian wife
more dearly beloved by Bastrop
people. Indeed, there are many
sorrowing hearts in Bastrop over
their departure from our midst.
May God's richest blessings ever
rest with them through life and in
the end may they reap the rich
reward promised to the true and
good of earth, is the wish of all
Bastrop.

What Shall It Be?

IF IT'S BREAD
Let's Have It Good.

Telephone the Groceryman that
you want a sack of

MAGNOLIA



SOLD ONLY BY
Elzner Merc. Co.

FOR SALE.

I have for sale 25 head of hogs
from 50 to 70 pounds each; a high
grade blood red Durham bull 5
or 6 years old, and about 1000
stalks of Japanese ribbon cane
for planting.

JNO. J. MONCURE.

Tuesday, Nov. 20, 1906, BASTROP.

FLOWER SHOW CONCERT.

In addition to the annual Flow-
er Show given by the ladies of
the Cemetery Society there will
be presented at the Opera House
on Friday night, a highly interest-
ing Concert.

The children, under the efficient
management of Mrs. B. C. Clark
are training for the presentation
of the lovely little cantata, "The
Rainbow's Fete." In addition to
this, there will be splendid speci-
alties by our favorite amateurs.
It will only be necessary that
the Bastrop public know that this
is our children's contribution to-
ward improving the hallowed spot
where our sleeping loved ones
rest, to have their efforts meet
with the greatest success.

Your presence at this Concert,
will serve a three-fold purpose—
viz—you will spend a pleasant
evening—you will assist the good
ladies in beautifying "Fairview"
and you will encourage our chil-
dren to cultivate those talents
which add so much to the beauty
and brightness of life.

The price of admission will be
small. Let every one attend.
Mrs. PAUL D. PAGE.

The three days weekly visits
of Prof. Rice, the noted finished
Photographer—Thursday, Friday
and Saturday of each week—will
be appreciated by all who wish
perfect, up-to-date life-like pic-
tures of themselves or members
of their families. All picture
work done under strict guarantee
to please, or no charge. His rep-
utation in Bastrop as a first-class
Photographer is well established.
He turns out no work but the
best, fulfilling every promise. See
him at the Photograph Gallery,
corner Main and Farm streets.

MEALS AND SHORT ORDERS.

I have opened a Restaurant
and Short Order Department in
the Walter Building, and will be
glad to send out meals to my
white friends, to any part of the
town, at 25 cents each.

FLORENCE BROWN.

Go to Max Gloeckner's for
fresh groceries; he deals in the
best the market affords. Some
dealers turn customers away rather
than supply them with any-
thing but the freshest and best.
Mr. Gloeckner is such a merchant
and deserves your patronage.

A DESTRUCTIVE FIRE.

In the early hours of Sunday
morning, the Restaurant-Confec-
tionary of Owen Chalmers, situ-
ated on Main street, adjoining
south of the First National Bank
of Bastrop, was discovered on
fire. The alarm, quickly given,
received prompt response, but be-
fore the firemen could reach the
spot the burning flames had pro-
gressed so rapidly it was impos-
sible to save stock or building,
only a portion of the frame saved
and that in a badly damaged con-
dition, hardly worth the tearing
down. We learn there is a light
insurance on stock and building
but not sufficient to cover loss.
The building was the property of
Mrs. A. J. Batts, was built many
years ago by her husband, now
deceased, and used by him as a
saddler and harness shop, and the
last frame building left on the
block.

GIVEN AWAY!

Mrs. Delia Kennedy has on ex-
hibition a large doll, which will
be given away to her customers.
Every customer who purchases
goods to the amount of \$1.00 will
be given a coupon and the one
holding the largest number of
coupons Dec. 24, 1906, will get
the doll, and next to the largest
will get a beautiful white hat
which will be on display next
week.

A FINE APPOINTMENT.

In the opinion of the ADVERTIS-
ER Hon. Sam Sparks, democratic
nominee for State Treasurer, has
acted most sensibly in the nam-
ing of his appointments immedi-
ately after his election, thus re-
lieving the suspense of the appli-
cants and saving himself great
annoyance. We, as well as many
Bastrop friends of Lee P. Gatlin,
rejoice to find his name among
the number named by Mr. Sparks
for a position in the Treasurer's
office. Mr. Gatlin is well fitted
for the most important duties
that may be given him. For four
years as deputy county clerk
of Bastrop county, every duty to
the dotting of an i, faithfully and
correctly performed, and Mr. S.
will find he has made no mistake
in naming Lee P. Gatlin, of Bas-
trop county, as one of his assis-
tants in the discharge of the du-
ties of State Treasurer.

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that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18th. day of March, A.D.
1913.

(Seal).

H.H.Alexander,
County Clerk, Bastrop County, Texas.

A true copy of the original filed for record at 4 o'clock P.M. March 18th. 1913, and
recorded at 8 o'clock A.M. March 22nd. 1913.

H.H.Alexander, C.C.C.B.Co.

By T. Jones, Deputy.

Val. 53, pg. 179

The State of Texas, *

County of Bastrop. *

In consideration of thirteen hundred (\$1300.00) Dollars
cash to Mrs. Julia Batts paid by H.N.Bell, of Bastrop County, Texas, we, the said Julia
P.Batts of Tom Green County, Texas, R.L.Batts of Travis County, Julia M.Trigg of Tom
Green County, a feme sole, Vivian Wallace, joined by her husband, Gus Wallace, of
Bastrop County, Texas, Ed L. Batts, of Tom Green County, and Ella H. Bell, wife of said
H.N.Bell, have bargained and sold, and hereby grant and convey unto said H.N.Bell, who
also signs this deed to evidence his concurrence and as acceptance hereof, the follow-
ing parcel of land in said Bastrop County, Texas, viz: A part of the building Block No.
8 West of Main Street fronting on said Main Street and being the property conveyed by
Catherine Miller to A.J.Batts by deed dated January 22, 1875, and recorded in Book W,
pages 425-426, Deed Records of Bastrop County, and being twenty-five feet front on said
street lying immediately south of and next to the lot upon which is located the First
National Bank of Bastrop and running back and west to the first street west of Main
Street. To Have and to Hold the above described premises, together with all rights
appertaining to same, unto the said H.N.Bell, his heirs and assigns forever.

And we, the said grantors, hereby bind ourselves, our heirs, executors and
administrators, to warrant and forever defend all and singular the said premises unto
the said H.N.Bell, his heirs and assigns against every person whosoever lawfully claim-
ing or to claim the same, or any part thereof.

Witness our hands this 14th. day of March, A.D. 1913.

H.N.Bell.

Ella H.Bell.

Vivian Wallace.

Gus Wallace.

R.L.Batts.

Mrs. Julia Batts.

Mrs. Julia M.Trigg.

Ed L. Batts.

*1014 Main street
to Old First Natl Bk.*

The State of Texas, *

County of Bastrop. *

Before me, the undersigned authority, on this day personally
appeared H.N.Bell and Gus Wallace, known to me to be the persons whose names are sub-
scribed to the foregoing instrument, and acknowledged to me that they executed the same
for the purposes and consideration therein expressed; and also personally appeared Mrs.
Ella H. Bell, wife of said H.N.Bell, and Mrs. Vivian Wallace, wife of said Gus Wallace,





STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 5, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of the statutory denial, for a period of 180 days from the date of Council action on a request for the Final Plat of Aldridge Place Subdivision being a +/- 1.000 acre tract out of the Mozea Rousseau Survey A-56, located east of Lone Star Circle within Area A of the Extra Territorial Jurisdiction (ETJ).**

2. Party Making Request: **Melissa McCollum, Director of Planning and Development**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

A city must take action on a plat within 30 days or the plat is automatically approved.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

c) _____

8. Staff Recommendation: **Staff recommends approval of the statutory denial.**

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

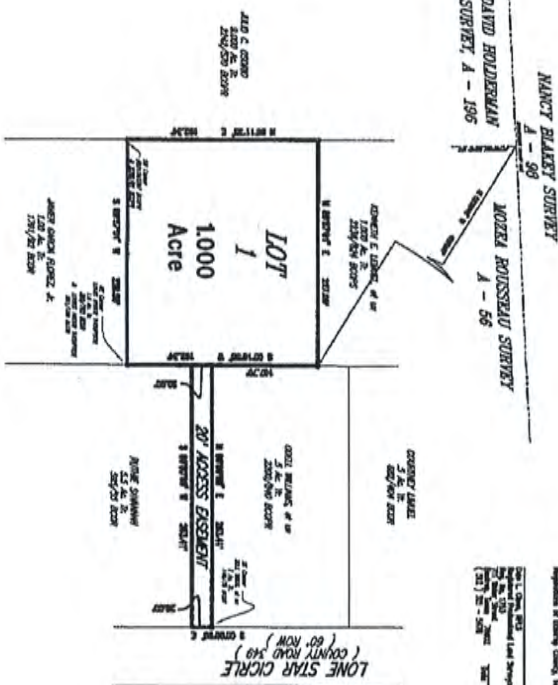
11. Action Taken: _____



ALDRIDGE PLACE

Apex Fuel Supply Corporation

Chen, Chen, Wu	
Department of Mechanical and Industrial Engineering	
City U. of Hong Kong	
70, Queen's Road	
Admiralty, Hong Kong	1008
(852) 221-5008	



- 3 The addressee is to be contacted by telephone.
- 4 The addressee is to be contacted by mail.
- 5 The addressee is to be contacted by telephone during the day.
- 6 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago.
- 7 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois.
- 8 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States.
- 9 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere.
- 10 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere.
- 11 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere and is not in the Southern Hemisphere.
- 12 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere and is not in the Southern Hemisphere and is not in the Northern Hemisphere.
- 13 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere and is not in the Southern Hemisphere and is not in the Northern Hemisphere and is not in the Antarctic Peninsula.
- 14 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere and is not in the Southern Hemisphere and is not in the Northern Hemisphere and is not in the Antarctic Peninsula and is not in the Arctic Circle.
- 15 The addressee is to be contacted by telephone during the day, but only if the addressee is not in the City of Chicago and is not in the State of Illinois and is not in the United States and is not in the Western Hemisphere and is not in the Eastern Hemisphere and is not in the Southern Hemisphere and is not in the Northern Hemisphere and is not in the Antarctic Peninsula and is not in the Arctic Circle and is not in the Tropic of Cancer.

[illegible]

STATE OF TEXAS
COUNTY OF BALCONES

Before me, the undersigned authority, on this day personally appeared the Member and Electors, known to me to be the persons whose names are subscribed to the foregoing petition, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 1st day of _____, 2011.

Sanitary Photo is sent for
the Board of Health
Private Name of Sanitary / Engineer

[illegible]

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 5, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of the statutory denial, for a period of 180 days from the date of Council action on a request for the Final Plat of THE Colony MUD 1A, Section 1, Phase 1 being a +/-23.925 acres (70 residential lots) within Area A of the Extra Territorial Jurisdiction (ETJ).**

2. Party Making Request: **Melissa McCollum, Director of Planning and Development**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

A city must take action on a plat within 30 days or the plat is automatically approved.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: **Staff recommends approval of the statutory denial.**

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

THE FINAL PLAT OF

[illegible]

Site	Length	Site #	Season
1.000000	1000	1000	1000
2.000000	2000	2000	2000
3.000000	3000	3000	3000
4.000000	4000	4000	4000
5.000000	5000	5000	5000
6.000000	6000	6000	6000
7.000000	7000	7000	7000
8.000000	8000	8000	8000
9.000000	9000	9000	9000
10.000000	10000	10000	10000
11.000000	11000	11000	11000
12.000000	12000	12000	12000
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72.000000	72000	72000	72000
73.000000	73000	73000	73000
74.000000	74000	74000	74000
75.00			

[illegible][illegible]

1. NAME OF THE PARTY: _____
 2. ADDRESS: _____
 3. CITY: _____
 4. STATE: _____
 5. ZIP: _____
 6. PHONE: _____
 7. FAX: _____
 8. E-MAIL: _____
 9. WEBSITE: _____
 10. OTHER: _____
 11. SIGNATURE: _____
 12. DATE: _____
 13. TIME: _____
 14. PLACE: _____
 15. METHOD: _____
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 18. TO: _____
 19. FROM: _____
 20. SUBJECT: _____
 21. RE: _____
 22. INFO: _____
 23. ACTION: _____
 24. STATUS: _____
 25. COMMENTS: _____
 26. ATTACHMENTS: _____
 27. REFERENCES: _____
 28. NOTES: _____
 29. REMARKS: _____
 30. OBSERVATIONS: _____
 31. CONCLUSIONS: _____
 32. RECOMMENDATIONS: _____
 33. DECISIONS: _____
 34. ACTIONS: _____
 35. RESULTS: _____
 36. EVALUATIONS: _____
 37. FEEDBACKS: _____
 38. IMPROVEMENTS: _____
 39. CHANGES: _____
 40. UPDATES: _____
 41. REVISIONS: _____
 42. CORRECTIONS: _____
 43. DELETIONS: _____
 44. INSERTIONS: _____
 45. MODIFICATIONS: _____
 46. ADJUSTMENTS: _____
 47. TWEAKS: _____
 48. TUNINGS: _____
 49. TUNING: _____
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[illegible]

DATE: _____

TO: _____

FROM: _____

SUBJECT: _____

RE: _____

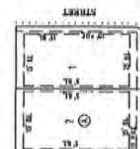
DATE: _____

TO: _____

FROM: _____

SUBJECT: _____

RE: _____

[illegible][illegible]

RECEIVED
DEC 23 2015
By MJD

SHEET NO. 2 OF 2



Carlson, Bingham & Doering, Inc.
P.O. Box 4774 • 822 • 402-2466
Civil Engineering • Surveying
1501 West Williams Canyon • Aurora, Texas 76004
Phone No. (214) 280-0140 • Fax No. (214) 280-0115

PATH--A:\4751\SURVEY\PRELIM PLAT--THE COLONY MUD 1A, SECTION 1, PHASE A.DWG

GRAPHIC SCALE
(50 FEET)
1 inch = 100 ft.

SCALE: 1" = 100'



FORSALE BY, DART, WOLF, & CO.
100 N. 2ND ST.
ALBANY, N. Y.



UPPER PORTION OF RUDS-Q-MAT		
2nd HOLLOW CONC	100' 8.2.8	118'
WEDGES 1st	50' 8.2.8	61'
2nd CONC	50' 8.2.8	74'
2nd WEDGE 1st	50' 8.2.8	78'
2nd CONC	50' 8.2.8	78'
2nd WEDGE 2nd	50' 8.2.8	78'
2nd CONC	50' 8.2.8	78'

TOTAL ACREAGE 2005 ACRES
FIFTY FIVE MONTHS RAINFALL, AND
FALL, GREENWAY, L.S., P.U. & A.E.
GREENWAY, L.S., P.U. & A.E.
RESIDENTIAL LOTS
NO. OF BLOCKS
LOWE
TMA, WA, NC, 40001 C. DINE
GREENWAY, L.S., P.U. & A.E.

SHEET NO. 1 OF 2
RECEIVED
 Carlson Design & Construction, Inc.
 10000 1st Ave. S.E.
 Seattle, WA 98148
 206.465.4444
 Fax: 206.465.4445
 E-mail: info@carlsoninc.com
 Web: www.carlsoninc.com

SECTION 1, PHASE A-10C

By WMA

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 5, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of the statutory denial, for a period of 180 days from the date of Council action on a request for the Preliminary Plat of XS Ranch, River Camp, Section 1 being a +/- 536.73 acres (752 single family residences) within Area A of the Extra Territorial Jurisdiction (ETJ).**

2. Party Making Request: **Melissa McCollum, Director of Planning and Development**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

A city must take action on a plat within 30 days or the plat is automatically approved.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

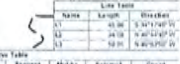
c) _____

8. Staff Recommendation: **Staff recommends approval of the statutory denial.**

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____



LAND PLANNER:
VOGEL & ASSOCIATED
476 W. 12TH AVENUE #E
DENVER, COLORADO 80204
(303) 893-4288

LAND USE SUMMARY
 XAS RANCH ROAD R.O.W.
 R.O.W. (OTHERS)
 SCHOOL (1 LOT)
 COMMERCIAL (1 LOT)
 CLUB HOUSE (3 LOTS)
 GR (4 LOTS)
 GOLF/PUE (10 LOTS)
 DRAINAGE/LAKE (5 LOTS)
 LEFT STATION (1 LOT)
 LSPUE (34 LOTS)
 SINGLE FAMILY (762 LOTS)
 RESERVED LOT (1 LOTS)
TOTAL

LEGEND
 GO = OPEN SPACE
 LS = LANDSCAPE
 PUE = PUBLIC UTILITIES
 SE = DRAINAGE E

INDEX TO SHEETS
 1 400 SCALE OVER
 2-9 100 SCALE PREL
 10 400 SCALE OVER

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **Approval of Bastrop Marketing Corporation's request for reimbursement of funds for November 2015 in accordance with the agreement to be spent on advertising and marketing the City of Bastrop area.**
2. Party Making Request: **Tracy Waldron, Chief Financial Officer**
3. Nature of Request: (Brief Overview) Attachments: Yes X No

4. Policy Implication: _____
5. Budgeted: X Yes No N/A
 Bid Amount: _____ Budgeted Amount: _____
 Under Budget: _____ Over Budget: _____
 Amount Remaining: _____
6. Alternate Option/Costs: _____
7. Routing:

	<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
a)	_____	_____	_____	_____
b)	_____	_____	_____	_____
c)	_____	_____	_____	_____
8. Staff Recommendation: **Approval of Bastrop Marketing Corporation's reimbursement request for October 2015.**
9. Advisory Board: Approved Disapproved None
10. Manager's Recommendation: Approved Disapproved None
11. Action Taken: _____

**CITY OF BASTROP
FINANCE
DEPARTMENT**

Memo

To: Mayor, City Council and City Manager
From: Tracy Waldron, Chief Financial Officer
Date: January 6, 2016
Re: Reimbursement of Accrued Bastrop Marketing Corporation Expenses

Attached is the request from Bastrop Marketing Corporation (BMC) for payment of funds in accordance with the Tourism Marketing Agreement that was signed with the City of Bastrop in November 2003.

This request is for the time period for November 2015. There is a month lag in the receipt of the hotel occupancy tax monies.

It is recommended that Council approve the reimbursement of funds in the amount of \$64,378.26 for November 2015 to BMC in accordance with our agreement to be spent on advertising and marketing the City of Bastrop area. This amount represents 43% of the tax collections.

If you have any questions regarding this agreement please contact me at 512-332-8820.

[illegible]

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **PUBLIC HEARING:** Conduct a public hearing to receive citizens input on a request to rezone +/-90.91 acres, for Piney Creek Bend, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas
2. Party Making Request: **Melissa McCollum, Director of Planning and Development**
3. Nature of Request: (Brief Overview) Attachments: Yes X X No
4. Policy Implication: _____
5. Budgeted: _____ Yes _____ No N/A
Bid Amount: _____ Budgeted Amount: _____
Under Budget: _____ Over Budget: _____
6. Alternate Option/Costs: _____
7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE
a) _____
8. Staff Recommendation: **Staff recommends approval of the requested zoning change for +/-90.91 acres, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street to be known as Piney Creek Bend.**
9. Advisory Board Recommendation: XX **Recommended Approval** Denial None

The Planning and Zoning Commission conducted a public hearing December 3, 2015 and by a vote of 5 (favor)-3 (opposed) recommended approval to rezone approximately +/-90.91 acres out of the A11 Bastrop Town Tract from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas along with the guidelines set forth in the Staff Report.

The motion carried 5 to 3 with Connie Schroeder, Richard Kindred, Debbie Moore, Christy Koser, and Lisa Patterson in favor and Bryan Whitten, Tish Winston, and Bill Ennis opposed.

DRAFT minutes are attached to the report.

10. Manager's Recommendation: Approved Disapproved None



MEMO

Date: January 8, 2016

To: City Council for January 12, 2016 meeting

From: Melissa M. McCollum, AICP, LEED AP, Director and
Wesley Brandon, PE, City Engineer
Planning and Development Department

Subject: Piney Creek Bend Planned Development (Questions from P&Z minutes)

1. How many lots could a developer put on the 91 acres without a zoning change, as compared with the proposed 170 lots?

The Developer does not wish to build under the current SF-9 Zoning Classification, but has done a preliminary analysis that the property could yield approximately 173 lots under the SF-9 zoning classification. The PD development is proposing 170 lots.

2. Will you reply to Bob Rogers's contention that the size of Carter Street makes this "out of compliance" with our regulations?

The existing roadway conditions of Carter Street would not comply with the City's current street width standards. However, because Carter Street was constructed before the requirements were adopted by City Council, it is exempt from the current standards. Regarding the vehicular capacity of Carter Street, its existing pavement width of 20' is generally consistent with a collector street capable of supporting up to 400 dwelling units.

3. Response to Mrs. Dayton's and Mr. Davenport's fear that there will be negative impact on the Piney Creek watershed?

The City's current requirements for re-zoning property do not include a detailed watershed analysis. However, the City's Subdivision Ordinance, as well as other State and Federal regulations, does require a detailed engineering analysis that identifies measures necessary to provide developed drainage conditions that are similar to pre-development conditions. This information is typically required during the platting and construction plan review process.

4. What are the changes the developer made in response to conversation at previous meeting(s) of the commission?

The Piney Creek development when proposed to the first Planning and Zoning Commission meeting in September proposed 190 lots and two entrances for the subdivision on Carter Street. They also proposed a minimum lot size of 5,000 sq. ft. and of 6,600 sq. ft. They workshopped with the Planning and Zoning Commission in October and have revised their plan. The following chart shows Bastrop zoning designations, ~~September proposal~~ and **current proposal** for lot size, shape, and dimensions.

District	Min. Lot Area	Min. Dwelling Unit Size	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Interior Side Yard	Min. Side when two-story & adj. SF Zone	Min. Ext. Yard (See Sec.43.3)	Min. Rear Yard	Min. Rear when two-story & Adj. SF Zone	Max. Height of Build	Max. Lot Coverage by Build
SF-9	9,000 sq. ft.	1600 sq. ft.	70'	115'	25'	10'		15'	25'		2.5 stories 35'	40%
SF-7	7,000 sq. ft.	1000 sq. ft.	60'	110'	25'	10'		15'	15'		2.5 stories 35'	50%
PD*** URBAN-50'	5,000 sq. ft.	1000 sq. ft.	50'	90'*	20'	5'		15'***	15'		2.5 stories 35'	65%
PD**** SUB-URBAN 60'	6,600 sq. ft.	1200 sq. ft.	60'	110'*	20'	7.5'		15'***	15'		2.5 stories 35'	65%
PD*** URBAN 50'	6,000 sq. ft.	1000 sq. ft.	50'	110'*	20'	5'		15'***	15'		2.5 stories 35'	50%
PD**** SUB-URBAN 60'	7,200 sq. ft.	1200 sq. ft.	60'	120'*	20'	7.5'		15'***	15'		2.5 stories 35'	50%

They are now proposing 170 lots with three connections to Carter Street and also have submitted a Traffic Impact Analysis (TIA) for the proposed development.

5. What does the staff have to say about the argument that this development will add to an already tight bottleneck situation at Main and Chestnut?

The results of the Traffic Impact Analysis (TIA) submitted by the developer and reviewed/accepted by staff indicates the existing street network can accommodate the increase in traffic resulting from the proposed development without adversely impacting the level of service.

City of Bastrop

Agenda Information Sheet:



City Council Meeting Date:

January 12, 2016

Public Notice Description:

Public Hearing, discussion and possible recommendation to City Council on a requested rezoning +/- 90.91 acres, for Piney Creek Bend, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas.

Item Summary:

Owner: Ron Healy
Applicant: David Singleton, Southwest Land Services, Inc.
Location: North of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street
Utilities: City water, sewer, and BP&L electric
Zoning: SF-9, and A/OS to Planned Development

Background:

This property is currently vacant and has cattle/animals used for ranching. Remnants of the parent tract were located outside the city limits; 16.21 acres has been annexed into the City on October 27, 2015.



The Piney Creek Bend, Planned Development (PD) was discussed by the Planning and Zoning Commission on September 24, 2015 and was tabled for consideration. The PD was additionally discussed at a workshop of October 29, 2015, Planning and Zoning Commission meeting. Based on the feedback from these two meetings, the Piney Creek Bend PD has been redesigned and changed to reflect a modified layout and a changed Exhibit B and Exhibit C. The developer has also completed and submitted a Traffic Impact Analysis (TIA).

Request:

The Piney Creek Bend PD is composed of approximately 90.91 acres. The development of this property is planned as a high quality, residential community with multiple single family residential product types.

Piney Creek Bend PD has been designed to create a walkable, pedestrian friendly neighborhood. The contents of this PD further explain and illustrate the overall appearance and function desired for this community. A Land Use Plan (Exhibit B) and Conceptual Lot Layout (Exhibit C) are attached to illustrate the general community vision and design. The Conceptual Lot Layout depicts a mix of residential products and open space areas that are contemplated within the community.

Piney Creek Bend PD is composed of two single-family detached products. The project will include a cohesive network of open spaces, including parks, storm-water detention areas, floodplain and trail corridors. The open space and trails system (47 acres) combined with the sidewalk network will be critical in establishing a walkable community.

The new PD is showing three connections to Carter Street. Two of the connections line up with Juniper and Oak Street, while an additional connection is mid block between Linden and Magnolia Street. Homes do not front Carter Street, but an ample landscape easement.

Exhibit B, Old

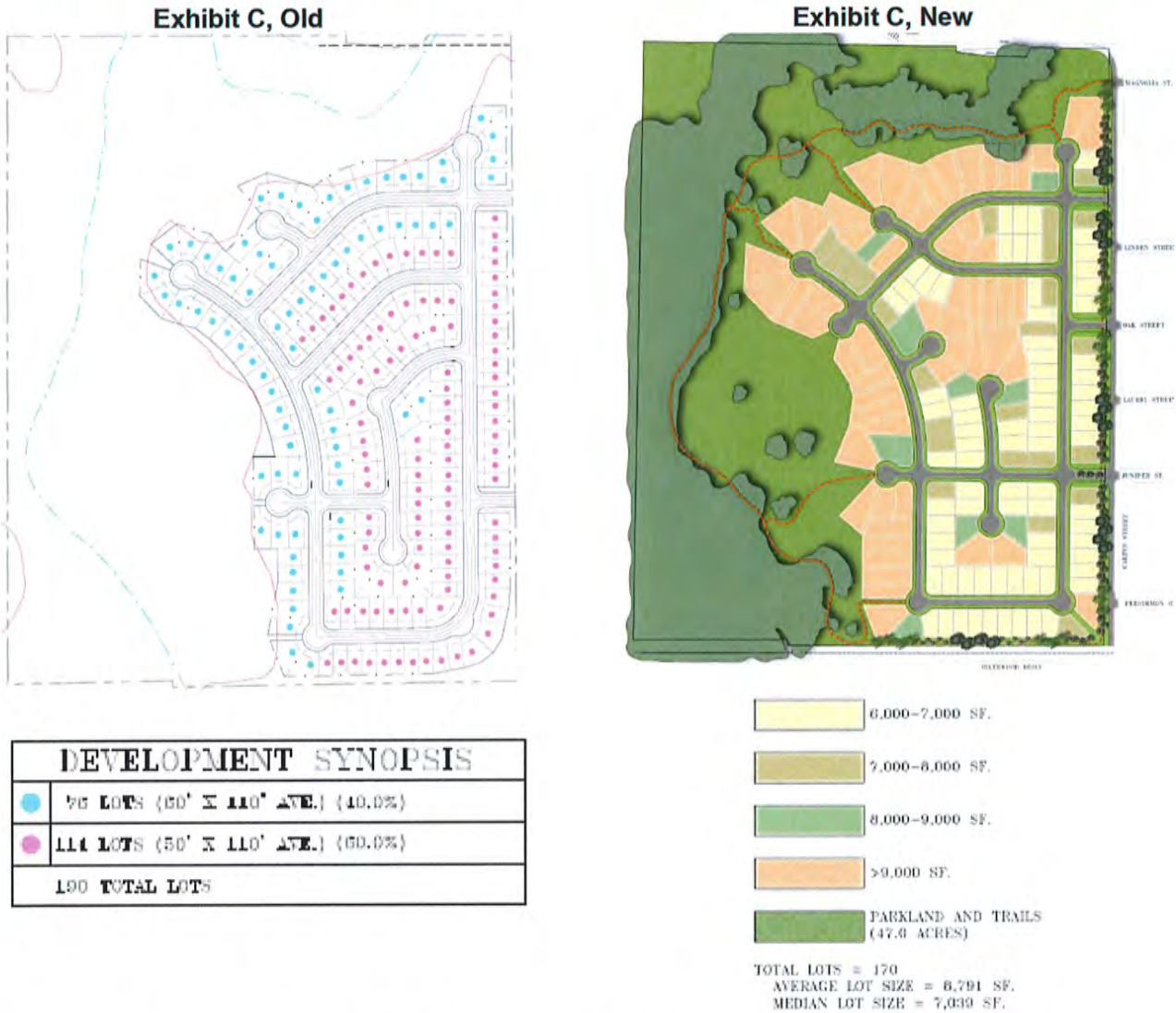


Exhibit B, New



The updated Piney Creek Bend PD has shown a variety of lot sizes that is reflected in the new Exhibit C. The PD however is still requesting the lot widths to accommodate both 50 and 60 foot frontages. The previous PD was planned to have 190 lots while the updated Exhibit C, shows 170 lots, at an overall density of 1.87 units per acre.

The Piney Creek Bend PD development is generally proposing 78 lots to be between 6,000-7,000 sq. ft., 24 lots to be between 7,000-8,000 sq. ft., 11 lots between 8,000-9,000 sq. ft. and 57 lots greater than 9,000 sq. ft.



The Conceptual Lot Layout (Exhibit C) is a schematic development plan intended to visually convey the design intent for the Piney Creek Bend community. The design of the community is not final, and is subject to refinement during the Preliminary and Final platting stages.

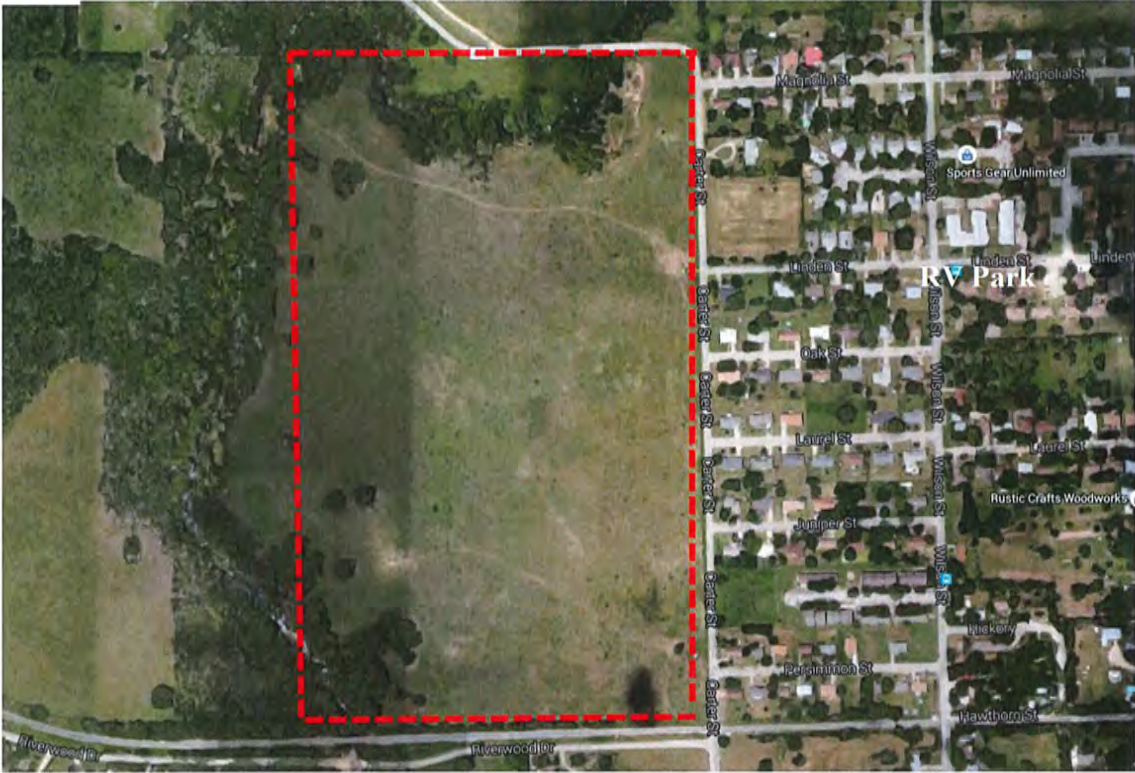
The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will plant (2) - 2" caliper trees and 10 shrubs during the construction of each residential unit.

As shown in Exhibit C, the trails in Piney Creek Bend PD will meet the Master Trails Plan for the City.

Master Trails Plan excerpt



Aerial of area to be Rezoned to PD = 90.91 acres



Proposal:

The developer/applicant has submitted a conceptual lot layout and design for a PD, Planned Development District. The PD would apply to the entire development for the proposed Piney Creek Bend Development. The PD would allow the developer to modify elements of the current SF-9 zoning district. Currently, in the City Limits, the only developed SF-9 zoning district is in portions of Tahitian Village inside the City Limits. The majority of the Residential Zoning Districts within the City Limits are zoned SF-7, Single Family -7. The developer is proposing two types of residential development, both being detached single family development. One product type would be on a 50' (foot) wide lot, the other product type would be on a 60' (foot) wide lot.

The PD will include a substantial portion of the site dedicated as parkland/open space and a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City. A proposed Land Use Plan with a schematic layout of proposed trails is shown on attached Exhibit B.

All lots that back up to parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

The following chart depicts general lot size and building setback requirements for SF-9 and SF-7 zoning and the proposed PD, Piney Creek Bend residential lot types of Urban 50 and Suburban 60. The minimum lot area and depth has increased since the previous proposal.

<u>District</u>	<u>Min. Lot Area</u>	<u>Min. Dwelling Unit Size</u>	<u>Min. Lot Width</u>	<u>Min. Lot Depth</u>	<u>Min. Front Yard</u>	<u>Min. Interior Side Yard</u>	<u>Min. Ext. Yard (See Sec.43.3)</u>	<u>Min. Rear Yard</u>	<u>Max. Height of Build</u>	<u>Max. Lot Coverage by Build</u>
SF-9	9,000 sq. ft.	1600 sq. ft.	70'	115'	25'	10'	15'	25'	2.5 stories 35'	40%
SF-7	7,000 sq. ft.	1000 sq. ft.	60'	110'	25'	10'	15'	15'	2.5 stories 35'	50%
PD*** URBAN 50'	6,000 sq. ft.	1000 sq. ft.	50'	110'*	20'	5'	15'***	15'	2.5 stories 35'	50%
PD**** SUB-URBAN 60'	7,200 sq. ft.	1200 sq. ft.	60'	120'*	20'	7.5'	15'***	15'	2.5 stories 35'	50%

* A maximum of 10% of the lots may be less than the required depth due to the geometry of a cul-de-sac or other geographic feature.

** Corner lots shall be ten feet (10') wider to provide for the additional side setback.

*** Minimum of 50 lots but no more than 60% of the total single-family lot count

**** Minimum of 50 lots but no less than 40% of the single-family lot count

To allow architectural consistency with locally prevalent and regionally appropriate architectural styles, roof pitches lower than 4:12 will be allowed within the PD.

Traffic Impact Analysis (TIA):

As discussed at the September and October meetings, potential adverse traffic impacts were highlighted as a concern. The developer has submitted a TIA for the Piney Creek Subdivision. The results of the analysis indicate that the surrounding roadways will continue to operate at a level of service "A" or "B", which are well above acceptable standards. Therefore, no street improvements are required. A significant contributor to this high level of service is the existence of the adjacent "grid"-type street network, which provides travelers many options when determining their particular destination route. A copy of the TIA is available at the Planning Department offices.

Surrounding Zoning and Land Uses:

Location	Zoning	Future Land Use Plan
North (Vacant)	SF-9, Single Family Residential and Outside City Limits	Single Family Residential
South (Residential)	SF-7, Single Family Residential	Single Family Residential
East (Residential)	SF-7, Single Family Residential , MF-2, Multi-Family Dwelling-2 (Residential)	Single Family Residential
West (Vacant)	Outside City Limits	Agricultural/Rural

Existing Zoning Map

Comments: 41 adjacent property owner notifications were mailed September 4, 2015. From the September notification we received a total of thirteen (13) responses, one (1) in favor and nine (9) opposed and three (3) no objections. This information was based on the information submitted to the September 24, 2015 meeting (190 lots).

Surrounding property notifications were mailed the NEW PD material (170 lots) on November 18, 2015. From the November notification we received a total of eight (8) responses, seven (7) opposed and (1) one comment. We sent additional notifications on December 10, 2015 because of the Council date changes in January. From the December notification we received one (1) opposed that reflected the same viewpoint from the November notification.

All notification responses are included.

Staff Basis of Support:

Staff supports the zoning change because the proposed development would be consistent with surrounding residential land uses, and would complement the value and aesthetic appeal of other residential neighborhoods in the area. The developer has been before the Planning and Zoning Commission on two previous occasions and has modified their Planned Development and tried to be responsive to suggestions.

Staff Recommendation:

Staff recommends approval of the requested zoning change for +/-90.91 acres, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission conducted a public hearing December 3, 2015 and by a vote of 5 (favor)-3 (opposed) recommended approval to rezone approximately +/-90.91 acres out of the A11 Bastrop Town Tract from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas along with the guidelines set forth in the Staff Report. The motion carried 5 to 3 with Connie Schroeder, Richard Kindred, Debbie Moore, Christy Kosser, and Lisa Patterson in favor and Bryan Whitten, Tish Winston, and Bill Ennis opposed.

City Contact:

Melissa McCollum, AICP, LEED AP - Director
Wesley Brandon, P.E. - City Engineer

Attachments:

Letter from the Developer including standards, Exhibit B and C, Zoning Map, and PD standards and surrounding property owner notification. Also, the RCLCO Housing Study highlights from the developer on market demands.

DRAFT minutes from the December 3, 2015 P&Z meeting are attached.



December 2015

Piney Creek Subdivision Property Location Map





December 2015

Piney Creek Subdivision Property Location Map



November 15, 2015

Lisa Patterson, Chairman
City of Bastrop Planning & Zoning Commission
1311 Chestnut Street
Bastrop, Texas 78602

**RE: Piney Creek Bend subdivision
90.91 acres, out of the Bastrop Town Tract, Abstract 11
Bastrop, Bastrop County, Texas**

Madam Chair, Members of the Commission & Neighbors;

On behalf of Redhawk Advisors, we respectfully submit the revised application to rezone the 90.91-acre tract from SF-9 to PD zoning. The Owner wishes to entitle and develop a single-family subdivision of varying lot sizes that is responsive to the future housing needs of Bastrop as identified in the "Comprehensive Housing Study and Demand Analysis" commissioned by the City of Bastrop Economic Development Corporation.

The intent is to create a family oriented neighborhood that dedicates a substantial portion of the site as parkland/open space. Development of the site will yield a lot layout that is responsive to the natural topographic features, provide a trail system along Piney Creek that ties back to the sidewalks internal to the neighborhood, creating a network of pedestrian ways within the community and providing a previously unavailable link for adjacent neighborhoods to Piney Creek that can ultimately be connected to and become a critical link in the regional trail system as envisioned by the City.

In response to the traffic concerns raised at the Planning and Zoning Commission hearing on September 24, 2015, though not called for by the process, we commissioned a Traffic Impact Analysis (TIA) for the project. The report has been completed and delivered to the City as promised.

As you know, in-fill development is the most efficient form of development for a City, as it doesn't require additional investment in the extension of utility distribution and collection infrastructure. The proposed use is consistent with the City's Future Land Use Plan and is compatible with existing adjacent uses. Utilities necessary for the development of the site, specifically, water and wastewater are adjacent and available to the site.

We respectfully solicit Staff's recommendation for approval of the request and welcome any questions you have in regard to the request.

Sincerely,


David Singleton

cc: Gary Jones, CarTex Engineering
Ron Healy, Redhawk Advisors
Jeff Witte, EndVision Designp

Exhibit A-1

Piney Creek Bend Planned Development

A. Purpose and Intent

The Piney Creek Bend PD is composed of approximately 90.91 acres, as described in Exhibit D (Field Notes). The development of this property is planned as a high quality, residential community with multiple residential product types.

Piney Creek Bend has been designed to create a walkable, pedestrian friendly neighborhood. The contents of this PD further explain and illustrate the overall appearance and function desired for this community. A Land Use Plan (Exhibit B) and Conceptual Lot Layout (Exhibit C) are attached to illustrate the general community vision and design. The Conceptual Lot Layout depicts a mix of residential products and open space areas that are contemplated within the community.

B. Land Use Plan and Conceptual Lot Layout

The Conceptual Lot Layout (Exhibit C) is a schematic development plan intended to visually convey the design intent for the Piney Creek Bend community. The design of the community is not final, and is subject to refinement during the Preliminary and Final platting stages. This PD zoning document does not constitute plat or site plan approval of the attached plan.

Piney Creek Bend is composed of two single-family detached products. The project will include a cohesive network of open spaces, including parks, storm-water detention areas [if necessary], floodplain and trail corridors. The open space and trails system combined with the sidewalk network will be critical in establishing a walkable community.

The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will install (2) - 2" caliper trees and 10 shrubs in the front yard during the construction of each residential unit. [No additional trees are required to be planted on a lot if at least two (2) native trees with a minimum diameter of 4" measured 18" above finished grade are preserved on the lot.]

C. Applicability and Base Zoning

All aspects regarding the development of this PD shall comply with the City of Bastrop Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PD, base zoning districts have been selected from the Bastrop Composite Zoning Ordinance for the various residential products proposed within the PD.

- *For Lots 6,000 - 7,199 sf. - Urban 5*
- *For Lots 7,200 sf. and above - Suburban 6*

This PD allows the flexibility to mix the various residential products and define boundaries for each lot type during the platting process. Each plat submitted to the City will identify the type at the time of Final Plat submittal. In the case that this PD does not address a specific City requirement, the Bastrop Composite Zoning Ordinance shall apply. In the event of a conflict between this PD and the base-zoning district found in the Bastrop Composite Zoning Ordinance, the PD shall be the controlling document.

D. Residential Product Type Requirements

To ensure a variety and mix of residential product types within Piney Creek Bend, the following standards have been established:

1. Urban 5 (Single-Family Residential Detached) – 6,000 sf. lots
Minimum of 50 lots but no more than 60% of the total single-family lot count.
2. Suburban 6 (Single-Family Residential Detached) – 7,200 sf. lots
Minimum of 50 lots but no less than 40% of the single-family lot count.

To allow architectural consistency with locally prevalent and regionally appropriate architectural styles, roof pitches lower than 4:12 will be allowed within the PD.

E. Lot Design Standards

Piney Creek Bend will include a mix of residential product types and sizes. The detached residential products have been broken into two categories based upon lot width and area. Detailed design standards are included within this PD as Table 1, and are based upon the type of residential product being constructed.

Table 1 Development Standards

	<i>(Proposed PD Zoning) Urban 5 **</i>	<i>(Proposed PD Zoning) Suburban 6 ***</i>	<i>(Bastrop Zoning Ordinance) SF-7</i>
Lot Area (minimum)	6,000 sf.	7,200 sf.	7,000 sf.
Lot Width (minimum)	50 ft.	60 ft.	60 ft.
Lot Depth* (minimum)	110 ft.	120 ft.	110 ft.
Front Yard Setback (minimum)	20 ft.	20 ft.	25 ft.
Interior or Side Setback (minimum)	5 ft.	7.5 ft.	10 ft.
Exterior or Street Side Setback (minimum)	15 ft.	15 ft.	15 ft.
Rear Setback (minimum)	15 ft.	15 ft.	15 ft.
Max Height of Building	2.5 Stories	2.5 Stories	2.5 Stories
Max Lot Coverage	50%	50%	50%
Dwelling Unit Size (minimum)	1,000 sf.	1,200 sf.	1,000 sf.

* A maximum of 10% of the lots may be less than the required area due to the geometry of a cul-de-sac or other geographic feature.

** Corner lots shall be ten feet (10') wider to provide for the additional side setback.

** Minimum of 50 lots but no more than 60% of the total single-family lot count

*** Minimum of 50 lots but no less than 40% of the single-family lot count

F. Garage / Parking Standards

All garage and parking standards established in the City of Bastrop Code of Zoning Ordinances shall apply.

G. Fencing

All lots that back onto parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

H. Flag Lots

In order to provide a legal lot for the detention ponds [if necessary] within the Piney Creek Bend subdivision, the minimum flag lot width shall be fifteen (15) feet. This provision shall not apply to residential lots.

I. Trails and Parkland

A substantial portion of the site will be dedicated as parkland/open space and development of the site will include a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City. A proposed Land Use Plan with a schematic layout of proposed trails is shown on attached Exhibit B.

J. Street Standards

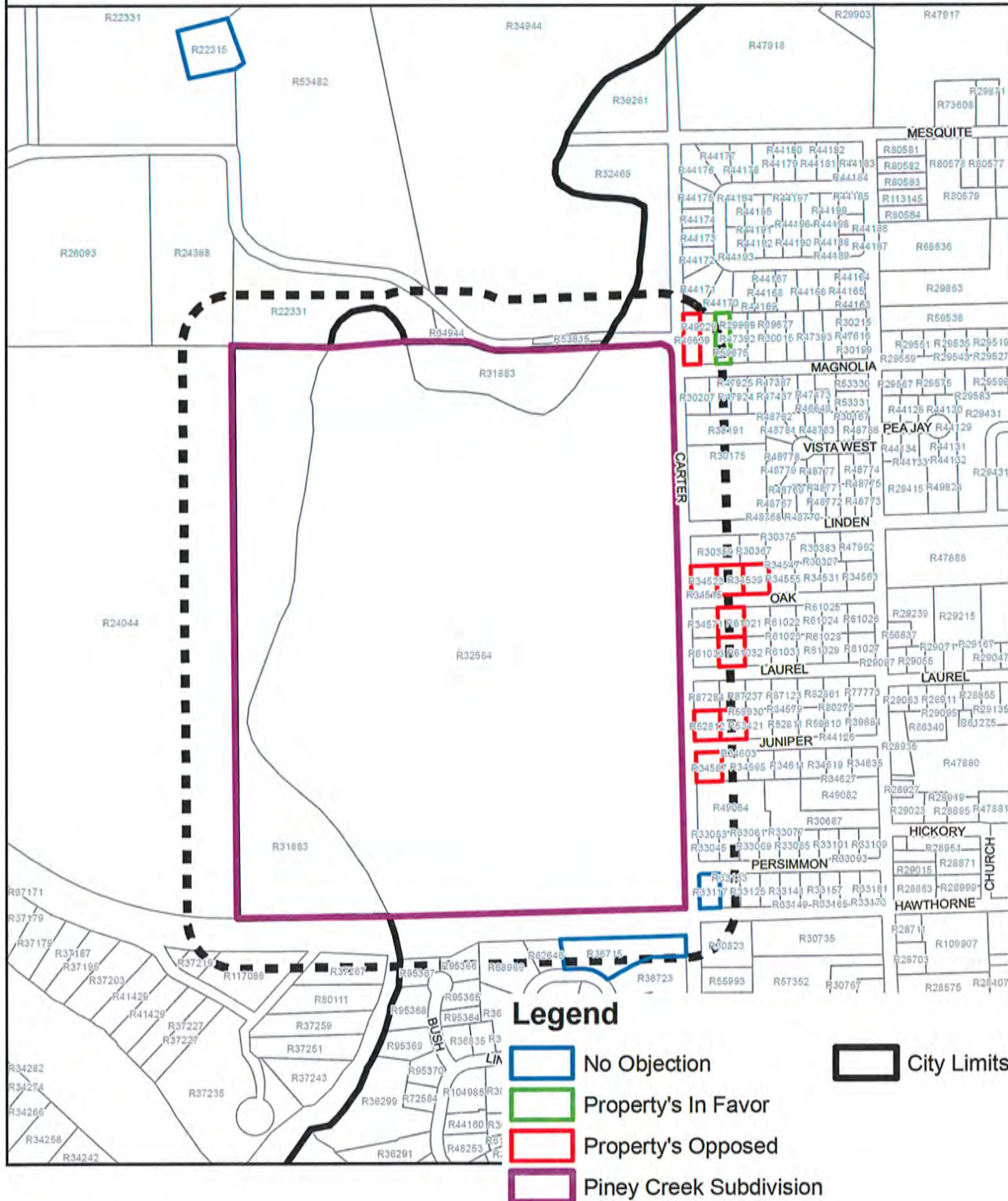
Right-of-way dedication for all public streets shall conform to current City regulations at the time of platting. Street widths shall be a minimum of 26' (twenty-six feet) face-of-curb to face-of-curb within the Piney Creek Bend subdivision. Cul-de-sacs shall have a minimum radius of 50' (fifty feet).





Piney Creek Subdivision Property Location Map Responses Received from September and October

September 2015



PROPERTY OWNER'S RESPONSE

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

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

RECEIVED
SEP 18 2015

By [Signature]

Property Owner Name: Rita Jane Evans

Property Address: 402 Juniper St

Phone (optional): _____

Mailing Address: 402 Juniper St

Email (optional): _____

Property Owner's Signature: [Signature]

Comments: (Optional) _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: JOHN GILLIGAN

Property Address: 402 LAUREL ST

Phone (optional): _____

Mailing Address: 402 LAUREL ST

Email (optional): _____

Property Owner's Signature: [Signature]

Comments: (Optional) _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

RECEIVED
SEP 21 2015

By [Signature]

X

PROPERTY OWNER'S RESPONSE

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

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

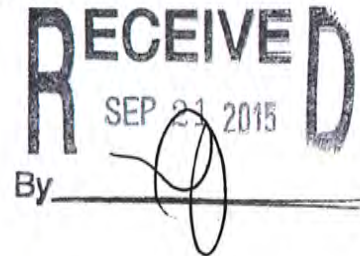
Property Owner Name: Margaret Silbernagel
 Property Address: 4008 Magnolia
 Mailing Address: PO Box 1657
 Property Owner's Signature: Mg Silbernagel
 Comments: (Optional)

Phone (optional): 512-988-0930
 Email (optional): Marsile@academicplanet.com

Too dense, residential streets not adequate for this much more traffic.

Please provide reply to: The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



X

PROPERTY OWNER'S RESPONSE

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

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

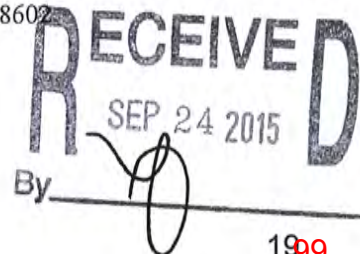
BRANDON & CAROLYN L
 NICHOLSON WARREN
 [REDACTED]
 BASTROP, TX 78602-1242

Property Owner Name: BRANDON WARREN & CAROLYN WARREN
 Property Address: 403 OAK ST, BASTROP, TX
 Mailing Address: 403 OAK ST, BASTROP, TX
 Property Owner's Signature: Brandon Warren Carolyn Warren
 Comments: (Optional)

Phone (optional): 512-303-7528
 Email (optional):

Please provide reply to: The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Oscar Castellanos

Property Address: 401 Juniper St

Mailing Address: _____

Property Owner's Signature: Oscar Castellanos

Comments: (Optional)

Street align with Juniper for new subdivision, issues
with traffic, street alignment.

Phone (optional): 512-629-1521

Email (optional): _____

Please provide reply to:

The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

RECEIVED
SEP 28 2015
By [Signature]

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Dennis Myers

Property Address: 400 JUNIPER ST

Mailing Address: Bastrop Tx 78602

Property Owner's Signature: DP Myers

Comments: (Optional)

Phone (optional): 512 541 1679

Email (optional): dmyers@technologist.com

Please provide reply to:

The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

RECEIVED
OCT 05 2015
By [Signature]

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Michael + Ray Ellen GreenwoodProperty Address: 404 Oak St.Phone (optional): 713-205-5052Mailing Address: 404 Oak St.

Email (optional): _____

Property Owner's Signature: Ray Ellen Greenwood

Comments: (Optional)

The infrastructure necessary to support the number of cars from this development using the roads is not there.

Each unit has the potential of 2-3 cars, making 400-600 cars using

Please provide reply to:

The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

narrow roads.

There are only 2
 streets going to town

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

felt need 9/24/15 5:50

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Patricia Marie BlazekProperty Address: 400 Oak St. BastropPhone (optional): 512 988 0034Mailing Address: 400 Oak St. "Email (optional): marie-blazek@Property Owner's Signature: P. Marie Blazek

hotmail.com

Comments: (Optional)

Extremely dense occupation for our city limits and Piney Creek is at risk of destruction. Very opposed.

Please provide reply to:

The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

RECEIVED
 SEP 23 2015
 By _____

The Planning and Development Department
City of Bastrop, PO Box 427
Bastrop, TX 7602

September 24, 2015

To Whom It Concerns,

I write this, having found out only yesterday that the large property across the street from my house at 400 Oak Street, which I purchased three months ago, is likely to be altered in such a way as to cause harm, loss of property, and diminished quality of life for me and my family. (I only learned about this yesterday because my tax records have not been changed over to my name yet.)

I have spoken with several of my neighbors who will also suffer a negative impact and we are in agreement that we will resist the implementation of the construction of 190 homes on the Healy 90 acres on Carter Street in Bastrop. Here are some of the major objections:

- There would be too many houses, cars, and residents (with 190 small lots) to safely enter and exit the property via Carter Street without causing excess traffic, difficulty of evacuation, and a severe lack of road space for joggers, cyclists, and the public school track teams who currently frequent the area.
- Some of the lots seem quite small (5,500 square feet) for downtown Bastrop, especially in view of the gracious beauty of the surrounding neighborhoods, with large lots, approximating 12,000 square feet. From the platte, it looks like the Healy lots take up about 5 city blocks. Other, nearby city blocks have about ten to fourteen homes. If there are four occupants per home, estimating, a typical city block in Bastrop has between forty and fifty six residents. With the 190 homes planned for the five blocks of the Healy plan, there would be 48 homes per block for 192 residents per block. These are estimated figures, but I believe that it is clear that the ninety acre Healy development would be extremely densely populated in the context of our lovely small city of Bastrop. This additional population means much more traffic, noise, crime, environmental damage, and potentially unattractive homes crammed into a really lovely place, at least today.
- My neighbors and I would be particularly affected by a reduction in property values, including an inability to sell our homes should the conditions in the neighborhood become too awful. How can a person sell out when there is mass destruction and construction on such huge scale?
- In spite of the mentioned plan to establish a park within the development, there is no guarantee of its quality, and it would not compensate for the loss of comfort for those living along Carter Street today and those who jog, walk, run, and bike on Carter daily. There is no benefit to the public except perhaps the temporary jobs for the construction sites.
- This project will require an enormous expenditure of city resources to create the necessary infrastructure for these residences. Who will pay? The lots are small so taxes will be small.

Thank you for soliciting my opinion on this issue which I consider a threat to my well-being and that of my neighbors.

Marie Blazek
400 Oak Street

PROPERTY OWNER'S RESPONSE

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

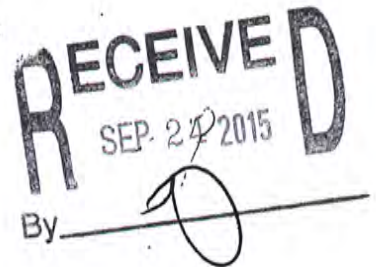
- ☐ I am in favor of the request.
☐ I have no objection to the request.
☒ I am opposed to the request.

Property Owner Name: Pamela Vear
Property Address: 402 Oak St.
Mailing Address: P.O. Box 584
Property Owner's Signature: Pamela Vear
Comments: (Optional)
see attached

Phone (optional): 512 9880038
Email (optional): pamela.vear@gmail.com

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



According to the proposed Healy plan, there will not be enough entrances and exits for this large of a development and the quantity of homes involved via just Carter St. Also the homeowners on Riverwood Dr. already have to contend with the continual flooding of the low bridge crossing being closed and having to detour around via Carter St. With 190 homes to be built comes approximately 190-380 vehicles that will need to access Carter regularly. If an evacuation of a development this size were ever needed, the two accesses would not be sufficient. This planned development "North of the tracks" would probably never be considered if the property were available along Church, Water, Main or Pecan St. between Cedar and the bridge. This would be like squeezing 19 blocks of houses in to 4 blocks, making it almost 5 times as dense. I am trying to envision vehicles accessing the bridge to Hwy. 71 speeding through Fisherman's Park or traveling down Church St. in its present disrepair every morning and evening.

Throughout the day and evening Carter is enjoyed for recreational purposes by running clubs from Fisherman's Park. Cyclists and walkers are consistently using this area as well as the track team from Bastrop High School in the early morning hours.

Lot sizes of 5,500 – 6,600 sound incredibly small. What would the square footage of these cracker box lot/houses be and what would possibly be the cost to new homeowners... or will there be homeowners?...or will these just become low income rental properties... which would devalue the existing properties of Pecan Valley's adjacent neighborhood. (Riverside Grove lots seem to be at least 7,500-9,000 sq. feet and those housed are squeezed in tight.

I understand that the owners of the property that was purchased from Billy Maynard years ago would like to do something with it to make money on their investment. I also believe the current owners of the properties surrounding Mr. Healy's acreage would like to protect their investments as well. Years ago, there was talk of building ranch homes on this acreage. That idea is a far cry from what is being proposed. Building matchbox houses on tiny lots sounds like a way to make money without regard to the surrounding neighbors and the environmental concerns of Piney Creek.

Several of us in the Pecan Valley neighborhood find the idea of developing this property in the proposed manner very disheartening and also see it as a detriment to the beauty of an existing area of Bastrop that is used in a peaceful and recreational manner by many members of our community. Please offer other ideas that we might accept.



Thank you,
Pam Vear

*Pam Vear 402 oak St
512 9880038-104*

X

PROPERTY OWNER'S RESPONSE

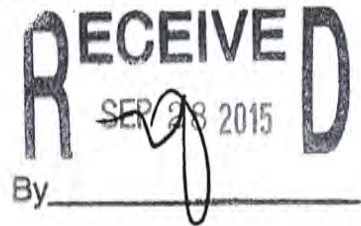
As a property owner within 200': (please check ☒ one)

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

Property Owner Name: Gayle Foster Trust
Property Address: 1815 Garfield Street Bastrop Phone (optional): _____
Mailing Address: 255 Watts Lane Cedar Creek Email (optional): _____
Property Owner's Signature: Gayle Foster
Comments: (Optional) _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



X

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: DORIS L Washington
Property Address: 401 Persimmon St Phone (optional): 512-368-1517
Mailing Address: Bastrop, TX 78602 Email (optional): _____
Property Owner's Signature: Doris Washington
Comments: (Optional) _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



X

PROPERTY OWNER'S RESPONSE

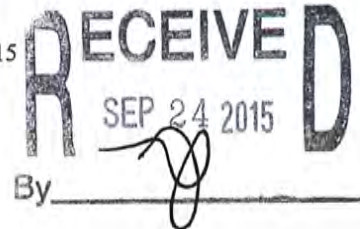
As a property owner within 200': (please check ☒ one)

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

Property Owner Name: Ellenora Dolgower Morgan et al
Property Address: 280 Reim Bend Road - Bastrop Phone (optional): _____
Mailing Address: 8603 Brookfield Drive Email (optional): _____
Property Owner's Signature: Ellenora D. Morgan Austin, TX 78758
Comments: (Optional)

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015



X

PROPERTY OWNER'S RESPONSE

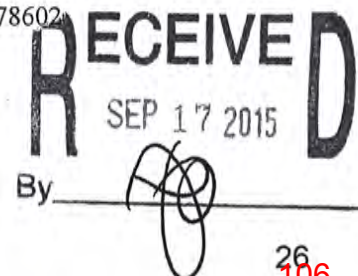
As a property owner within 200': (please check ☒ one)

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

Property Owner Name: Valerie Smith
Property Address: 402 Macmillan Phone (optional): _____
Mailing Address: Bastrop, TX 78603 Email (optional): _____
Property Owner's Signature: Valerie Smith
Comments: (Optional)

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

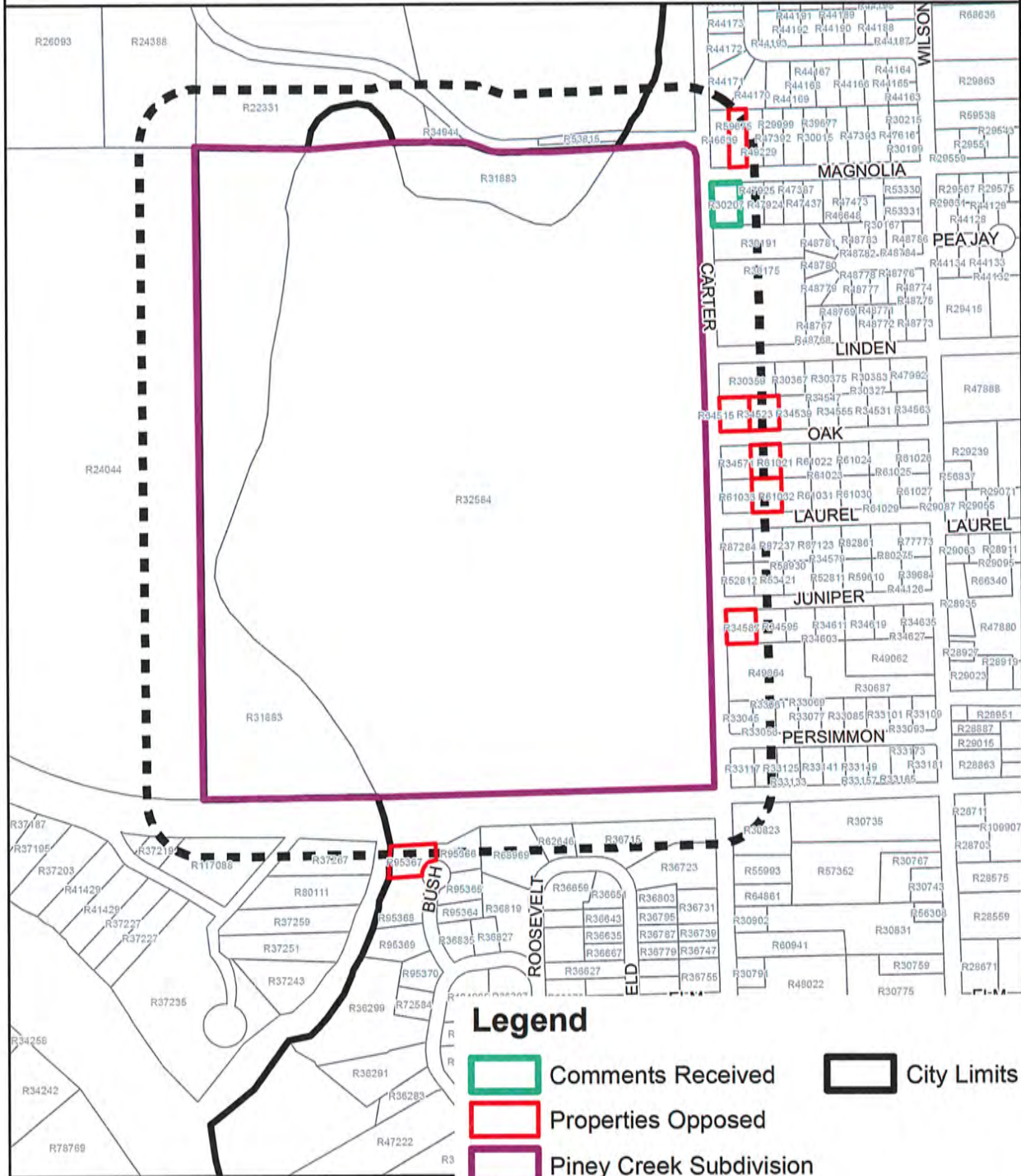
Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015





Piney Creek Subdivision Property Location Map Responses Received from November and December Notification

December 2015



X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Pamela G. Vear
 Property Address: 402 Oak St. Bastrop, TX 78602
 Mailing Address: P.O. Box 584
 Property Owner's Signature: Pamela G. Vear
 Comments: (Optional)

Phone (optional): 512 988 0038
 Email (optional): pamela.vear@gmail.com

Please provide reply to:

The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
 DEC 03 2015
 By MR

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: BRANDON WARREN
 Property Address: 403 OAK ST. / BASTROP, TX
 Mailing Address: 403 OAK ST. / BASTROP, TX
 Property Owner's Signature: Brandon Warren
 Comments: (Optional)

Phone (optional): _____
 Email (optional): _____

Please provide reply to:

The Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
 or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
 DEC 03 2015
 By [Signature]

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: JOHN GILLIGAN
Property Address: 402 LAUREL ST
Mailing Address: " " "
Property Owner's Signature: John Gilligan
Comments: (Optional)

Phone (optional): _____
Email (optional): _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
NOV 30 2015
By [Signature]

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Oscar Jose Castaneda
Property Address: 401 - JIMMY PERKINS ST
Mailing Address: _____
Property Owner's Signature: Mr Oscar Castaneda
Comments: (Optional)

Phone (optional): 629-9521 (cell)
Email (optional): _____

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
NOV 30 2015
By [Signature]

RESPONSE

200' : (please check ✓ one)

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

Better trail plan!
but still too dense

Property Owner Name: Margaret Silbernugel
Property Address: 400 B Magnolia Phone (optional): _____
Mailing Address: PO Box 1657 Email (optional): Marsil@academicplanet.com
Property Owner's Signature: Margaret Silbernugel
Comments: (Optional)

Still too dense, no other way out
of town to north west

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
NOV 25 2015
By [Signature]

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Patricia Marie Blazek
Property Address: 400 Oak St. Phone (optional): 512 988 0034
Mailing Address: 400 Oak St. Email (optional): maria-blazek@hotmail.com
Property Owner's Signature: P. Marie Blazek
Comments: (Optional)

attached as letter to editor,
shown here

Please provide reply to: The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out September 4, 2015

RECEIVED
DEC 01 2015
By [Signature]

Dear Editor and Fellow Bastropians,

October 22, 2015

I am writing to let you know about a major, upcoming change in downtown Bastrop that few people are aware of. Three developers known as "Redhawk Advisors" have proposed a 190-house development on approximately forty acres lying just north of the railroad track on Carter Street. The plan has come before the Bastrop Planning and Zoning Committee twice and will be discussed again soon. The TIA's traffic report is due soon to describe the results of having several hundred more cars traveling down Carter, Wilson, Church, Main Street, and through town every morning.

One of the major questions is a request by Redhawk to alter the zoning status of the property to allow the developers more leeway. The land is currently SF-9 which means that residential lots must be at least 9,000 square feet. The builders and developers are asking for PD (a development) status, allowing them much more leeway and minimal lot sizes of 5,000. Looking at the platte and details (which are available at the City Hall's Planning Office, 512 3328840), most of the 190 house sites are 5,500. Or barely over the minimum with small homes.

There are three huge issues here. Problem number 1, because the property is bottle-necked by the railroad track, Piney Creek, and Reid's Bend Road, all traffic must exit on Carter which is currently a narrow, asphalt street. On either side of Carter are an older neighborhood called Pecan Valley, with older residents, and the other side is a 90-acre horse pasture. If the developers have their way, the horse pasture will become home to 500 or so new residents. (With fifty acres in the flood plain, approximate figures.)

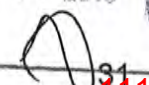
Problem number two is that this traffic would have to travel down the adjoining neighborhood streets in order to get to the highway. Wilson Street is already a highly used street for vehicles traveling north and south. Church Street and Main would also take major hits. These neighborhoods are not meant to be speedways.

The third problem, which includes the first two, is that a major development, with the construction of small houses on small lots on the edge of beautiful and historic as Bastrop seems totally inappropriate. It would be like a scar or scab on a lovely face. It's just wrong. Granted there is a major housing shortage in Bastrop and Austin, but the City Planners must protect the integrity of the city while making reasonable efforts to encourage smart growth. We don't have to roll over and play dead just because a company has purchased a nice piece of land and has big ambitions.

Please check for information regarding the upcoming hearings for the Healy/Carter Street property. The City's office will inform you, and you can read to legal section of the Bastrop Advertiser for announcement of hearings, I have been told.

I should probably explain my personal investment in this problem. I moved back to Bastrop after living elsewhere for fifteen years; I bought a house on Carter Street five months ago. I like it here, and I am not ready to move. Sadly, I would have to if fifty-ton concrete trucks are traveling up and down, outside my window, for several years. I am prepared for changes but nothing so huge. I will resist the destruction of my quality of life, that of my neighbors, and that of downtown residents living between the proposed site and the highway. Please inform yourselves about this problem. It won't just go away.

Thank you, Marie Blazek marie_blazek@hotmail.com

RECEIVED
DEC 01 2015
By  111

1-12-2016

**NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING COMMISSION AND CITY COUNCIL**

This is an updated plan from the one mailed September 4, 2015.

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **December 3, 2015 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, December 8, 2015 at 6:30 p.m.** and have a second reading **Tuesday, January 12, 2016 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider a zone change from SF-9, Single Family Residential-9 and AOS, Agricultural Open Space to PD, Residential Planned Development for +/-90.19 acres, out of the A11 Bastrop Town Tract, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas.

An 8.5X11 Overall Conceptual Plan and Conceptual Lot Layout, location map, and letter from the owner is included with this notice.

Applicant: Ron Healy

The property being considered is described as follows:

Legal Description: +/-90.19 acres out of A11 Bastrop Town Tract

As a property owner within 200' of the above referenced property, you are being notified of the public hearings and invited to attend to express your opinion. Responses and letters, either in support or opposition to this request, must be received at the Planning and Development Department at 1311 Chestnut Street or mailed to P.O. Box 427, Bastrop, Texas 78602 prior to the scheduled public hearings or call (512) 332-8840.

X

X

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Wayne & Glenda Dayton

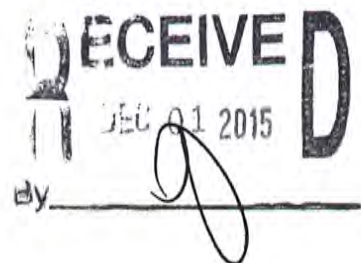
Property Address: 106 Bush Cr

Mailing Address: _____

Property Owner's Signature: Glenda Dayton

Comments: (Optional)

See letter attached



Phone (optional): 512.718.1102

Email (optional): glendadayton@aol.com

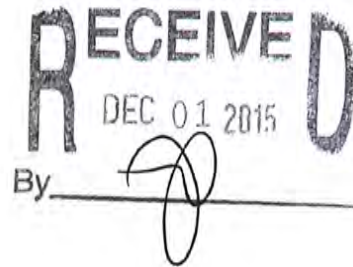
Please provide reply to:

The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

November 24, 2015

Lisa Patterson, Chairman
Bastrop Planning and Development Department
City of Bastrop
P.O. Box 427
Bastrop, Texas 78602



Regarding: Application for rezoning of 90+/- acres out of A11 Bastrop Town Tract
for the Piney Creek Bend subdivision (henceforth the "proposed subdivision")

In reference to: The "east" bluff of Piney Creek from the edge of the proposed subdivision at the Riverwood Drive low water crossing to the point at which Piney Creek enters the Colorado River. This roughly one-mile stretch is occupied by the following folks:

1. Wayne & Glenda Dayton, 106 Bush Cove
2. Harley & Mary Davenport, 104 Bush Cove
3. April Young, 102 Bush Cove
4. Rob & Jane Hunt, 120 Lincoln
5. Gary & Mary Schiff, 118 Lincoln

To the Planning and Zoning Commission:

As immediate neighbors of the proposed subdivision, we are writing to protest Redhawk Advisors' request for approval. Our objections are based on the proposed subdivision's impact on the following:

- 1.) Piney Creek Watershed,
- 2.) Existing and unresolved erosion issues on bluff above Piney Creek, and
- 3.) Traffic on Cedar Street, the main thoroughfare into the neighborhood.

1. **Piney Creek Watershed.** Our concerns in this area include:

- a) What is the estimated impact on Piney Creek from the runoff associated with 170 new houses, particularly given the requested easement to create a higher density subdivision?
- b) What is the proposed subdivision's drainage plan?
- c) Given the significance of the Piney Creek Watershed to the City of Bastrop, and in light of the significant damage caused by the Memorial Day and Halloween weekend floods, has LCRA been consulted regarding the proposed subdivision?

The City of Bastrop has two watersheds – Piney Creek, encompassing a drainage area of ~31.6 square miles and Gills Branch, encompassing a drainage area of ~2.6 square miles. (Please see the attached LCRA Bastrop Watershed Map. Also note that Bush Cove, one of Bastrop's newest streets is not shown.)

On the map, LCRA notes the fragility of the Piney Creek Watershed. "Piney Creek is an intermittent stream with a large drainage area upstream from Bastrop and a relatively wide floodplain. Fortunately,

there has been little encroachment on the floodplain by urban development, except for a mobile home community at the north end of Main Street."

LCRA also notes that Piney Creek has "a significant sediment load, consisting of fine medium-grained sand derived from the "Sand Hills" near Phelan." The sediment is evident on both sides of the low water crossing, particularly in the growing sandbar on the south side of the crossing immediately below our home. The sandbars and dead trees from previous flooding force the water into a circular path which acts to undercut the bluff, causing significant erosion issues.

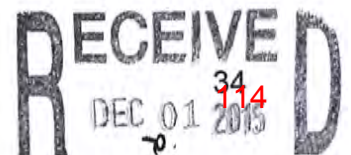
2. Piney Creek erosion issues between the Riverwood Drive low water crossing and the point at which the Creek enters the Colorado River, roughly one mile downstream.

- The low water crossing at Riverwood Drive and Piney Creek (located at the corner of our property) is prone to flooding from Piney Creek **AND** backwater from the Colorado River.
- The bluff overlooking Piney Creek behind our house is 42 feet high. The water from the Halloween Flood of 2015 came within three to four feet of the top. Water also extended several hundred feet up Riverwood Drive. The Halloween Flood caused erosion along the entirety of the five above referenced properties. Specifically, our property lost at least four feet from the bluff's edge along the northern most section, the section nearest the low water crossing.
- City-owned drainage pipes that empty into Piney Creek and run the length of our property on both the north and south sides are in two different stages of deterioration, and are unrepaired. The Director of Public Works, Trey Job, has been out to inspect the pipe on the Davenport property, but is unable at this time to provide a timetable for the repairs which will have to be designed and engineered.
 - a) **Drainage pipe along Riverwood Drive.** The drain's exit point is eroded; cross timbers surrounding the drain have been unearthed by the flooding. The root ball of the large tree adjacent to the drain's exit has been eroded by almost half. The tree is very likely to fall during a high wind, or additional rainfall. From the pattern of the erosion, it would appear that the path would be across Riverwood Drive.
 - b) **Drainage pipe across the Davenport property.** The Memorial Day Flood of 2015 washed out the housing of the drainage pipe located on the Davenport's property, adjacent to ours. Subsequent rains have eroded the surrounding area at the edge of the bluff. The City has been out to look at the drain, but to-date no repair has been made.

Because the drain is located very near a wire netting system (similar to a gabion) that we installed almost five years ago to fill in a sink hole that was likely a result of a previous city drainage pipe problem, the erosion is close to encroaching upon our property and our bluff preservation efforts.

3. Impact of increased traffic on Cedar Street - communications received on behalf of Redhawk Advisors indicate that the group has commissioned a Traffic Impact Analysis. I will defer any

1-12-2016



comments regarding the increased traffic commiserate to this proposed project until hearing the results of the study.

In summary, the proposed subdivision raises a number of issues for those homes located downstream on the Creek, and perhaps further down the Colorado River.

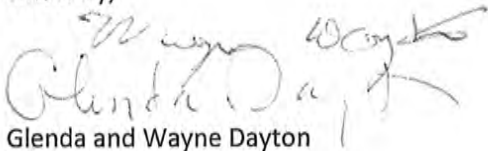
- **Watershed issues.** Increased runoff from the proposed housing addition has the potential to impact the Piney Creek Watershed, an important part of the City's drainage program. It is not clear that those issues have been considered, nor that LCRA has been consulted.
- **Erosion issues.** The Piney Creek bluff behind our house has significantly impacted by record rainfall levels this year. Forecasts call for a rainy fall and winter which will further compound the bluff's erosion issues.
- **Neglected maintenance issues by the City.** The problem is compounded by the fact that the City has to-date failed to repair existing drainage pipes, and this failure is exacerbating the bluff's erosion issue.
- **Obstructed stream.** Piney Creek is so choke full of sand bars and dead trees on both sides of the Riverwood Drive low water crossing, that even if back water from the Colorado was not an issue, water from upstream Piney Creek would have difficulty making its way down to the Colorado.

While the developers of the proposed subdivision have outlined their vision of an extensive trail system along Piney Creek that would provide a link to Fisherman's Park, any future extension of the trail from Fisherman's park along Piney Creek, in my opinion, will require that the bluff above first be stabilized before any walkway would be viable. In our opinion, it is more important that the developers first address the environment impact of the proposed subdivision.

Please note that while I have named the houses along this particular stretch of the creek, the opinions of this letter are solely those of the Dayton's.

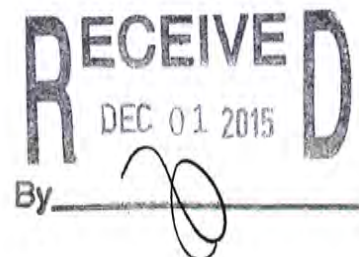
We are committed to being good stewards of both the bluff along the back of our home, and the Watershed to which it belongs. It is for this reason that we protest the proposed subdivision. Your consideration of these factors is greatly appreciated.

Sincerely,



Glenda and Wayne Dayton
106 Bush Cove
Bastrop, Texas 78602
512.718.1102

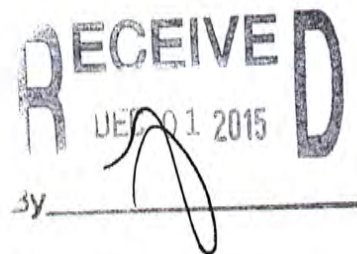
cc: Harley & Mary Davenport
April Young
Rob & Jane Hunt



Gary & Mary Schiff
Ken Kesselus, Mayor
Trey Job, Director, Public Works

Attachments:

1. LCRA City of Bastrop Watershed Map
2. Letter from Redhawk Advisors to the Planning Commission



OWNER'S RESPONSE

_____ within 200': (please check ☒ one)

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

Property Owner Name: Bernice Williams

Property Address: _____

Phone (optional): _____

Mailing Address: _____

Email (optional): _____

Property Owner's Signature: Bernice Williams

Comments: (Optional)

I am on the end of Magnolia and Carter IF building's are three
blocks from where I live in the field its OK IF closer no.

Please provide reply to:

The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres mailed out November 18, 2015

RECEIVED
DEC 10 2015
By [Signature]

NOTICE OF PUBLIC HEARING FOR CITY COUNCIL

This is a continuation from the December 3, 2015 Planning and Zoning Commission Meeting.

Dear Property Owner:

The City Council will conduct a public hearing (first reading) **Tuesday, January 12, 2016 at 6:30 p.m.** and have a second reading **Tuesday, January 26, 2016 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider a zone change from SF-9, Single Family Residential-9 and AOS, Agricultural Open Space to PD, Residential Planned Development for +/-90.19 acres, out of the A11 Bastrop Town Tract, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas.

(These documents have remained unchanged from the November 18, 2015 notification. Previous responses received will still be forwarded to City Council.)

Applicant: Ron Healy

The property being considered is described as follows:

Legal Description: +/-90.19 acres out of A11 Bastrop Town Tract

As a property owner within 200' of the above referenced property, you are being notified of the public hearing and invited to attend to express your opinion. Responses and letters, either in support or opposition to this request, must be received at the Planning and Development Department at 1311 Chestnut Street or mailed to P.O. Box 427, Bastrop, Texas 78602 prior to the scheduled public hearing or call (512) 332-8840.

X
X

X

PROPERTY OWNER'S RESPONSE

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

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

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DEC 17 2015

By

Property Owner Name: Glenda + Wayne Dayton
Property Address: 106 Bush Cove Phone (optional): 512.718.1102
Mailing Address: Bastrop, TX 78602 Email (optional): glendadayton@aol.com
Property Owner's Signature: Glenda Dayton
Comments (Optional): Poney Creek issues are unresolved.

Please provide reply to:

The Planning and Development Department
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602
or via fax (512) 332-8829

Zoning Change – SF-9 and AOS to Res-PD, 90.19 acres, 3rd notification, mailed out December 10, 2015

Competitive Submarket Positioning

As indicated on the previous pages, the Southeast, South, and East submarkets are most well suited to capitalize on the submarket shift likely to take place in the region, based on land availability and relative access to Austin MSA employment. The matrix below summarizes each of these submarkets, as well as Bastrop, by attributes that are

generally deemed important by prospective home buyers including perception of the area, access to employment, commercial and recreation outlets, and schools.

*Summary of Competitive Positioning by Submarket
Austin MSA; 2014*

	Bastrop	Southeast (Del Valle, SE Travis County)	South	East
Perception	No established perception, neither negative or positive	Generally unfavorable perception; areas not considered "desirable"	Favorable impression, offers value for first time buyers, young families, etc	Perception is generally unfavorable, very value-oriented
Existing Product Offerings	Limited product offerings outside of large, acreage lots	Just over 70% of all closings are on lots smaller than 50 feet. Large lot sales (90 feet and up) account for 10% of all closings.	Lots in the 50s and 60s account for about half and a third, respectively, of all closings. Smaller lot product (<50') accounts for the remainder.	Half of all closings were on lots between 50 and 55 feet while the other half were lots smaller than 50 feet.
Access to Employment	Competitive access to Central Austin, although access improvements are likely necessary to compete at MSA level	Strong access to Central and SW Austin jobs from SE Travis County, but less convenient access to other job centers.	Less accessible and high congestion to Central Austin, but provides optimal access to San Marcos and New Braunfels employment as well as emerging employment along the 130 corridor.	Most accessible to job centers near Round Rock and Central Austin via the improved 290 corridor and 130.
Commercial Outlets	Boutique, historical shopping and dining available in downtown Bastrop; in addition to multiple neighborhood and big box offerings	Strong neighborhood and power center retail offerings, although Del Valle communities are located further from these amenities	Good proximity to neighborhood retail, in addition to strong access to large power centers along I-35.	Far removed from retail concentrations, limited grocery store options
Recreational Outlets	Abundant nearby options – Bastrop State Park	Abundant nearby options – McKinney Falls State Park, future Onion Creek Park	Some nearby options – Mary Moore Searight Park	Limited – Walter Long Park
Schools	Bastrop ISD schools are competitive with communities in the South	Schools are less desirable than Bastrop and South submarkets	Hays CSD is competitive with Bastrop ISD; although may be perceived more favorably	Underperforming and least preferred schools

Recommendations/Strategy

	Phase 1 (0-5 Years)	Phase 2 (6-10 Years)	Phase 3 (10+ Years)
Objectives	Establish critical mass of development with strong Bastrop brand and sense of place and community	Begin to offer more diverse product and community orientations, including move up product, communities with strong amenity offerings, etc	Multiple product and community orientations with a complete segmentation strategy and multiple community concepts make Bastrop an attractive option for multiple market segments
Assumptions	- Multiple product lines (2-4) are offered in the following price ranges: \$150K-\$200K; \$200K-\$250K; \$250K-\$350K - SE submarket is able to attract similar demand as currently being achieved in South submarket with the offering of new product, but SW, West, North, and NW Submarkets continue to dominate in higher price points	- North and Northwest submarkets approach build out in well-located and desirable locations resulting in a submarket shift; Bastrop is well suited to capitalize on shift - Improved access challenges and strong branding and marketing alleviate the notion of Bastrop as "far out" from MSA employment	- North and Northwest submarkets are unable to offer affordable homes in meaningful numbers, shifting momentum to South and SE submarkets - Emergence of local employment core, in addition to other emerging cores located south of current concentrations
Market Segments	First time home buyers, young families, value-seeking retirees and empty nesters	In addition to Phase 1 segments, mature families, empty nester and retirees buyers seeking higher level of lifestyle and product. Young professionals will follow job growth to the area .	Continue to grow capture and penetrate higher price points of phase 1 and 2 segments; emergence of local employment will increase opportunity to attract young and mature professionals
Product Opportunity	Entry level 50'-55' lots, some larger (60'+) lots, as well as acreage and ranchette product	Add in higher density product 35' lots as a value alternative as prices rise; larger 60'-75' lots with higher end product appealing to mature families; higher end, view-oriented 50' to 55' lots oriented towards age-targeted buyers. Rental product will appeal to younger professionals as local employment grows.	Continue to offer alternative products and multiple community orientations; higher end rental product likely to become feasible as young and mature professionals are attracted to the area
Potential MPC Absorption	MPC – 100-150 annual sales;	MPC – 180-225 annual sales	MPC – 300+ annual sales
Potential Upside Opportunities	Potential of additional sales with large scale active adult community; potential upside from age-targeted product, assuming strong branding to grow regional and national appeal	Sun City Texas build out and maturity of AAC community into a retirement destination offers upside of 200+ sales annually	Additional, higher end rental product to become feasible as local employment cores emerge
Outcome	The submarket gains momentum; Bastrop is put "on the map" as a desirable residential community for the growing Austin MSA and regional retirees	Positioning and perception is improved through increased density and price points	Bastrop is an established, desirable community in the Austin MSA, offering multiple residential options and achieving maximum absorption potential

Recommendations/Strategy – Product Types

Offering a wide range of product types in various price ranges will be a critical success factor in Bastrop's ability to increase its capture of MSA housing demand, as well as begin to penetrate higher price points. As development reaches a critical mass and communities in Bastrop begin to mature, a greater variety of higher density and alternative products will become feasible.

Product types that are well-suited to be offered in Bastrop in the near term are as follows:

- **Small and Medium Lot SFD (40'-55'):** These products can be offered in a variety of settings ranging from a builder subdivision (similar to DR Horton's Hunter's Crossing), an enclave within a master planned community, or at more premium locations (park or nature oriented) at higher price points. Small lot product in value price points (40'-50') with strong access will be attractive to the young family segment, which is currently under represented in Bastrop. Additionally, small lot product can be offered as "age-targeted" product that maximizes single level living and low maintenance lifestyle appealing to empty nesters and retirees. This type of offering is currently limited in the MSA. In the very near term, we suggest offering product no smaller than 50', to encourage buyers to accept a more immature location for larger lot product.
- **Large Lot SFD (60'+):** These products can be offered in a variety of settings ranging from a builder subdivision (similar to DR Horton's Hunter's Crossing) or an enclave within a master planned community. Larger lot products offering nature, park, or water views within an amenitized community will receive a premium and appeal to the mature family/move up buyer that is currently under-represented in Bastrop.

- **Large Lot Acreage and Custom Homes:** Large lots oriented towards custom homes (similar to offerings in The Colony) and ranchette style offerings (3-10 acres) offer an opportunity for incremental absorption. These products will appeal to buyers from the Austin and Houston regions, and receive strong premiums for water and view orientations.
- **Active Adult:** This product offering will consist of mostly small and medium lot product, and is feasible only when offered as a complete lifestyle package with strong amenity infrastructure, as discussed further on pages 28-31.

Product types that will become feasible as communities in Bastrop mature and a true sense of place is developed are as follows:

- **Attached Product (Townhome, Duplex):** This product is feasible only when offered at premium locations or with a strong amenity orientation. A location near a town center or other commercial amenities offers the opportunity for higher density, attached product. These products can appeal to young singles, couples, and families who are looking for a value alternative, as well as empty nesters and retirees looking for a low maintenance lifestyle alternative.
- **Alternative, Higher Density SFD Product (35' Lots, 45' Zipper Lots):** These products are feasible in later stages of development, after the area as a whole begins to mature. These higher density products will appeal to young families, as well as empty nesters and retirees.

Recommendations/Strategy – Product Matrix

The matrix below demonstrates likely market depth in Bastrop, in both the near and longer term, for a variety of product types and price points.

In the near term, Bastrop is well suited to increase its capture of MSA demand by offering a greater variety of small and medium lot products with a value-oriented positioning, in addition to some more premium larger lot products (indicated by the green Xs below). As the location and communities mature, the opportunity will arise to offer a greater variety of products, including more high density attached and SFD product, and to offer product lines in increasingly higher price points (as indicated by the red Xs below).

There may also be a near term opportunity to offer higher priced product, based on premium views from appealing topography and water frontage. Product lines offered within a master planned community are also likely to achieve price premiums, based on the desirability of these communities, as well as the relatively limited availability of these offerings throughout the MSA.

	Attached	Alternative Products (35' SFD, 45' Zipper)	AAC	40'-45' SFD	50'-55' SFD	60'-65' SFD	65'-75' SFD	Large Lot/ Custom
\$100K-\$150K	- XXXX	- XXXX	XXXXX XX	-- XXX	XXXX X	XX --		
\$150K-\$200K	- XX	- XXXX	XXX XXXXX	- XXXX	XX XXXX	XXXXX X		
\$200K-\$250K			XX XXX		- XXX	XXX XXXXX	XXXX X	
\$250K-\$300K						- XXX	XX XXXX	
\$300K-\$400K								XXX XX
\$400K+								XX XXX

Number of Xs represents depth of market

Near Term Opportunity

Mid to Long Term Opportunity

Source: RCLCO

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Tuesday, December 3, 2015 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order.

Lisa Patterson called the meeting to order at 6:00 p.m.

2. Roll call and confirmation of a quorum of Commission members.

Richard Kindred	Present
Christy Kosser	Present
David Bragg	Absent
Lisa Patterson	Present
Bryan Whitten	Present
Tish Winston	Present
Connie Schroeder	Present
William Ennis	Present
Debbie Moore	Present

3. Citizen comments.

There were no citizen comments.

4. Consider, discuss and/or approve the Planning and Zoning Commission meeting minutes of October 29, 2015.

Debbie Moore made a motion to approve the meeting minutes for October 29, 2015. Tish Winston seconded the motion and the motion carried. Connie Schroeder, Christy Kosser, and Bill Ennis abstained from the motion.

5. Workshop Session: The Planning and Zoning Commission will adjourn from the Regular Session and convene into a Workshop Session to discuss the following:

- a) Rezone +/-90.91 acres out of the A11 Bastrop Town Tract, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street.

The Planning and Zoning Commission adjourned from their regular session and convened into Workshop Session.

David Singleton, the developer of the Piney Creek Bend Subdivision, presented the changes that had been made to the development as a result from the feedback they had received from the previous meetings.

The Commission requested any in depth detailed be presented during the public hearing.

Lisa Patterson adjourned the Workshop Session.

7. ZO15-05: Public Hearing: Discussion and possible action on a request to rezone approximately +/-90.91 acres out of the A11 Bastrop Town Tract from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned

Development, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas.

Melissa McCollum addressed the Commission stating this property is currently vacant and has cattle/animals used for ranching. Remnants (16.21 acres) of the parent tract were annexed into the City on October 27, 2015. The Piney Creek Bend, Planned Development (PD) was discussed by the Planning and Zoning Commission on September 24, 2015 and was tabled for consideration. The PD was additionally discussed at a workshop on October 29, 2015 at a Planning and Zoning Commission meeting. Based on the feedback from these two meetings, the Piney Creek Bend PD has been redesigned and changed to reflect a modified layout. The developer has also completed and submitted a Traffic Impact Analysis (TIA).

The Piney Creek Bend PD is composed of approximately 90.91 acres. The development of this property is planned as a high quality, residential community with multiple single family residential product types. Piney Creek Bend PD has been designed to create a walkable, pedestrian friendly neighborhood. Piney Creek Bend PD is composed of two single-family detached products. The project will include a cohesive network of open spaces, including parks, storm-water detention areas, floodplain and trail corridors. The open space and trails system (47 acres) combined with the sidewalk network will be critical in establishing a walkable community.

The new PD is showing three connections to Carter Street. Two of the connections line up with Juniper and Oak Street, while an additional connection is mid block between Linden and Magnolia Streets. Homes do not front Carter Street, but an ample landscape easement.

The updated Piney Creek Bend PD has shown a variety of lot sizes that are reflected in the new Exhibit C. The PD however is still requesting the lot widths to accommodate both 50 and 60 foot frontages. The previous PD was planned to have 190 lots while the updated Exhibit C, shows 170 lots, at an overall density of 1.87 units per acre. The Piney Creek Bend PD development is generally proposing 78 lots to be between 6,000-7,000 sq. ft., 24 lots to be between 7,000-8,000 sq. ft., 11 lots between 8,000-9,000 sq. ft. and 57 lots greater than 9,000 sq. ft.

The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will plant (2) - 2" caliper trees and 10 shrubs during the construction of each residential unit.

The developer/applicant has submitted a conceptual lot layout and design for a PD, Planned Development District. The PD would apply to the entire development for the proposed Piney Creek Bend Development. The PD would allow the developer to modify elements of the current SF-9 zoning district. Currently, in the City Limits, the only developed SF-9 zoning district is in portions of Tahitian Village inside the City Limits. The majority of the Residential Zoning Districts within the City Limits are zoned SF-7, Single Family -7. The developer is proposing two types of residential development, both being a detached single family development. One product type would be on a 50' (foot) wide lot, the other product type would be on a 60' (foot) wide lot.

The PD will include a substantial portion of the site dedicated as parkland/open space and a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City.

All lots that back up to parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

Melissa McCollum stated 41 adjacent property owner notifications were mailed September 4, 2015. From the September notification we received a total of twelve (12) responses, one (1) in favor and eight (8) opposed and three (3) no objections. This information has not changed since the September 24, 2015 meeting. Rezoning Signs have been posted and surrounding property notifications were mailed the NEW PD materials on November 18, 2015.

Staff supports the zoning change because the proposed development would be consistent with surrounding residential land uses, and would complement the value and aesthetic appeal of other residential neighborhoods in the area. The developer has been before the Planning and Zoning Commission on two previous occasions and has modified their Planned Development and tried to be responsive to suggestions. Staff recommends approval of the requested zoning change for +/-90.91 acres, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Streets.

Wesley Brandon, the city engineer, presented to the Commission an overview of the Traffic Impact Analysis (TIA) Study. As discussed at the September and October meetings, potential adverse traffic impacts were highlighted as a concern. The developer has submitted a TIA for the Piney Creek Subdivision. The results of the analysis indicate that the surrounding roadways will continue to operate at a level of service "A" or "B", which are well above acceptable standards. Therefore, no street improvements are required. A significant contributor to this high level of service is the existence of the adjacent "grid"-type street network, which provides travelers many options when determining their particular destination route. A copy of the TIA is available at the Planning Department offices.

Lisa Patterson asked if Church Street and Wilson Street were accounted for in the TIA study. Wesley Brandon replied, in a sense yes, because the most impacted intersections along Carter Street were studied, and the impact there was minimal, therefore one can conclude other intersections will be slightly affected, or affected even less.

Lisa Patterson turned the dais over to the applicant for their portion of the presentation.

Joe Ternus, the TIA Engineer for the Piney Creek Bend developer, presented to the Commission the findings from his TIA study. His study concluded that since the study was originally done with the notion there were going to be 190 homes, and the level of service on Carter Street still would be at an A/B level of service, now with the number of homes being reduced to 170 homes, the level of service on Carter Street would be an A level of service.

Bryan Whitten stated Carter Street lacks stop signs making it more traffic prone. Connie Schroeder stated this is because it is meant to function as a collector street.

Lisa Patterson stated she was concerned about the bottle neck points at Main, Wilson, and Pecan Streets. Wesley Brandon replied because of the grid network there are many choices for a driver to take, so it alleviates choke points with so many choices.

The developer came before the Commission and presented a more in depth look at the changes that had been made to the proposed subdivision. The Developer stated one change to the proposed development he was incorporating was the placing of sidewalks all down a main boulevard leading into the subdivision to make the greenbelt accessible to all, and a connection to the proposed sidewalks on Carter Street to encourage pedestrian traffic.

Bill Ennis stated that even though there may be changes to the proposed development from what's being presented tonight, is the developer committed to exit and entrance modifications that have been made to enable more options to access Carter. David Singleton, the developer, stated he has no issue committing to the modified street layout, and it would be okay if the Commission put those restrictions on it.

Melissa McCollum stated, to Bill Ennis's question, lot layouts do provide some certainty to roads and park connections, but not a certainty on exact layout of the houses.

Lisa Patterson opened the hearing for public comment.

Bob Rogers, resident of 1408 Wilson Street, addressed the Commission stating he was not in favor of the location of the proposed development, and felt the development was out of compliance with the Ordinance which states subdivisions must be built along major streets. He stated that Carter Street was not built as a major street, and was only about 30' curb o curb, not the 55.55' we traditionally require now.

Marie Blazek, resident of 400 Oak Street, addressed the Commission stating she was not in favor of the location and the amount of traffic this development will produce. She also said the scale was not appropriate to Bastrop, and this development would have an adverse effect on the quality of life and population density.

Charlotte Hinds, resident of 407 Linden Street, addressed the Commission stating she just desired the Commission to be cautious when deliberating and making their recommendation.

Barbara Coy, resident of 405 Linden Street, addressed the Commission stating she shared the same sentiments as the previous speakers. She stated additionally Carter Street would need to be rebuilt, and she was disappointed in the reduction of the number of houses.

Howard Nemerov, resident of 310 Cedar Street, addressed the Commission stating the data put into the study was limited and slanted the results of the study, and this development would destroy downtown.

Glenda Dayton, resident of 106 Bush Cove, addressed the Commission stating her concern in regards to the development would be the impact of the Piney Creek Watershed. She stated she also had permit questions, issue with the unsolved erosion in regards to the Piney Creek Watershed, and the city's level of awareness of the flooding issue.

Grace Garnes, resident of 310 Cedar Street, addressed the Commission stating the development was a poorly thought out proposal, it would be very destructive to the city, and would cause traffic problems.

Jimmie Cottle, resident of 401 Oak Street, addressed the Commission stating the TIA study did not take Oak Street into consideration, the width of Carter Street, Carter Street is part of the route for the High school track team, there are not enough cross streets, and you need another way in.

Sarah Newman, resident of 1801 Carter Street, addressed the Commission stating she was in agreement with the previous speakers, and there are not a lot of options for people trying to leave that area to turn to. She also stated she was concerned at the precedent this would set, and would start a trend of infill development.

Margret Silbernagle, resident of 400 B Magnolia Street, addressed the Commission stating all property North and West of downtown Bastrop need more streets, there needs to be another way out of town constructed, there should be no development until there is another way to cross the river, and this is not the right place or time for this development.

David Singleton stated for the record this area of land can be developed, as of today as it stands. He was just trying to figure out as a developer how to make a good product that works for him and the surrounding neighborhood.

Debbie Moore stated she felt very conflicted in regards to this development. She stated she lives on Church Street and knows how bad traffic is, but thinks the developer is trying to make a good product.

Richard Kindred stated he does this job because he loves the community. He stated this project has come a long way, and was concerned at what point does the discussion end so that there can be action on this item.

Lisa Patterson stated traffic is a concern as well as putting extra trips in downtown. She stated she agrees with everyone there needs to be another crossing over the river, but as it stands this piece of land could be built today, as it stands, with something much less palatable to the community and no thought to connectivity.

Connie Schroeder state she agrees with Lisa, no one can say there will be no extra cars, but its already zoned and can be developed with more homes if someone wanted to. She stated people had made comments about the fence along Carter Street, but if you flip the houses then you disrupt the flow of traffic on Carter Street.

Kathryn Lang, resident of Bastrop, addressed the Commission stating something not taken into consideration is emergency vehicles and the added density to that particular area. She stated those were her issues, not the development itself. She also asked if there was a plan for making another bridge connection from downtown Bastrop. Melissa McCollum stated the city is always looking to make connections better, and is currently undergoing a Transportation Plan update to look for more connections, and to a better traffic network in the future.

Richard Kindred stated at the end of it all, starting tomorrow morning, a plan could be put into place for 275 houses to be built and the neighborhood and community would have no say in that matter. However with this particular development they are being allowed a voice, they are getting parkland, trails, a say in the layout, sidewalks, and some other concessions.

Christy Kosser stated she understands traffic issues but you cannot stop progress and growth. She stated to speak to water issues in that area that floods, the Commission is very concerned, so she hopes the developer will take that into consideration, study it and get with LCRA.

Lisa Patterson stated during the Preliminary Plat process a drainage study will be required prior to approval. She stated there would need to be a look at enforcement issues in regards to handling any on street parking for that subdivision as well.

Bryan Whitten stated he was concerned with what Bob Rogers had mentioned, when he cited the ordinance in the past had only required 30' for curb to curb street widths back when the old streets were built, and what would happen now with those streets with this new development being built along some of those old streets. He asked for legal to comment. JC Brown, the city attorney,

stated the old streets are grandfathered, but any new ones must be built according to current city standards.

Richard Kindred stated he lives in a neighborhood where streets are tight, but has no problem leaving his home. He stated his question was are we getting ready to send a message to developers, if your project increases traffic, don't come to Bastrop.

Bill Ennis stated controlled growth is in our interest and there has been a lot of talk with the developer to get control, and as it stands tomorrow someone could come in and develop with no level of control from the community. He stated the subdivision looks good, and he does have a problem with the increased traffic, but those issues are from a long time ago.

Tish Winston stated she does agree with the traffic concern and does not want to set precedent for developers. She stated she was concerned for the overall effect this would have on downtown Bastrop.

Harley Davenport, resident of 104 Bush Cove, stated his concerns were the flooding issue and the traffic increase.

Richard Kindred stated the community has a list of desired improvements to the overall city, such as an additional connection across the river, but these things take money. However here is an opportunity for the community to receive more funds to do these improvements, and yet it seems we might be turning this opportunity away.

Lisa Patterson closed the Public Hearing.

Lisa Patterson stated she was encouraged at the changes the developer had made to the proposed subdivision since the previous meeting and asked if there will be a Property Owners Association and would they be responsible for maintaining the landscaping easement along Carter Street. The developer responded there would be a Property Owners Association and they would be responsible for the landscaping. She stated the traffic issue was a concern for all of the Commission members, and she acknowledged at the current zoning there would actually be the opportunity for a more dense development to be put into place. She stated she also realized there would be a slight mitigation of the traffic impact that could be felt because of what the developer is proposing.

Debbie Moore made a motion to recommend approval to City Council on a request to rezone approximately +/-90.91 acres out of the A11 Bastrop Town Tract from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas along with the guidelines set forth in the Staff Report. Connie Schroeder seconded the motion. The motion carried 5 to 3 with Connie Schroeder, Richard Kindred, Debbie Moore, Christy Kosser, and Lisa Patterson in favor and Bryan Whitten, Tish Winston, and Bill Ennis opposed.

8. Director of Planning and Development report.

Connie Schroeder gave an update on the progress for the Comprehensive Plan Steering Committee, and stated they had a small scale meeting where they had crafted the mission statement, which would be forthcoming in the near future.

9. Adjourn.

Tish Winston made a motion to adjourn the meeting. Connie Schroeder seconded the motion and the meeting adjourned at 8:30 p.m.

Lisa Patterson, Chair

Christy Kosser, Co-Chair

DRAFT

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **FIRST READING of an Ordinance granting a zone change for +/-90.91 acres, for Piney Creek Bend, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas; and providing an effective date.**

2. Party Making Request: **Melissa McCollum, Director of Planning and Development**

3. Nature of Request: (Brief Overview) Attachments: Yes ____ No ____

4. Policy Implication: _____

5. Budgeted: ____ Yes ____ No ____ N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

8. Staff Recommendation: **Staff recommends approval of the requested zoning change for +/-90.91 acres, out of the A11 Bastrop Town Tract, from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street to be known as Piney Creek Bend.**

9. Advisory Board Recommendation: XX Recommended Approval ____ Denial ____ None

The Planning and Zoning Commission conducted a public hearing December 3, 2015 and by a vote of 5 (favor)-3 (opposed) recommended approval to rezone approximately +/-90.91 acres out of the A11 Bastrop Town Tract from SF-9, Single Family Residential and A/OS, Agricultural/Open Space to PD, Residential Planned Development, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street, within the city limits of Bastrop, Texas along with the guidelines set forth in the Staff Report.

The motion carried 5 to 3 with Connie Schroeder, Richard Kindred, Debbie Moore, Christy Kosser, and Lisa Patterson in favor and Bryan Whitten, Tish Winston, and Bill Ennis opposed.

10. Manager's Recommendation: ____ Approved ____ Disapproved ____ None

11. Action Taken: _____

ORDINANCE NO. 2016-02

AN ORDINANCE GRANTING A ZONE CHANGE FROM SF9, SINGLE FAMILY RESIDENTIAL-9 AND A/OS –AGRICULTURAL/OPEN SPACE TO PD, RESIDENTIAL PLANNED DEVELOPMENT FOR APPROXIMATELY 90.91 ACRES WITHIN A11 BASTROP TOWN TRACT, LOCATED NORTH OF THE RAILROAD TRACTS ON THE NORTHWEST CORNER OF RIVERWOOD/HAWTHORNE AND CARTER STREET WITHIN THE CITY LIMITS OF BASTROP, TEXAS AS PART OF THE PINEY CREEK BEND; SETTING OUT CONDITIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, David Singleton, Southwest Land Services (hereinafter referred to as “Applicant”) submitted a request for a zone change from SF9, Single Family Residential and A/OS – Agricultural/Open Space to PD, Residential Planned Development for approximately 90.91 acres situated in the A11 Bastrop Town Tract, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street within the City limits of Bastrop, Texas, hereinafter referred to as “the Property”; and

WHEREAS, a copy of the Metes and Bounds Survey and location map is attached hereto as Exhibit “A” (the “Property”); and

WHEREAS, the Property is currently zoned as SF9, Single Family Residential and A/OS – Agricultural/Open Space; and

WHEREAS, pursuant to Section 10.4 of the City’s Zoning Ordinance, notice of the rezoning 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 rezoning request on December 3, 2015; and

WHEREAS, after notice and hearing, the Planning and Zoning Commission has recommended a PD, Residential Planned Development zoning designation for the Property, See Exhibit A-1, Exhibit B and Exhibit C; and

WHEREAS, pursuant to Section 10.4 of the City’s Zoning Ordinance, notice of the rezoning request was given as required by the Ordinance, and the City Council of the City of Bastrop held a public hearing on the rezoning on January 12, 2016 to consider the Applicant’s request to rezone the Property to PD, Residential Planned Development; 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 that it is in the public interest to approve the rezoning of the Property, which is currently zoned as SF9, Single Family Residential and A/OS – Agricultural/Open Space, to a new designation of PD, Residential Planned Development.

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

Part 1: The Property, situated in A11 Bastrop Town Tract, located north of the railroad tracks on the northwest corner of Riverwood/Hawthorne and Carter Street within the City limits of Bastrop, Texas, as more particularly shown and described on attachments Exhibit “A”, shall be and is hereby rezoned from its prior designation of SF9, Single Family Residential and A/OS – Agricultural/Open Space to a new zoning designation of PD, Residential Planned Development.

Part 2: This ordinance shall take effect upon passage and in accordance with the laws of the State of Texas.

Part 3: The Zoning Ordinance standards should be amended as follows:

Piney Creek Bend has been designed to create a walkable, pedestrian friendly neighborhood. The PD standards are shown in **Exhibit A-1**. The contents of this PD further explain and illustrate the overall appearance and function desired for this community. A Land Use Plan (**Exhibit B**) and Conceptual Lot Layout (**Exhibit C**) are attached to illustrate the general community vision and design. The Conceptual Lot Layout depicts a mix of residential products and open space areas that are contemplated within the community.

Proposed Lot Size

District	Min. Lot Area	Min. Dwelling Unit Size	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Interior Side Yard	Min. Ext. Yard (See Sec. 43.3)	Min. Rear Yard	Max. Height of Build	Max. Lot Coverage by Build
PD*** URBAN 50'	6,000 sq. ft.	1000 sq. ft.	50'	110'*	20'	5'	15'***	15'	2.5 stories 35'	50%
PD**** SUB-URBAN 60'	7,200 sq. ft.	1200 sq. ft.	60'	120'*	20'	7.5'	15'***	15'	2.5 stories 35'	50%

* A maximum of 10% of the lots may be less than the required depth due to the geometry of a cul-de-sac or other geographic feature.

** Corner lots shall be ten feet (10') wider to provide for the additional side setback.

*** Minimum of 50 lots but no more than 60% of the total single-family lot count

**** Minimum of 50 lots but no less than 40% of the single-family lot count

To allow architectural consistency with locally prevalent and regionally appropriate architectural styles, roof pitches lower than 4:12 will be allowed within the PD.

- **Urban 5** (Single-Family Residential Detached) – 6,000 sf. lots Minimum of 50 lots but no more than 60% of the total single-family lot count.
- **Suburban 6** (Single-Family Residential Detached) – 7,200 sf. lots Minimum of 50 lots but

no less than 40% of the single-family lot count.

Other-Use Categories –

Trails and Parkland

A substantial portion of the site will be dedicated as parkland/open space and development of the site will include a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City. A proposed Land Use Plan with a schematic layout of proposed trails is shown on attached Exhibit B.

Garage / Parking Standards

All garage and parking standards established in the City of Bastrop Code of Zoning Ordinances shall apply.

Fencing

All lots that back onto parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

Flag Lots

In order to provide a legal lot for the detention ponds [if necessary] within the Piney Creek Bend subdivision, the minimum flag lot width shall be fifteen (15) feet. This provision shall not apply to residential lots.

Part 4: 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.

Part 5: 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 12th day of January 2016.

READ and APPROVED on the Second Reading on the ____ day of January 2016.

APPROVED:

ATTEST:

Kenneth W. Kesselus, Mayor
Mayor

Ann Franklin
City Secretary

EXHIBIT A
CENTRAL TEXAS SURVEYING

PROFESSIONAL LAND SURVEYING
ROBERT C. STEUBING OWNER

517 BARTSCH LANE • RED ROCK, TEXAS 78862 • PHONE (512) 581-4345 • FAX (512) 581-4360

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A 90.91 ACRE TRACT OF LAND IN THE BASTROP TOWN TRACT, ABSTRACT NUMBER 11, CITY OF BASTROP, BASTROP COUNTY, TEXAS, SAID 90.91 ACRE TRACT OF LAND BEING ALL OF THOSE TWO TRACTS OF LAND DESCRIBED AS TRACT TWO: 48.2 ACRES OF LAND AND TRACT THREE: 38 ACRES OF LAND DESCRIBED TO WILLIAM EDWARD MAYNARD, III IN THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME 1290, PAGE 821, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, LESS AND EXCEPT THAT CALLED 0.2013 ACRES OF LAND DESCRIBED TO COUNTY OF BASTROP IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 326, PAGE 256, DEED RECORDS BASTROP COUNTY, TEXAS, SAID 90.91 ACRE TRACT OF LAND BEING ALSO COMPRISED OF ALL OF THAT CALLED 0.2 ACRES OF LAND DESCRIBED TO WILLIAM EDWARD MAYNARD III IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 163, PAGE 284, DEED RECORDS BASTROP COUNTY, TEXAS, SAID 90.91 ACRE TRACT OF LAND SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set at a concrete monument found lying at the base of a railroad tie post for the northwest corner of the herein described 90.91 acres of land and the said 48.2 acre tract of land, same being the northeast corner of that called 58.74 acre tract of land described to Kermit W. Fox in that certain Contract of Sale and Purchase, Texas Veterans Land Program, recorded in Volume 153, Page 249, of the Deed Records of Bastrop County, Texas and the apparent southeast corner of that called 5 acre tract of land described to Woodrow Charles Froehlich in that certain Warranty Deed recorded in Volume 203, Page 9, of the Deed Records of Bastrop County, Texas and the apparent southwest corner of and remainder of that called 41.27 acre tract of land described to Clarence E. Dolgener and wife, Hulda Dolgener and Robert E. Willenberg and wife, Emilie Willenberg in that certain Warranty Deed recorded in Volume 158, Page 194, of the Deed Records of Bastrop County, Texas;

THENCE along the common dividing line of said 48.2 acre tract of land, said 38 acre tract of land and the said Dolgener 41.27 acre tract of land and that called 111 acre tract of land described to John Odom and wife, Kelley Odom in that certain Warranty Deed recorded in Volume 155, Page 184, of the Deed Records of Bastrop County, Texas, the following six courses:

- 1) North 90°00'00" East, passing at a distance of 971 feet the occupied right of way line of Reids Bend Road, continuing and within the bounds of said road a **Total Distance** of 1181.11 feet to a cotton gin spindle set within the margins of said road for an ell corner of the herein described 90.91 acres of land, same being the northwest corner of the said 0.2013 acres of land;
- 2) South 00°00'00" East, along the west line of said 0.2013 acres of land and through said 38 acres of land a distance of 25.26 feet to a ½" iron rod set in the occupied south line of said Reids Bend Road for an interior angle corner of the herein described 90.91 acres of land and the southwest corner of the said 0.2013 acres of land;
- 3) South 83°00'34" East, along the south line of said 0.2013 acres of land and through said 38 acres of land a distance of 125.78 feet to a ½" iron rod set for an interior angle corner of the herein described 90.91 acres of land, same being an exterior angle corner of the said 0.2013 acres of land;
- 4) South 90°00'00" East, along the south line of said 0.2013 acres of land and through said 38 acres of land a distance of 135.58 feet to a point in the center of Piney Creek for an interior angle corner of the herein described 90.91 acres of land, same being southeast corner of the said 0.2013 acres of land;

EXHIBIT A
CENTRAL TEXAS SURVEYING

PROFESSIONAL LAND SURVEYING
ROBERT C. STEUBING OWNER

517 BARTSCH LANE • RED ROCK, TEXAS 78662 • PHONE (512) 581-4345 • FAX (512) 581-4360
(BEING A 90.91 ACRE TRACT OF LAND IN THE BASTROP TOWN TRACT,
ABSTRACT NUMBER 11, CITY OF BASTROP, BASTROP COUNTY, TEXAS)

- 5) North 33°05'00" East, with the center of Piney Creek a distance of 48.41 feet to a point in the margins of said Reids Bend Road for an exterior angle corner of the herein described 90.91 acres of land, same being the northeast corner of the said 0.2013 acres of land and a point on the south line of the said 111 acres of land;
- 6) North 90°00'00" East, within the margins of said Reids Bend Road a distance of 286.01 feet to a ½" iron rod set for the northeast corner of the herein described 90.91 acres of land, same being a point on the south line of the said 111 acres of land and the projected west line of Carter Street (Right of Way 55.56 feet);

THENCE South 00°30'00" East, along the common dividing line of the said 38 acres of land the said 48.2 acres of land and the west line of the said Carter Street a distance of 2244.75 feet ½" iron rod set for the southeast corner of the herein described 90.91 acres of land, same being at the intersection of the west line of Carter Street with the north line of the Missouri, Kansas and Texas Railroad (55.56 feet Right of Way width) for the southeast corner of said 48.2 acre tract of land;

THENCE coincident with the north line of the said railroad the following three (3) courses:

- 1) South 89°08'41" West, a distance of 1199.85 feet to a point in the center of Piney Creek, for an ell corner of the herein described 90.91 acres of land, same being the transition point in the north right of way line of said railroad right of way width and the City Limits of the city of Bastrop and from this point a ½" iron rod set for reference to said creek bears North 89°08'41" East, a distance of 86.30 feet;
- 2) North 00°51'19" West, a distance of 22.22 feet to a point in said Piney Creek for a transition in the rail road right of way width to 100 feet and a point on the City limits;
- 3) South 88°57'39" West, passing a ½" iron rod set for reference to said creek at a distance of 92.05 feet, continuing for a **Total Distance** of 573.60 feet to a concrete monument found for the southwest corner of the herein described 90.91 acres of land and the southwest corner of the said Fox 58.74 acre tract of land;

THENCE North 00°00'00" West, along the common dividing line of said 48 acre tract of land and said 58.74 acre tract of land, a distance of 2250.76' feet to the **POINT OF BEGINNING**, and containing 90.91 acres of land, more or less, within these metes and bounds.

BASIS OF BEARINGS for this survey is the common dividing line of said Tract Two: 48.2 acres of land and said 58.74 acre tract of land between a ½" iron rod set for the northwest corner and a concrete monument found for the southwest corner of the said Tract Two: 48.2 acres of land as North 00°00'00" West as per Volume 93, Page 13, of the Deed Records of Bastrop County, Texas.

I, Robert C. Steubing, a Registered Professional Land Surveyor, do hereby certify that the above survey was made upon the ground, under my supervision on or about November, 2006 and is true and correct according to my best belief and knowledge.

Robert C. Steubing
Robert C. Steubing
Registered Professional Land Surveyor
State of Texas - No. 5548



06-06-07
Date

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

August 06, 2007 03:34:46 PM
KRISTAB FEE: \$24.00 BOOK:1766 PAGE:165-167
ROSE PIETSCH, County Clerk
Bastrop, Texas

Exhibit A-1

Piney Creek Bend Planned Development

A. Purpose and Intent

The Piney Creek Bend PD is composed of approximately 90.91 acres, as described in Exhibit D (Field Notes). The development of this property is planned as a high quality, residential community with multiple residential product types.

Piney Creek Bend has been designed to create a walkable, pedestrian friendly neighborhood. The contents of this PD further explain and illustrate the overall appearance and function desired for this community. A Land Use Plan (Exhibit B) and Conceptual Lot Layout (Exhibit C) are attached to illustrate the general community vision and design. The Conceptual Lot Layout depicts a mix of residential products and open space areas that are contemplated within the community.

B. Land Use Plan and Conceptual Lot Layout

The Conceptual Lot Layout (Exhibit C) is a schematic development plan intended to visually convey the design intent for the Piney Creek Bend community. The design of the community is not final, and is subject to refinement during the Preliminary and Final platting stages. This PD zoning document does not constitute plat or site plan approval of the attached plan.

Piney Creek Bend is composed of two single-family detached products. The project will include a cohesive network of open spaces, including parks, storm-water detention areas [if necessary], floodplain and trail corridors. The open space and trails system combined with the sidewalk network will be critical in establishing a walkable community.

The intent for this development is to save as many of the existing trees as possible. On each lot where native trees are not present or preserved in the front yard, the builder will install (2) - 2" caliper trees and 10 shrubs in the front yard during the construction of each residential unit. [No additional trees are required to be planted on a lot if at least two (2) native trees with a minimum diameter of 4" measured 18" above finished grade are preserved on the lot.]

C. Applicability and Base Zoning

All aspects regarding the development of this PD shall comply with the City of Bastrop Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

For the purpose of establishing development standards for the PD, base zoning districts have been selected from the Bastrop Composite Zoning Ordinance for the various residential products proposed within the PD.

- *For Lots 6,000 - 7,199 sf. - Urban 5*
- *For Lots 7,200 sf. and above - Suburban 6*

This PD allows the flexibility to mix the various residential products and define boundaries for each lot type during the platting process. Each plat submitted to the City will identify the type at the time of Final Plat submittal. In the case that this PD does not address a specific City requirement, the Bastrop Composite Zoning Ordinance shall apply. In the event of a conflict between this PD and the base-zoning district found in the Bastrop Composite Zoning Ordinance, the PD shall be the controlling document.

D. Residential Product Type Requirements

To ensure a variety and mix of residential product types within Piney Creek Bend, the following standards have been established:

1. Urban 5 (Single-Family Residential Detached) – 6,000 sf. lots
Minimum of 50 lots but no more than 60% of the total single-family lot count.
2. Suburban 6 (Single-Family Residential Detached) – 7,200 sf. lots
Minimum of 50 lots but no less than 40% of the single-family lot count.

To allow architectural consistency with locally prevalent and regionally appropriate architectural styles, roof pitches lower than 4:12 will be allowed within the PD.

E. Lot Design Standards

Piney Creek Bend will include a mix of residential product types and sizes. The detached residential products have been broken into two categories based upon lot width and area. Detailed design standards are included within this PD as Table 1, and are based upon the type of residential product being constructed.

Table 1 Development Standards

	<i>(Proposed PD Zoning)</i> Urban 5 **	<i>(Proposed PD Zoning)</i> Suburban 6 ***	<i>(Bastrop Zoning Ordinance)</i> SF-7
Lot Area (minimum)	6,000 sf.	7,200 sf.	7,000 sf.
Lot Width (minimum)	50 ft.	60 ft.	60 ft.
Lot Depth* (minimum)	110 ft.	120 ft.	110 ft.
Front Yard Setback (minimum)	20 ft.	20 ft.	25 ft.
Interior or Side Setback (minimum)	5 ft.	7.5 ft.	10 ft.
Exterior or Street Side Setback (minimum)	15 ft.	15 ft.	15 ft.
Rear Setback (minimum)	15 ft.	15 ft.	15 ft.
Max Height of Building	2.5 Stories	2.5 Stories	2.5 Stories
Max Lot Coverage	50%	50%	50%
Dwelling Unit Size (minimum)	1,000 sf.	1,200 sf.	1,000 sf.

* A maximum of 10% of the lots may be less than the required area due to the geometry of a cul-de-sac or other geographic feature.

** Corner lots shall be ten feet (10') wider to provide for the additional side setback.

** Minimum of 50 lots but no more than 60% of the total single-family lot count

*** Minimum of 50 lots but no less than 40% of the single-family lot count

F. Garage / Parking Standards

All garage and parking standards established in the City of Bastrop Code of Zoning Ordinances shall apply.

G. Fencing

All lots that back onto parks or floodplain areas shall utilize 6 foot, wrought iron or decorative tubular metal view fencing.

H. Flag Lots

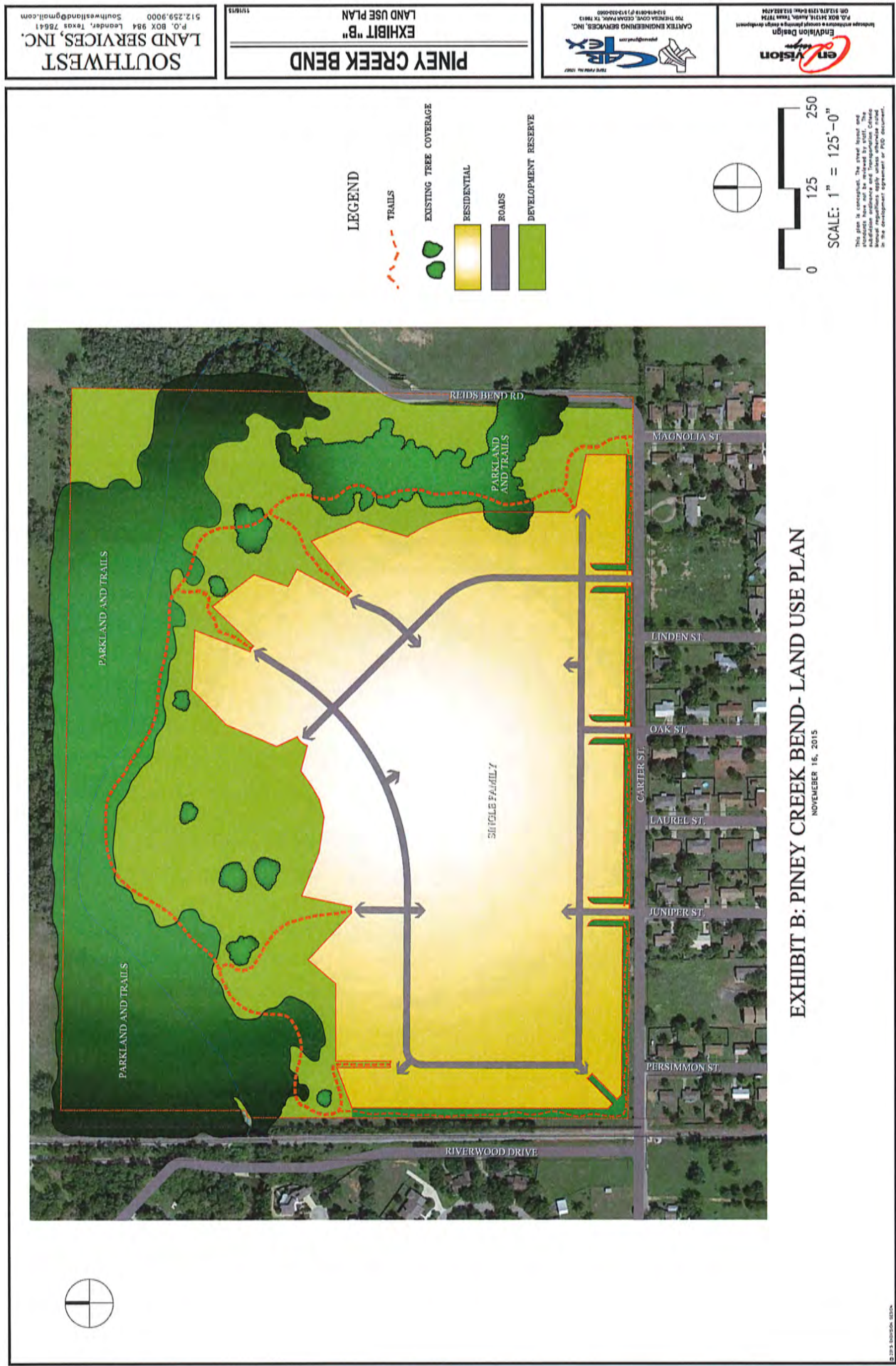
In order to provide a legal lot for the detention ponds [if necessary] within the Piney Creek Bend subdivision, the minimum flag lot width shall be fifteen (15) feet. This provision shall not apply to residential lots.

I. Trails and Parkland

A substantial portion of the site will be dedicated as parkland/open space and development of the site will include a trail system tying back into the sidewalks creating a network of pedestrian ways within the community that can ultimately be connected to and become a critical link in the regional trail system envisioned by the City. A proposed Land Use Plan with a schematic layout of proposed trails is shown on attached Exhibit B.

J. Street Standards

Right-of-way dedication for all public streets shall conform to current City regulations at the time of platting. Street widths shall be a minimum of 26' (twenty-six feet) face-of-curb to face-of-curb within the Piney Creek Bend subdivision. Cul-de-sacs shall have a minimum radius of 50' (fifty feet).





- LEGEND**
- TRAIL
 - EXISTING TREE COVERAGE
 - ROADS
 - 6,000-7,000 SF.
 - 7,000-8,000 SF.
 - 8,000-9,000 SF.
 - >9,000 SF.
 - PARKLAND AND TRAILS (47.0 ACRES)
- TOTAL LOTS = 170
 AVERAGE LOT SIZE = 8,704 SF.
 MEDIAN LOT SIZE = 7,039 SF.

This plan is preliminary. The exact layout of the lots, streets, and other features shown on this plan are subject to change without notice. The final layout may not appear as shown and may change without notice.

EXHIBIT C: PINEY CREEK BEND- CONCEPTUAL LOT LAYOUT
 NOVEMBER 16, 2015

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016

MEETING DATE: January 12, 2016

1. Agenda Item: **PUBLIC HEARING: Consideration, discussion and possible action on a Variances to the Subdivision Ordinance, Section 5.50.1 (A) subdivision layouts shall avoid the inclusion of flag shaped lots, 6.50.2 A – Access to Lots – Each lot in a subdivision shall abut on a public street and Section 7.10.2 (A). Suburban Subdivision Standards – minimum lot width requirements. The proposed Home Place Subdivision is +/-5.098 acres out of the Stephen F. Austin Survey, Abstract No. 2 located on Lovers Lane in the Bastrop, Texas Extra Territorial Jurisdiction (ETJ).**

2. Party Making Request: **Melissa McCollum, Director of Planning and Development**

3. Nature of Request: (Brief Overview) Attachments: Yes XX No

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A
 Bid Amount: _____ Budgeted Amount: _____
 Under Budget: _____ Over Budget: _____
 Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

8. Staff Recommendation: Staff does not recommend approval of the Variance request to Subdivision Ordinance, Section 6.50.2 (A) eliminating lot frontage requirement to Lovers Lane for Lot 3. Under most circumstances, Staff is not supportive of a proposed lot layout that does not provide direct access/frontage to a publicly dedicated street.

Staff recommends approval of the requested variances to Subdivision Ordinance Sections 5.50.1 (A) and 7.10.2(A) to allow Lot 2 to have a reduced frontage width of 34 feet verses 125 feet required, i.e. a flag shaped lot.

This item is to consider the variance only. Once the variances are either approved or denied, Council will consider Final Plat approval at a future meeting.

9. Advisory Board Recommendation: Recommended Approval _____ Denial _____ None _____

10. Manager's Recommendation:	Approved	Disapproved	None
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11. Action Taken: _____

City of Bastrop

Agenda Information Sheet:



City Council Meeting Date:

January 12, 2016

Project Description:

Public hearing, discussion, consideration and possible action on Variances to the Subdivision Ordinance Section 5.50.1 (A) subdivision layouts shall avoid the inclusion of flag shaped lots, 6.50.2 A – Access to Lots – Each lot in a subdivision shall abut on a public street and Section 7.10.2 (A). Suburban Subdivision Standards – minimum lot width requirements. The proposed Home Place Subdivision is +/-5.098 acres out of the Stephen F. Austin Survey, Abstract No. 2 located on Lovers Lane in the Bastrop, Texas Extra Territorial Jurisdiction (ETJ).

Item Summary:

Owner/Applicant: Judy Adams

Location: 5.098 acres out of the Stephen F. Austin Survey, Abstract No. 2

Utilities: Onsite water well, septic, and Bluebonnet Electric

Background:

The proposed three (3) residential lots are located in the Bastrop, Texas Extra Territorial Jurisdiction (ETJ), between the Colorado River and Lovers Lane. The subdivision consists of three (3) proposed residential parcels – Lot 1 being +/-1.065 acres, Lot 2 being +/- 2.502 acres and Lot 3 being +/- 1.511 acres. Lot 1 has two existing homes, Lot 2 is vacant and Lot 3 has an existing home. Currently the three home exist on one large parcel.

Issues/Variances:

Subdivision Ordinance, Section 5.50.1 (A) states that subdivision layouts shall avoid the inclusion of flag shaped lots. Proposed Lot 2 is considered a flag shaped lot because it only has 34 feet of frontage, and 125 feet is required.

Subdivision Ordinance, Section 6.50.2 (A) requires each lot in a subdivision abut a public street. Lot 3 of this proposed subdivision does not abut Lovers Lane. Access to Lot 3 will be through a proposed 20' Access Easement through Lot 2.

Subdivision Ordinance, Section 7.10.2(A) requires a minimum lot width of 125 feet. Proposed Lot 2 does not meet this requirement.

Comments: Twelve (12) adjacent property owner notifications were mailed 12/28/2015. At the time of report preparation, we received a total of two (2) responses, one (1) in favor and one (1) no objection.

Staff Recommendation:

Staff does not recommend approval of the Variance request to Subdivision Ordinance, Section 6.50.2 (A) eliminating lot frontage requirement to Lovers Lane for Lot 3. Under most circumstances, Staff is not supportive of a proposed lot layout that does not provide direct access/frontage to a publicly dedicated street.

Staff recommends approval of the requested variances to Subdivision Ordinance Sections 5.50.1 (A) and 7.10.2(A) to allow Lot 2 to have a reduced frontage width of 34 feet verses 125 feet required, i.e. a flag shaped lot.

This item is to consider the variances only. Once the variances are either approved or denied, Council will consider Final Plat approval at a future meeting.

City Contact:

Melissa M. McCollum, AICP, LEED AP, Director
Planning and Development Department
Wesley Brandon, PE, City Engineer

Attachments:

Variance letter request from James Garon & Associates, surrounding property owner notification and copy of proposed plat

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

185 McAllister Rd.
P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austln.r.com

December 15, 2015

The Honorable Kenneth W. Kesselus, Mayor and Council Members
Bastrop City Hall
1311 Chestnut Street
Bastrop, Texas 78602

RE: Home Place Subdivision Final Plat; Variance request

Dear Mayor Kesselus and Council members:

We are requesting variances from the City of Bastrop Subdivision Ordinance sections 5.50.1(A), 6.50.2(A), and 7.10.2. Respectively, the subject sections preclude the creation of flag shaped lots with the apparent intent of avoiding street construction, require each lot in a subdivision to abut a public street, and set minimum standards of lot dimensions within a suburban subdivision. The subdivision in question abuts Lovers Lane and lies within the City's Extraterritorial Jurisdiction.

The subdivision is a partition of a 5.098 acre tract between direct family members and is from a previous family partition of the parent tract. The previous partition was exempt from platting under the Texas Local Government Code Chapter 212, municipal exemption for creating tracts greater than 5 acres and not requiring public improvements to be constructed. This partition would be exempt from platting under the Texas Local Government Code Chapter 232, county exemption for creating tracts to be conveyed to direct family members.

Judy Adams, the previous owner, resides on Lot 3 of the proposed subdivision and has access across the adjoining tract previously owned by her and now owned by her son. There are two (2) residences located on Lot 1 of the proposed subdivision that will be conveyed to her daughter. Lot 2 has been conveyed to another daughter who is starting the process of constructing a home on that lot, triggering this subdivision. Lot 3 has been conveyed to the son and owner of the adjacent property.

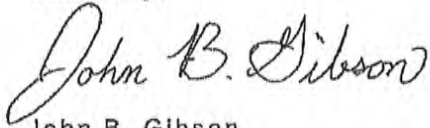
There will be a 20' access easement created across Lot 2 to provide access to Lot 3 of the proposed subdivision. The access easement will generate trips from two single family residences at final build out. This access easement is not being constructed to avoid the construction of a publicly maintained street.

December 15, 2015

The subject plat will have an average lot size of 1.699 acres with a minimum lot size of 1.031 acres, exceeding the required lot area of one acre for a suburban subdivision with OSSF systems. Due to the shape of the proposed lots, the lot widths are determined at sections parallel to the right-of-way that are not characteristic of the actual lot widths. Required lot width for a suburban subdivision is 125 feet.

We would appreciate your consideration and favorable response to this request.

Sincerely,

A handwritten signature in cursive script that reads "John B. Gibson". The signature is written in dark ink and is positioned above the printed name.

John B. Gibson

X

PROPERTY OWNER'S RESPONSE

X

As a property owner within 200' (please check $\checkmark$ one)

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

Property Owner Name: Judy Adams
Property Address: 1214 N Lovers Lane
Mailing Address: 1214 N Lovers Lane

Property Owner's Signature: Judy Adams
Comments: (Optional)

Please reply to: Planning and Development Department
City of Bastrop
P.O. Box 427
Bastrop, Texas 78602

Re: Variance to Subdivision Ordinance and possible Final Plat of Home Place Subdivision – notices mailed
12/28/2015

RECEIVED
JAN 06 2015
By [Signature]

X

PROPERTY OWNER'S RESPONSE

X

As a property owner within 200' (please check $\checkmark$ one)

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

Property Owner Name: Charles Adams Jr.
Property Address: 1218 Lovers Lane, Bastrop, TX 78602
Mailing Address: 1218 Lovers Lane, Bastrop, TX 78602

Property Owner's Signature: Charles Adams Jr.
Comments: (Optional)

Please reply to: Planning and Development Department
City of Bastrop
P.O. Box 427
Bastrop, Texas 78602

Re: Variance to Subdivision Ordinance and possible Final Plat of Home Place Subdivision – notices mailed
12/28/2015

RECEIVED
JAN 06 2015
By [Signature]

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: Jan. 6, 2016

MEETING DATE: Jan. 12, 2016

1. Agenda Item: **DISCUSSION AND CONVERSATION ABOUT THE MAYOR'S INTENTIONS TO DEAL WITH CITIZEN COMMENTS IN LIGHT OF ADVICE OFFERED TO HIM BY THE CITY ATTORNEY, AND EXPLAINED BY HER AT THE DECEMBER 8, 2015, CITY COUNCIL MEETING.**

2. Party Making Request: **Mayor Kesselus**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

Provide City Council monthly financial report overview for four major funds to include General Fund, Water-Wastewater Fund, Bastrop Power & Light and the Hotel Motel Fund.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: 9. Advisory Board: _____ Approved _____ Disapproved
_____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

The Mayor's decision about recent advice from the City Attorney regarding Citizen Comments at City Council Meetings, in certain cases.

Jo-Christi Brown holds that if any city council member or the mayor knows that a citizen intends to speak during "Citizen Comments" about a specific topic at a specific meeting, the mayor is obligated to name the citizen and the topic under a posting for discussion at the meeting at which the citizen indicated that she/he will speak on the specific topic, unless the information is received/discovered by the mayor or a council member after posting of the agenda for the meeting at which the citizen intends to speak and before the start of the specific meeting.

What I think supports my following the City Attorney's advice:

- The Attorney General's opinion includes the following: While simply listing "public comment" will normally cover Bastrop's traditional practice, the Attorney General says it "will not provide adequate notice if the governmental body is, prior to the meeting, aware, or reasonably should have been aware, of specific topics to be raised."
- Jesse Harvey, an attorney working at the Attorney General's Office, told me that he basically supports the city attorney's view in regard to our hearing such detail from a citizen prior to posting a meeting. He told me that in our case "governmental body" means the mayor and council members as a whole or any of the six of us.

What I think works against my following literally the City Attorney's view:

- In addition to the Attorney General's views about prior knowledge of what a citizen may say during Citizen Comments, he also observed that "to require specific notice of the items raised during a public comment session would, we think, effectively end the practice. . . . [E]ntirely prohibiting public comment sessions [and] is inconsistent with the principles of open government advanced by the Open Meeting Act."
- The practice employed by the Bastrop County Judge at Commissioners Court meetings is mostly the same as that historically utilized at our city council meetings. Bastrop County District Attorney Bryan Goertz advised me that he thinks the county's practice works very well.
- Several other mayors I spoke to use the same procedure we have historically used. I have not found any city that follows what our city attorney suggests.

Continued on next page

- As far as I can tell, the Attorney General's opinion does not refer to the latter part of Mrs. Brown's advice; that is, the section about the mayor or a council member learning *after* that meeting has been posted that a citizen wants to speak on a specific topic at a specific meeting. It seems to me that this portion of her advice is not supported by the Attorney General's opinion in such a circumstance, and if I were to follow the first portion of her advice but not the second, I would, learning of someone's intention between the posting and the meeting, have to prohibit the citizen from speaking until I could post the item for the next available meeting.

General Factors:

- I was surprised and disappointed that Scott Houston, General Counsel for the Texas Municipal League, declined to offer me advice, saying, more or less, that, even though the City of Bastrop is a member of TML, he had to decline because lawyers don't second guess other lawyers or offer second opinions.
- An opinion by the Attorney General, weighty as it may be, or by the Bastrop City Attorney or by any other attorney, is not the law but is only an interpretation of the law.
- Mr. Harvey indicated that the legislature has not acted in regard to this narrow and specific issue. Therefore, the law in the case does not appear to be completely clear.
- I believe this issue, in a way, parallels a very, very long line of Constitutional cases that seek to strike the balance between two competing public interests - individual freedom of speech and the needs of the wider community, in this case to have knowledge of public comments at a council meeting.
 - What past mayors and I have done lays ultimate weight on the former - on the right of citizens to speak freely, to come to a council meeting and say whatever they want (with no restrictions and only the requirement to sign up, be recognized, and limit comments to three minutes). This is especially pertinent when such comments are critical of the council itself or the mayor or an individual council member or the city staff.
 - What the specific section of the Attorney General's opinion under question by Mrs. Brown seems to do is lay ultimate weight on the latter - the presumed need of the wider community, for citizens to be informed by the mayor about everything and anything he could possibly be aware of that might be mentioned at an open meeting of the council.

Conclusion

I remain open-minded and will listen carefully on January 12 to whatever council members and citizens may say in response to this memorandum and Mrs. Brown's advice – during agenda item D1 and before Citizen Comments. However, unless I hear persuasive arguments that I have yet to consider, I will proceed as follows:

We will use the same process for Citizen Comments on matters not listed on the agenda that we have used for many years. All citizens who sign up, are recognized by me as presiding officer, follow our rules of decorum, and limit remarks to three minutes, are free to say whatever they want on any subject. Period.

My decision is based on my reading of what I have listed above and the following:

- Responsibility for setting agendas (with input from the city manager and council members) rests with me as mayor. I am charged with posting items on the agenda for discussion by the council (included our rules allowing citizens to speak on such posted items.) I do not think the legislature intends for me as mayor to abrogate this responsibility, allowing citizens to force me to post an agenda item for a council meeting simply by mentioning the topic to the mayor or a council member and saying he/she intends to speak on the topic at Citizen Comments at a certain meeting.
- Our traditional practice allows for citizens to propose publicly that the mayor or a council member place an item on a future agenda by speaking to the point at Citizen Comments. Even if a citizen does not ask for or intend her/his comments to result in an agenda item for a future meeting, such comments can, and no doubt will, result in future posted agenda items. Such comments will often help me discover matters that need to be discussed, and possibly decided, by the council.
- I fear that the practice suggested by Mrs. Brown will hinder citizens from discussing city issues with me or other council members outside of council meetings, and I believe it gives unnecessary priority to form over substance.
- Since the law is not absolutely clear, it seems that the best thing for me to do is lean in the direction of what serves the citizens of Bastrop best and which has served them well for many years – a practice that, as far as I know, has never been questioned by a citizen of Bastrop.
- Having reflected on what I mentioned above about striking a balance between individual freedom of speech and needs of the community, I find myself tipping the scale on the side of free speech and unrestricted expression.
- Not only do I fail to see any harm in continuing our traditional practice, but neither do I understand how forcing a change could make the situation better.

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: Jan. 6, 2016

MEETING DATE: Jan. 12, 2016

**1. AGENDA ITEM: CONSIDERATION, DISCUSSION AND POSSIBLE ACTION
AUTHORIZING THE CITY MANAGER TO NEGOTIATE A NEW BASTROP MARKETING
CORPORATION (BMC) CONTRACT WITH THE HYATT REGENCY.**2. Party Making Request: **Mayor Kesselus and City Manager Mike Talbot**3. Nature of Request: (Brief Overview) Attachments: Yes X No

Provide City Council monthly financial report overview for four major funds to include General Fund,
Water-Wastewater Fund, Bastrop Power & Light and the Hotel Motel Fund.

4. Policy Implication: _____

5. Budgeted: Yes No N/A

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation:

9. Advisory Board: Approved Disapproved None10. Manager's Recommendation: Approved Disapproved None

11. Action Taken: _____

Summary of BMC Proposal by Hyatt Regency

1. Extend through September 2017 (possible extension 9/30/18)
2. Interim – work to create DMO using services of Texas Travel Industry Association
3. Continue 43% to BMC
 - 4% to Run BMC
 - 8% for sales position for Bastrop Convention Center
 - Part of Hyatt-run BMC with Kim Britton mentoring this person
4. Will include BMC's advertiser to also advertise Bastrop Convention Center
5. Consideration to create transportation shuttle from Austin airport to Hyatt Regency and Bastrop Hotels and connecting with downtown Bastrop experience
6. Hoped for place at table for Hyatt Regency on DMO

Modifications suggested by the City Manager and Mayor

1. BMC will receive 35% of Hyatt Regency HOT tax income for regional marketing
2. City will use 8% of BMC funds for a contract for a sales person to promote the Convention Center. Employer of this position to be determined.
 - a. City and Hyatt Regency will agree on performance standards and cancellation of contract for services if they are not met.
3. Partnership in deciding how to spend BMC money (equal partners – a. Hyatt Regency and b. Bastrop representation)
 - i. Bastrop's component could be a vanguard for an eventual DMO board that would learn the ropes while agreeing with the Hyatt Regency on spending.
4. Beginning date for new plan as of agreement – not June 1 – old contract voided
 - i. If we stick with June 1, then there will be an adjustment of the 35% to provide extra money to allow Bastrop to pay itself back for the salary of the sales person from date of hire until June 1.
5. Flexible ending date for BMC – whenever we have the DMO structure ready to go and professional person or group hired and ready to be paid.
6. Whenever the city hires its own sales person or contracting firm for selling bookings at the convention center, Hyatt Regency will provide mentoring.
7. BMC's advertiser will also advertise Bastrop's convention center
8. Agreement about bus service from Austin airport to Hyatt Regency and Bastrop Hotels and connecting with downtown Bastrop experience
9. Hyatt Regency will receive one place (or possibly two places) at the table for the DMO board, if and when one is created.

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: CONSIDERATION, DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CALLING FOR THE FORMATION OF A NEW CITY DEPARTMENT OF MARKETING, TOURISM AND PUBLIC AFFAIRS; ENUMERATING PURPOSES AND OBJECTIVES RELATED TO THE FORMATION OF SAME; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

2. Party Making Request: Councilmembers Gilleland and McAnally

3. Nature of Request: (Brief Overview) Attachments: Yes X No _____

Attached is a "Resolution" expanding and clarifying the City Manager's recommendation at the December 8, 2015 City Council meeting to create a Department of Tourism.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

RESOLUTION NO. R - 2016 - 1

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS,
CALLING FOR THE FORMATION OF A NEW CITY DEPARTMENT OF
MARKETING, TOURISM AND PUBLIC AFFAIRS; ENUMERATING PURPOSES
AND OBJECTIVES RELATED TO THE FORMATION OF SAME; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the authority granted to the City Council by the Home Rule Charter, Article III, Section 3.01(2), which provides that the City Council may, at its discretion, establish new administrative departments in the City, when it finds that to do so is in the best interest of the administration of the City; and

WHEREAS, over the past months, the City Council has evaluated various alternatives for coordinating and operating cooperative and collaborative organization and operation of community wide and area wide marketing, promotion of tourism and public affairs, and has evaluated with the assistances of the City Manager alternatives for funding such enterprises; and

WHEREAS, the City Council has determined that it is in the City's and the community's best interest to form a new City Department to oversee the formation of a Destination Marketing Organization ("DMO") that will operate to handle the tasks assigned to the Department, to be known as the "Department of Marketing, Tourism and Public Affairs"; and

WHEREAS, the City Manager and City Council will budget for the formation, staffing and operation of the new Department of Marketing, Tourism and Public Affairs, to undertake the purposes and objectives enumerated herein below.

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

Part 1: The City Council hereby creates a new City Department, to be known as the "Department of Marketing, Tourism and Public Affairs."

Part 2: The City Council currently envisions that the Department of Marketing, Tourism and Public Affairs will, under the direction of the City Manager, be responsible for the following objectives:

1. Oversee the formation of the City's Destination Marketing Organization (DMO).
2. Operate the DMO, for the benefit of the City, the community and the Bastrop area as a whole.
3. Oversee the management of a City Visitor's Center.

4. Manage the City's HOT revenue funded special events and marketing for same, such as future Rodeo Arena events.
5. Liaise with the Rodeo and Homecoming groups to enhance marketing and promote tourism for these events and the City, as a whole.
6. Oversee Marketing and Sales for the Convention Center.
7. Liaise with the Hyatt Lost Pines Spa and Resort, regarding the work done jointly, under the contract between the City and the Hyatt for area marketing.
8. Oversee Main Street and liaise with the Main Street Director on tourism events and other special events to promote tourism in the City, and Bastrop area.
9. Liaise with other City Boards, volunteer groups, and community programs, that promote tourism, such as the BAIPP, the Opera House, and the Historical Society County Museum, and the Chamber of Commerce.
10. Serve as a communication officer for the press, citizens, community groups requesting information from the City.
11. Oversee the City's PEG Channel content and programming.
12. Liaise with all local hotels, motels, inns and B&Bs to maximize marketing with HOT funds, to promote area wide tourism in Bastrop.
13. Liaise with the Bastrop County Department of Tourism to collaborate and promote marketing that is effective in the Bastrop County region, as a whole.
14. Assist the City Manager on other marketing, tourism, and public affairs tasks as requested and directed.

Part 3: The City Council acknowledges that the above enumerated list of tasks and objectives is conceptual and preliminary in nature, because this is a new department of the City, and consequently, this Department's responsibilities will likely evolve as the Department is formed, staffed and its work is initiated.

Part 4: The City will budget and fund the operation and staffing of the Department of Marketing, Tourism and Public Affairs primarily through the revenues generated to the City from its receipt of Hotel Occupancy Taxes, supplemented by other fiscal resources, as necessary or prudent.

Part 5: If any section or part of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, that holding shall not invalidate or impair the validity, force or effect of any other section or part of this Resolution.

Part 6: This Resolution supersedes and repeals all Resolutions or parts of Resolution, if any, in conflict herewith; however, such present Resolutions shall remain in full force and effect until the effective date of this Resolution.

Part 7: This Resolution shall take effect upon the date of passage noted below.

READ and ADOPTED on the 12th day of January, 2016.

APPROVED:

ATTEST:

Preliminary Draft 1.7.16
Formation of New City Department of
Marketing, Tourism and Public Affairs

Ken Kesselus
Mayor

Ann Franklin
City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: **CONSIDERATION, DISCUSSION AND POSSIBLE ACTION REGARDING INSTRUCTING THE CITY MANAGER TO NEGOTIATE WITH THE GREATER AUSTIN YMCA IN THE EFFORT TO REACH AN AGREEMENT FOR A JOINT VENTURE BETWEEN THE CITY AND THE Y TO BUILD A RECREATIONAL FACILITY IN BASTROP.**

2. Party Making Request: **Council Member Schiff and Mayor Kesselus**

3. Nature of Request: (Brief Overview) Attachments: Yes X No _____

Attached is a "Resolution" expanding and clarifying the City Manager's recommendation at the December 8, 2015 City Council meeting to create a Department of Tourism.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

PROPOSAL BY COUNCIL MEMBER SCHIFF AND MAYOR KESSELUS FOR A JOINT CITY OF BASTROP / AUSTIN YMCA RECREATIONAL FACILITY.

Key deal points:

1. Y building would be owned by the City.
2. Construction cost of new facility would exceed \$6.5 Million and would be a minimum 25,000 square feet including indoor pool(s) and gymnasium.
3. HUD grant would fund \$1.6 Million.
4. Y would fund at least \$2.5 Million.
5. Alternate source would fund \$700,000.
6. City would fund \$1.8 Million via:
 - a. 20 year loan from Y at 0% interest (\$90,000 per year).
 - b. \$40,000 of annual City payment would be from current reimbursement.
 - c. \$50,000 would be from City coffers (note that according to the City Manager, Plan B would cost at least \$60,000 annually to operate in addition to the \$40,000 current annual Y reimbursement).
 - d. Therefore, City would save at least \$10,000 per year compared to Plan B and have a much better facility.
7. Y would fund balance of project including land suitable to the City. Note that Seton has suggested that the Y go on their property behind HEB.
8. Y would receive a 20 year lease at \$1 per year.
9. City would maintain mechanical and structural portions of the property and the Y would maintain the rest including day-to-day cleaning and maintenance.
10. Y would collect all fees and fund operations.
11. Project would be completed within HUD grant time limits.

Notes:

- *The cost of maintaining mechanical and structural portions of the property should be near zero for many years. Long-term, big items are air conditioner compressors (7 to 10 year life) and roof membrane (20 to 40 year life). The agreement needs to stipulate that the Y, at a minimum, will do small AC maintenance, replace fan motors, change filters, service thermostats and VAV units if used, as well as maintain pool equipment: pumps, filters, heaters, etc. The \$10,000 per year savings (compared to Plan B) should more than cover the City's responsibility for maintaining mechanical and structural portions of the property.*
- *In order to protect the city from losing the \$1.6 million grant in case the building for some reason fails to materialize, the deal should include reasonable claw back provisions at various stages of the project: before construction initiation, before building completion, and after completion.*
- *The deal needs to include clarification of the Y's policy for providing service free for those who cannot afford membership and service fees.*
- *The Y will stipulate how it will work with the Boys and Girls Club and will form an agreement with the city manager about how it will coordinate with the City's recreation department and its programs.*

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: Consideration, discussion, and possible action regarding the expenditure of legal fees and the possibility of hiring an in-house city attorney.

2. Party Making Request: Council Member Schiff

3. Nature of Request: (Brief Overview) Attachments: Yes X No _____

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

City of Bastrop
LEGAL EXPENSE ANALYSIS (all vendors)

Dept	FY2011	FY2012	FY2013	FY2014	FY2015
General Fund					
Organizational	\$ 204,544	\$ 190,517	\$ 205,483	\$ 186,235	\$ 354,304
Court	\$ 4,618	\$ 1,194	\$ -	\$ -	\$ 3,224
Police	\$ 12,738	\$ 1,310	\$ 16,667	\$ 7,759	\$ 377
Planning	\$ 4,508	\$ 16,137	\$ 14,282	\$ 23,476	\$ 31,402
Public Works	\$ 18,777	\$ -	\$ -	\$ -	\$ -
Hotel/Motel	\$ 925	\$ 1,796	\$ 5,568	\$ 2,596	\$ 3,963
Conv Ctr	\$ 6,540	\$ 10,736	\$ 5,565	\$ 6,278	\$ 3,710
Total General Fund	\$ 252,649	\$ 221,690	\$ 247,565	\$ 226,344	\$ 396,980

Business-Type Activities

Water/Wastewater	\$ 31,175	\$ 49,342	\$ 54,954	\$ 238,014
Bastrop Power & Light	\$ 4,811	\$ 5,882	\$ 10,649	\$ 16,469
Total Bus-Type Activities	\$ 4,811	\$ 37,057	\$ 59,991	\$ 71,423

Other Funds

BEDC	\$ 48,898	\$ 21,025	\$ 35,645	\$ 25,311	\$ 40,816
Hunter's Crossing	\$ 26,741	\$ 6,200	\$ -	\$ 1,030	\$ 1,153

List of legal services handled by City Attorney

Employment
Property (purchase/sale)
Open Record Requests
Council meetings (only JC charged)
Grants
Contracts
RFP
Boards/Commissions
Planning issues
Legislative (ordinances/resolutions)

Special Circumstances: (most of these issues were handled by Law Firms that specialize)

FY2015

Pine Forest Unit #6 (*about \$80,000 will be reimbursed to the City when the lots are sold*)

Red Light Camera Suit

JC - Solid Waste RFP and litigation to follow

JC - West Bastrop Village (MUD) (**these will be reimbursed by developer**)

JC - XS Ranch PID (**these will be reimbursed by developer**)

Water Permit

JC - Litigation against Planning Dept

Aqua CCN Litigation

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: **DISCUSSION REGARDING DIVERSITY ON THE CITY BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES.**

2. Party Making Request: **Council Member Jackson**

3. Nature of Request: (Brief Overview) Attachments: Yes _____ No _____

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

Diversity on City Boards, Commissions, Committees, and Task Forces: A Demographic Analysis

Since most become members of these entities by mayoral appointment and council confirmation, I made a study for the benefit of the council and the citizens.
(The spread sheets following this page show details of the following summaries.)

All Commissions, Boards, Committees, and Task Forces:

- Male – 54% and Female 46%
- White 80%, African-American 11%, Hispanic 8%, and Asian .01%
- (est.) 50 years of age and older – 81% and (est.) under 50 years of age – 19%

Commissions, Committees, Boards, and Task Forces excluding members who gained seats other than by appointment by the mayor's initiative and confirmation by the council.

(This analysis excludes the Main Street Board, presented by the board as nominees; Vision Task Force, chosen by Council Member McAnally; Form Based Code Committee ex officio members from other city entities; ex-officio members of the Hunters Crossing PID Board (City Manager and a Council Member); and the ex-officio member of the Historical Landmark Commission from the Planning and Zoning Board.)

- Male 58% and Female 42%
- White – 78%; African-American – 14%; Hispanic – 8%; and Asian .01%
- (est.) over 50 years of age – 80% and (est.) under 50 years of age – 20%

For a year and a half, I have continually attempted to expand the diversity of these entities. I have recruited people of color, sought the service of younger citizens, and appointed men and women who comprise a broad spectrum of years since they first moved to Bastrop.

I am happy to stand on my record, which shows considerable advancement in these categories, compared with totals of those first appointed both by me and by my predecessors.

My appointments of individuals for service for the first time on a particular board.

(Excluding those I continued after they were first appointed by Mayors Lock, Scott, and Orr.)

- White – 61%, African-Americans - 21%, and Hispanics - 18%.
- (est.) 50 years of age and older– 73% and (est.) under 50 years of age – 27%
- Years having lived in Bastrop when first appointed: 40 or more – 8 (24%); twenty to thirty-nine – 6 (18%); six to nineteen – 10 (30%); and fewer than six – 9 (27%).

Ken Kesselus

ANALYSIS OF DEMOGRAPHICS REGARDING CITY COMMISSIONS, COMMITTEES, BOARDS AND TASK FORCES											
ARTS IN PUBLIC PLACES	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Kathryn Nash		x	x				x			x	
Kristi Koch		x	x				x		x		
Dianna Rose		x	x				x		x		
Deborah Johnson		x	x				x		x		
Sergio Altamirano	x			x				x		x	
vacant											
Desmar Walkes		x			x		x			X	
Jo Albers		x	x				x			x	
Ann Beck		x	x				x			x	
	1	7	6	1	1		7	1			
ARTS IN PUBLIC PLACES	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

FORM BASED CODE (North Area)	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Kay McNally		x		X			x				x
Herb Goldsmith	x		x				x				x
Dan Hays-Clark	x		x				x				x
John Koslowski	x		x				x				x
Lisa Paterson		x	x				x				x
Bill Peterson	x				x		x				x
Dorothy Haywood		x			x		x			x	
Gregory Cavanaugh	x				x		x			x	
Mike Talbot	x		x				x				x
Meissa McCollum		x	x				x				x
	6	4	6	1	3		10			2	8
FORM BASED CODE (North Area)	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

HUNTERS CROSSING PID BOARD	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Mike Talbot	x		x				x				x
Brian Rider	x		x					x			x
Vacant											
William Dildine	x		x					x			x
Jim Kershaw	x		x				x			x	
Dock Jackson	x				x		x				x
Brandon Johnson	x		x					x		x	
	6		5		1		3	3		2	4
	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

[illegible]

ZONING BOARD OF ADJUSTMENT	male	female	white	Hispanic	AA	Asian	50+	under 50	1st apptd by D/T/T	1st apptd by Ken	Other wise
Matthew Lassen	x		x				x	x		x	
Dan Hays-Clark	x		x				x		x		
Blas Coy	x			x			x		x		
Michael Gibbons	x		x				x		x		
Herb Goldsmith	x		x				x		x		
Bob Rogers	x		x				x			x	
Daniel Ducloux	x		x					x		x	
	7		6	1			5	2	4	3	
ZONING BOARD OF	male	female	white	Hispanic	AA	Asian	50+	under 50	1st apptd by	1st apptd	Other

VISION TASK FORCE	male	female	white	Hispanic	AA	Asian	50+	under 50	1st apted by	1st apted	Other
Kay McAnally		x		X			x				x
Martha Harris		x	x				x				x
John Landwihir	x		x					x			x
Dick Smith	x		x				x				x
Nancy Wood		x	x				x				x
Becki Womble		x	x					x			x
	2	4	5	1			4	2			6
VISION TASK FORCE	male	female	white	Hispanic	AA	Asian	50+	under 50	1st apted by	1st apted	Other
All -- TOTALS	male	female	white	Hispanic	AA	Asian	50+	under 50	1st apted by	1st apted	Other
	57	48	84	8	12	1	85	20			
	54%	46%	80%	8%	11%	0.01%	81%	19%			

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FORM BASED CODE (North Area)	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Ex-Off Council - Kay											
Ex-Off ZBA - Herb											
Ex-Off HLC -- Dan Hays-											
John Koslowski	x		x				x				x
Ex-Off P&Z -- Lisa											
Bill Peterson	x				x		x				x
Dorothy Haywood		x			x		x			x	
Gregory Cavanaugh	x				x		x			x	
Ex-Off - City Manager - Mike Talbot											
Ex-Off - Staff - Melissa McCollum											
	3	1	1		3		4			2	8
FORM BASED CODE (North Area)	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

HISTORIC LANDMARK COMMISSION	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Chis Cartwright		x	x				x				x
Dan Hays-Clark	x		x				x		x		
Susan Long		x	x				x		x		
Blake Kaiser	x		x					x		x	
ex-offio -- P&Z Lisa											
Vacant											
Marilyn Whites		x	x				x		x		
	2	3	5				4	1	4	1	
HISTORIC LANDMARK COMMISSION	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

HUNTERS CROSSING PID BOARD	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
ex-officio City Manager -- Mike Talbot											
Brian Rider	x		x					x		x	
Vacant											
William Dildine	x		x					x	x		
Jim Kershaw	x		x				x		x		
elected by city Council - Dock Jackson											
Brandon Johnson	x		x					x	x		
	4		4				1	3	3	1	
	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise

ZONING BOARD OF ADJUSTMENT	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Matthew Lassen	x		x					x	x	x	
Dan Hays-Clark	x		x				x		x		
Blas Coy	x			x			x		x		
Michael Gibbons	x		x				x		x		
Herb Goldsmith	x		x				x		x		
Bob Rogers	x		x				x			x	
Daniel Ducloux	x		x					x		x	
	7		6	1			5	2	4	3	
ZONING BOARD OF ADJUSTMENT	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
Excluding non- appointed -- TOTALS	male	female	white	Hispanic	AA	Asian	50+	under 50	1st appted by D/T/T	1st appted by Ken	Other wise
	47	34	63	6	11	1	65	16			
	58%	42%	78%	8%	14%	0.01%	80%	20%			

Analysis of Appointments Made by Mayor Kesselus Other Than Continuation of Those Previously Appointed by Other Mayors												
Mayor Kesselus's (first timers)	male	female	white	Hispanic	AA	Asian	50+	under 50	yrs in B	1st apted by	1st apted	Other
Kathryn Nash		x	x				x		3			
Sergio Altamirano	x			x				x	3			
Desmar Walkes		x			x		x		20			
Jo Albers		x	x				x		12			
Ann Beck		x	x				x		15			
Cheryl Long		x	x				x		40			
Kristi Koch		x	x				x		11			
Carlos Liariano	x			x			x		3			
Cam Chavez	x			x				x	6			
Joe Beal	x		x				x		20			
Dorothy Haywood		x			x		x		lifetime			
Gregory Cavanaugh	x				x		x		15			
Andrew Coy	x			x			x		lifetime			
Janie McFarlin		x			x		x		lifetime			
Barbara Clemons		x			x		x		50			
Jimmy Crouch	x		x					x	2			
Josh Gordon	x		x				x		4			
William ennis	x		x				x		22			
David Bragg	x		x				x		8			
Kay Wesson		x	x				x		32			
Roger Osborn	x		x				x		lifetime			
Chase McDonald	x		x					x	lifetime			
Charles Schroeder	x		x				x		20			
Blake Kaiser	x		x				x		22			
Brian Rider	x		x					x	0			
Carlos Liariano	x			x			x		3			
Michelle Adams		x	x				x		9			

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: **DISCUSSION REGARDING PRESENCE OF THREE COUNCIL MEMBERS ON THE BEDC BOARD.**

2. Party Making Request: Mayor Kesselus

3. Nature of Request: (Brief Overview) Attachments: Yes _____ No _____

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: CONSIDERATION, DISCUSSION AND POSSIBLE ACTION REGARDING CLARIFICATION OF APPOINTMENT FOR JIMMY CROUCH TO THE CONSTRUCTION STANDARDS BOARD.

2. Party Making Request: Mayor Kesselus

3. Nature of Request: (Brief Overview) Attachments: Yes _____ No _____

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No _____ N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: _____

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

To the City Council:

I seek your advice about a proposed effect on my part to retain Jimmy Crouch on the Construction Standards Board, despite indicating otherwise last year. This involves a somewhat peculiar set of circumstances as follows:

Mr. Crouch, who has lived in Bastrop for about 3 or 4 years, indicated to me last year that he wanted to be of service to the city on one of our boards. I determined that he is a citizen of high quality and sincere commitment, and looked into possible positions for him. Because he is involved in the construction business in several areas of the United States, I asked him to fill a vacant position on the Construction Standards Board. He agreed, I appointed him, and the council confirmed the appointment.

Shortly thereafter, a position came free on the Parks Board. I told Mr. Crouch that I thought his service on the Parks Board would be more valuable to the city, and he agreed to leave the Construction Standards Board and take a seat on the Parks Board. I indicated this to the council, appointed him to the Parks Board, and the council confirmed him.

Of note:

- Mr. Crouch is still officially on the Construction Standards Board. I thought that he had resigned from the Construction Standards Board when I appointed him to the Parks Board, however, in late December, the City Secretary informed me that we never received a resignation letter from Mr. Crouch for his position on the Construction Standards Board. (He and I apparently miscommunicated.)
- The City Secretary also informed me that when she checked with him about a resignation letter, he indicated that he would be willing to serve on both boards if needed.
- The Construction Standards Board Chair, Charlie Schroeder, told me that he would be very pleased to have Mr. Crouch remain on the board.

Furthermore:

- I told the council, when I appointed him to the Parks Board, that he would be leaving the Construction Standards Board. I want to figure out what to do about the misunderstanding.
- I am mindful of an important conversation the council engaged in during a time when only Council Member McAnally and I (of the present council) were on the council, involving having citizens serve on more than one board only in special circumstances.
- As far as I can tell, we only have 2 citizens in this position – Lisa Patterson, who serves on P&Z, is an ex-officio member of the Historic Landmark Commission, chosen by P&Z to fill that required position – and Dan Hays-Clark, who fills the “design professional” position on the Historic Landmark Commission and serves on the Zoning Board of Adjustment. In Dan’s case, he is uniquely qualified for the professional position on HLC and is a very key member of ZBA. This is why Mayor Orr appointed him to both positions, and it is why, I believe, that the council

confirmed both appointments. Ms. Patterson and Mr. Hays-Clark are also on the Form Base Code Task Force.

- I believe that Mr. Crouch is one of those individuals who needs to serve on both boards. He can serve well on the Parks Board and fill a unique professional position on the Construction Standard Board that requires specific technical experience among its members and which meets irregularly, as needed. Mr. Crouch's name has been temporarily removed from the Construction Standards Board on the web.

Conclusion:

Despite the fact that I had indicated to the council that Mr. Crouch would leave the Construction Standards Board, I think it is good that he is still on the board.

Advice

I seek your advice about taking advantage of the fact that he did not resign (due to our misunderstanding) and leave him on the Construction Standards Board rather than asking him to turn in the resignation I asked for last year and then appointing him again to the board.

Ken Kesselus

Mayor

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: January 6, 2016MEETING DATE: January 12, 2015

1. Agenda Item: FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING CHAPTER 8 OF THE CITY CODE, ENTITLED "OFFENSES & NUISANCES," AND REVISING CERTAIN DEFINITIONS IN SECTION 8.07.001, AMENDING SECTION 8.07.003 ENTITLED "CARRYING IN CITY BUILDING OR VEHICLE", PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

:

2. Party Making Request: Michael H. Talbot

3. Nature of Request: (Brief Overview) Attachments: Yes _____ No _____

At the end of last year's State of Texas Legislative Session the Council was advised that the "State Legislature made several changes to the "State Law – Regarding Handguns". One of the changes was that a properly licensed person could carry either an open and/or concealed Hand-Gun into a City Council Meeting unless the "Governing Body" prohibited a properly licensed open or concealed hand gun into a Council meeting. It was my understanding that the Council did want to prohibit a properly licensed person from carrying either an open or concealed hand gun into a City Council Meeting. The attached ordinance will prohibit such activity during a meeting of the City Council.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation:

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

CITY OF BASTROP ORDINANCE NO. 2016 - 01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING CHAPTER 8 OF THE CITY CODE, ENTITLED “OFFENSES & NUISANCES,” AND REVISING CERTAIN DEFINITIONS IN SECTION 8.07.001, AMENDING SECTION 8.07.003 ENTITLED “CARRYING IN CITY BUILDING OR VEHICLE”, PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas is a Home Rule municipality incorporated and operating under the Laws of the State of Texas; and

WHEREAS, the City of Bastrop has the authority pursuant to Local Government Code, Section 229.001 and pursuant to the Texas Penal Code, Sections 46.035 and 30.05 through 30.07, to regulate the carrying of firearms on certain City premises; and

WHEREAS, the Texas Legislature has, from time to time, amended the scope of authority of Texas cities, such as the City of Bastrop, to regulate firearms; and

WHEREAS, the City Council has determined that portions of Section 8.07 of the Code of Ordinances should be amended to establish consistency with State law requirements, regarding the regulation of firearms, related to recent changes to State laws concerning same; and

WHEREAS, the City Council has determined that in order to ensure the health, safety and welfare of the citizens of the City of Bastrop, Texas, it is necessary to prohibit the carrying of firearms in City buildings and City owned and operated vehicles, with specific enumerated exceptions, to comply with recently amended State law.

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

Part 1: That Section 8.07.001 of the Code of Ordinances of the City of Bastrop, Texas, entitled “Definitions: is amended to read as follows:

Sec. 8.07.001 Definitions

As used in this article:

City building and city vehicle. Any building or portion of a building or any vehicle owned, occupied, leased, or under the authorized use or control of the city for city operations and activities. The term does not include any public or private driveway, street, sidewalk or walkway, parking lot, parking garage, or other parking area.

Gun, pistol, rifle, shotgun, and firearm. Any device designed, made, or adapted to expel a projectile through a barrel by using explosive energy generated by an explosion or burning substance, or any device readily convertible to that use, and shall include all air guns, air pistols, air rifles, and all other firearms using air pressure to propel a projectile. For purposes of this section, “taser” type weapons, crossbows, and bows and arrows are considered to be firearms.

Handgun. Any firearm that is designed, made, or adapted to be fired with one (1) hand.

Part 2: That Section 8.07.003 titled “Carrying in city building or city vehicle” of the Code of Ordinances of the City of Bastrop is amended to read as follows:

Sec. 8.07.003 Carrying in city building or city vehicle

- (a) It shall be unlawful for any person, other than a peace officer, while carrying a firearm, regardless of whether or not the person is duly licensed by the state to carry a handgun, to enter into or remain on the premises of:
 - (1) Any city building that is utilized by a court, while carrying a firearm, unless written authorization is first obtained from the court;
 - (2) Any city building that is serving as a polling place on the day of an election or at any time while early voting is in progress in the city building; and
 - (3) Any city building in which a public meeting of the city is being held.

(b) It shall be unlawful for any person, other than a peace officer, who is not duly licensed by the state to carry a handgun, to enter into or remain on the premises of any city building or in a city vehicle while carrying a firearm.

(c) The city manager shall direct the city staff to:

- (1) Provide notice at all entries to all city buildings in the form and language prescribed by Chapter 30 of the Texas Penal Code, and as that Chapter may be amended from time to time, that entry into that city building is forbidden to any person carrying a firearm in accordance with this section.
- (2) Provide a notice to anyone who is found to be carrying a firearm in accordance with this Ordinance and applicable state law, to exit the city building and/or the city vehicle.

(d) This section does not apply to a peace officer or a commissioned security officer hired by or under contract with the city and acting within the scope of that employment, or to a peace officer of another unit of government lawfully acting within the scope of the peace officer's duties.

Part 3: All other provisions of Article 8.07 entitled "Firearms" shall remain in full force and effect.

Part 4: This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Bastrop, and this ordinance shall not operate to repeal or affect any of such other ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any in such other ordinance or ordinances are superseded.

Part 5: 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.

Part 6: The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect in accordance with the provisions of the Charter of the City of Bastrop and State Law.

READ AND APPROVED, on FIRST READING, on this the 12th day of January 2016.

READ AND ADOPTED, on SECOND READING, on this the ____ day of _____ 2016.

ADOPTED:

Ken Kesselus, Mayor

ATTEST:

Ann Franklin, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney
Shan Rutherford, Esq.

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: Jan. 6, 2016

MEETING DATE: Jan. 12, 2016

1. Agenda Item: **Consideration, discussion and possible action on acceptance of the unaudited Monthly Financial Reports for the period ending in Nov. 30, 2015.**

2. Party Making Request: **Tracy Waldron, Chief Financial Officer**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

Provide City Council monthly financial report overview for four major funds to include General Fund, Water-Wastewater Fund, Bastrop Power & Light and the Hotel Motel Fund.

4. Policy Implication: _____

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____

b) _____

c) _____

8. Staff Recommendation: Acceptance of monthly financial reports

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Action Taken: _____

CITY OF BASTROP, TEXAS
MONTHLY FINANCIAL REPORT AND
QUARTERLY FINANCIAL REPORT
FOR PERIOD ENDING NOV. 30, 2015



CITY OF BASTROP
SUMMARY OF REVENUES AND EXPENDITURES
AS OF NOV. 30, 2015

1-12-2016

Fiscal year 2016 is 2 month or 16.7% completed as of Nov. 30, 2015.

Revenues

Expenditures

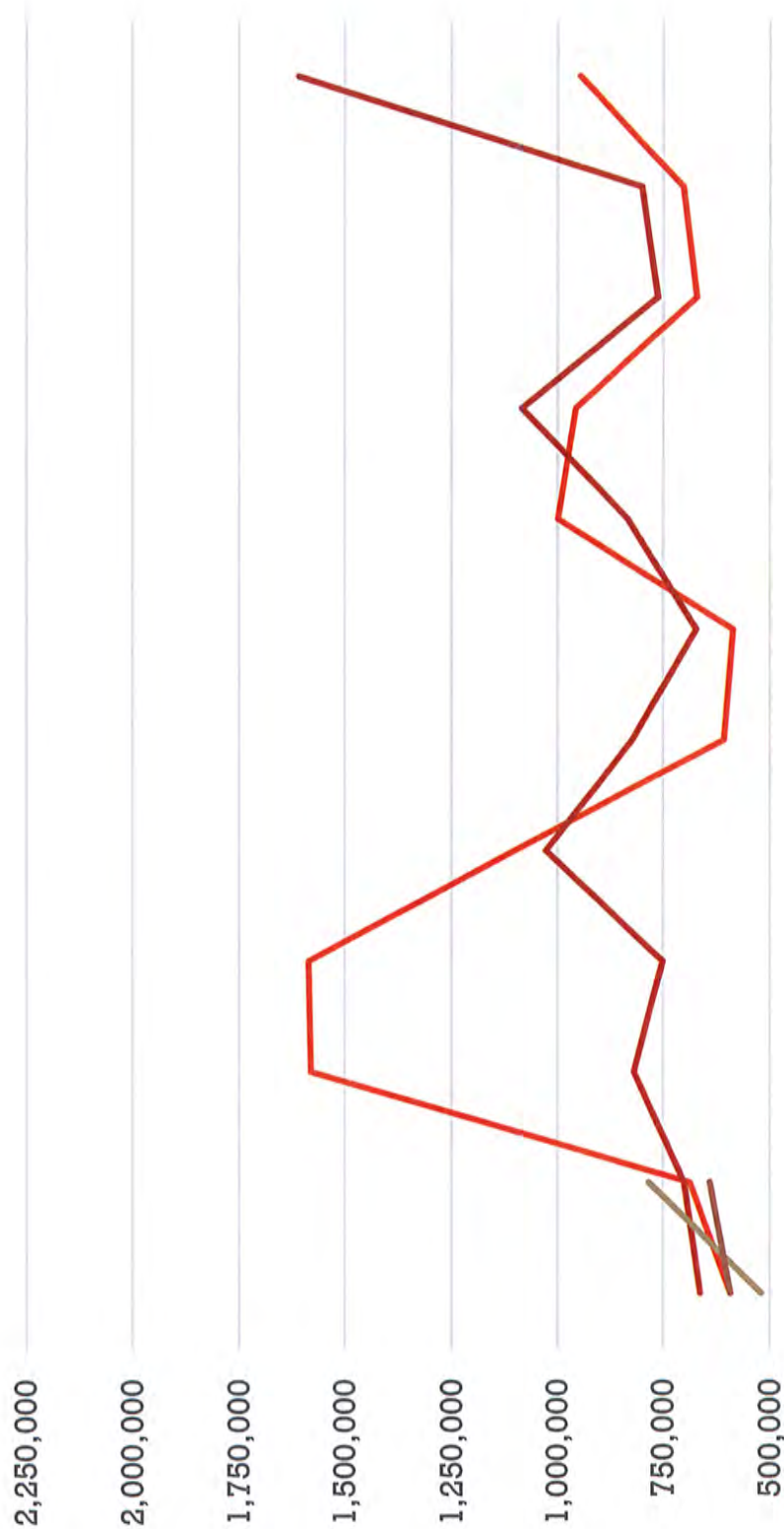
	FY 2016 Budget*	FY 2016 YTD Actual	% of FY2016 Budget	FY 2016 Budget*	FY 2016 YTD Actual	% of FY2016 Budget
General Fund	\$ 10,252,797	\$ 1,303,528	12.71%	\$ 11,966,627	\$ 1,224,824	10.24%
W/WW Fund	\$ 4,258,480	\$ 701,354	16.47%	\$ 4,315,474	\$ 573,277	13.28%
Electric Fund	\$ 7,528,000	\$ 1,008,721	13.4%	\$ 7,851,474	\$ 1,068,857	13.61%
Hotel Motel Fund	\$ 2,801,500	\$ 498,222	17.78%	\$ 2,517,706	\$ 498,475	19.80%

*Budget amounts reflect any budget amendments approved by Council during the Fiscal Year



GENERAL FUND REVENUE & EXPENDITURES AS OF NOV. 30, 2015

- Revenues will increase in December, January, and February due to collection of the Ad Valorem Taxes.
- Due to an audit adjustment that accrues our revenue into the period it was earned, the Sales Tax revenue earned in October and November are estimated.
- The Revenue spiked in May 2015 due to the transfer from BP&L of \$200,000 for the Comprehensive Plan and the donated land from BEDC of \$183,000 in-kind income

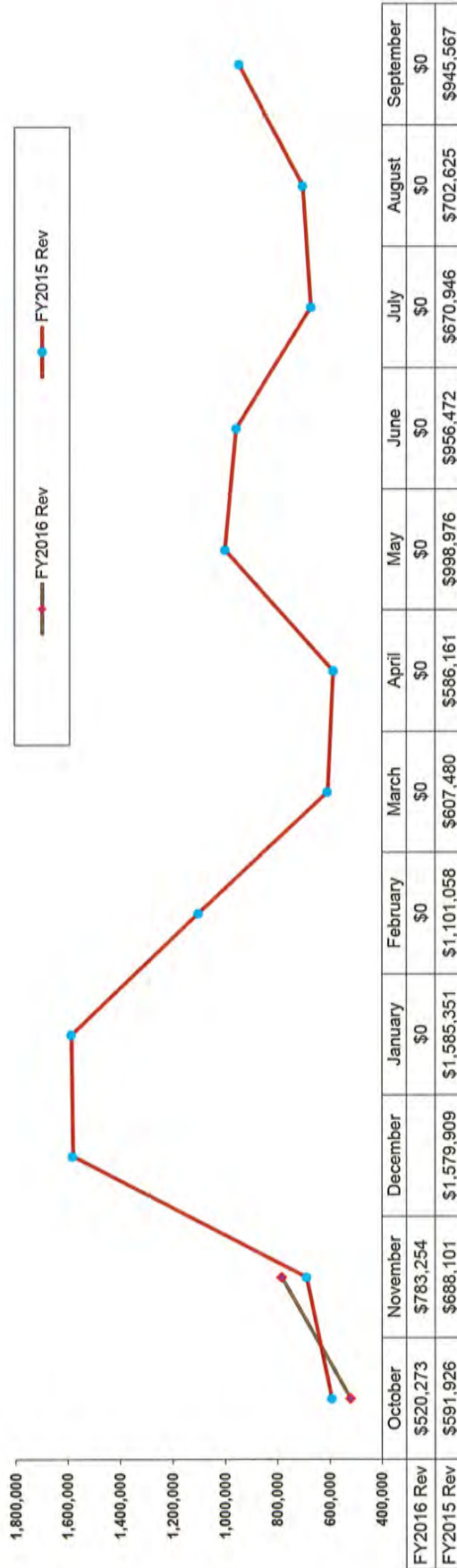


	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	August	Sept
FY2015 Revenues	\$591,926	\$688,101	\$1,579,90	\$1,585,35	\$1,101,05	\$607,480	\$586,161	\$998,976	\$956,472	\$670,946	\$702,625	\$945,567
FY2015 Expenses	\$663,660	\$700,904	\$818,271	\$751,303	\$1,027,45	\$822,206	\$672,916	\$832,928	\$1,084,10	\$761,772	\$798,934	\$1,607,82
FY2016 Revenues	\$520,273	\$783,254										
FY2016 Expenses	\$592,109	\$640,105										

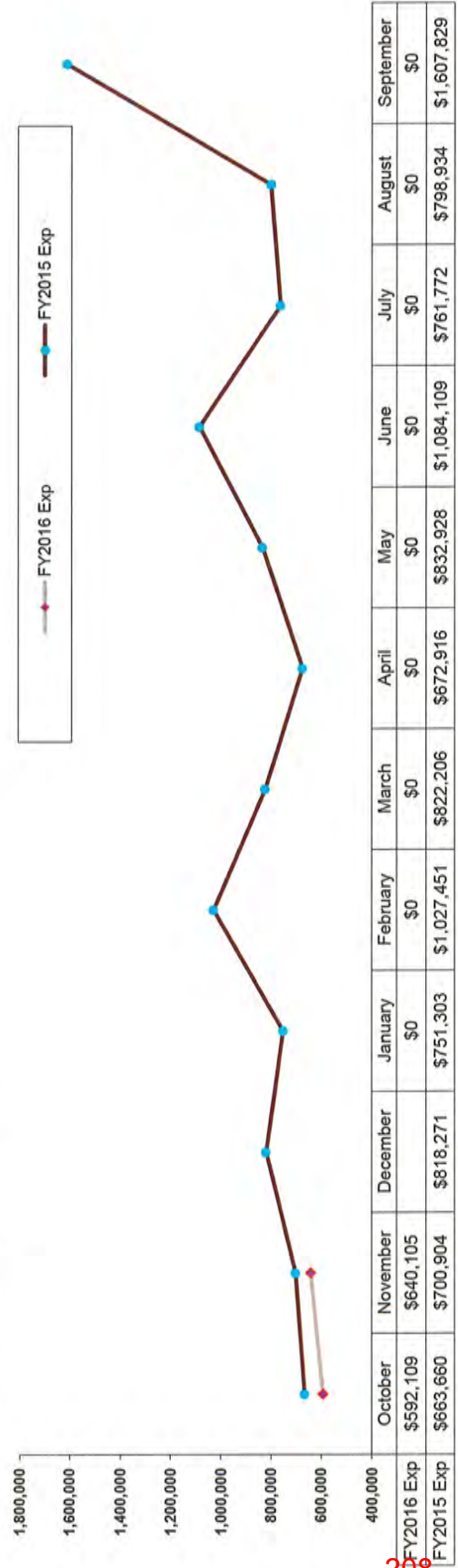
GENERAL FUND REVENUE & EXPENDITURES AS OF NOV. 30, 2015

1-12-2016

FY 2015 & 2016 Revenues



FY 2015 & 2016 Expenditures

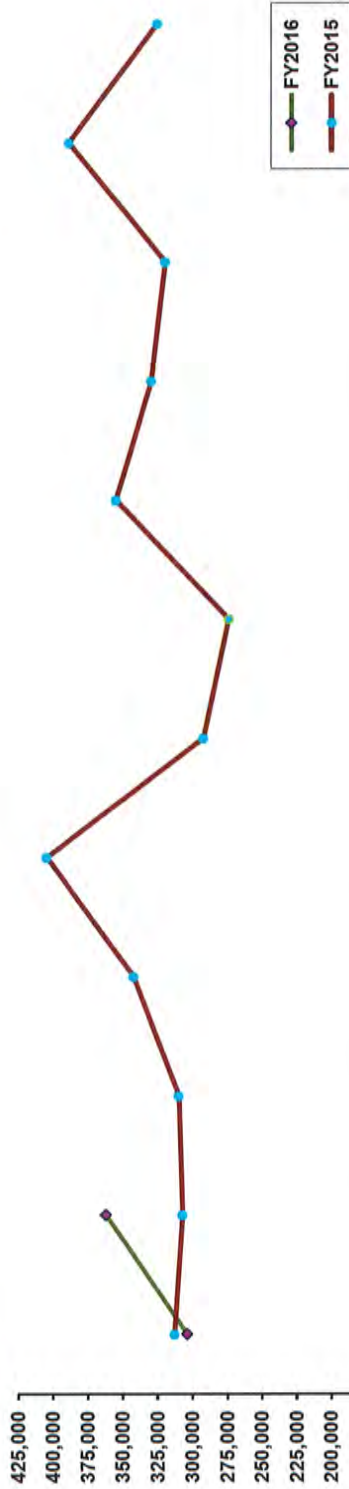


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GENERAL FUND REVENUE AS OF NOV. 30, 2015

1-12-2016

Sales Tax

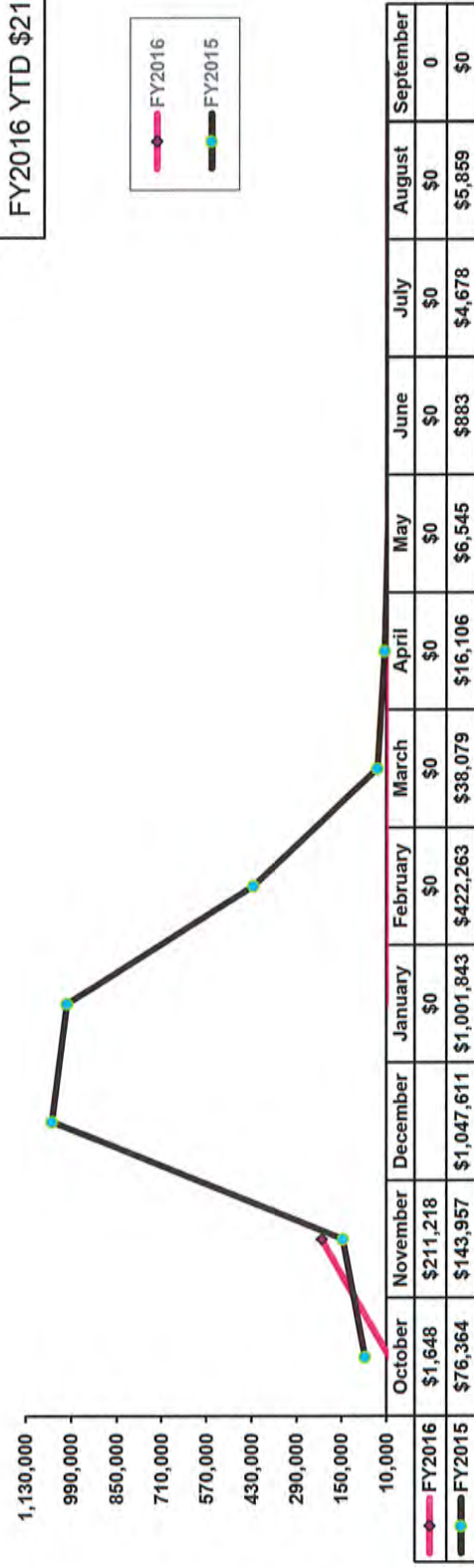


	October	November	December	January	February	March	April	May	June	July	August	September
FY2016	\$303,779	\$361,829		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY2015	\$312,824	\$306,921	\$309,509	\$341,867	\$403,916	\$291,598	\$273,392	\$354,175	\$328,846	\$318,738	\$387,708	\$324,463

FY2016 Budgeted \$3,996,190

FY2016 YTD \$665,608

Ad Valorem Taxes



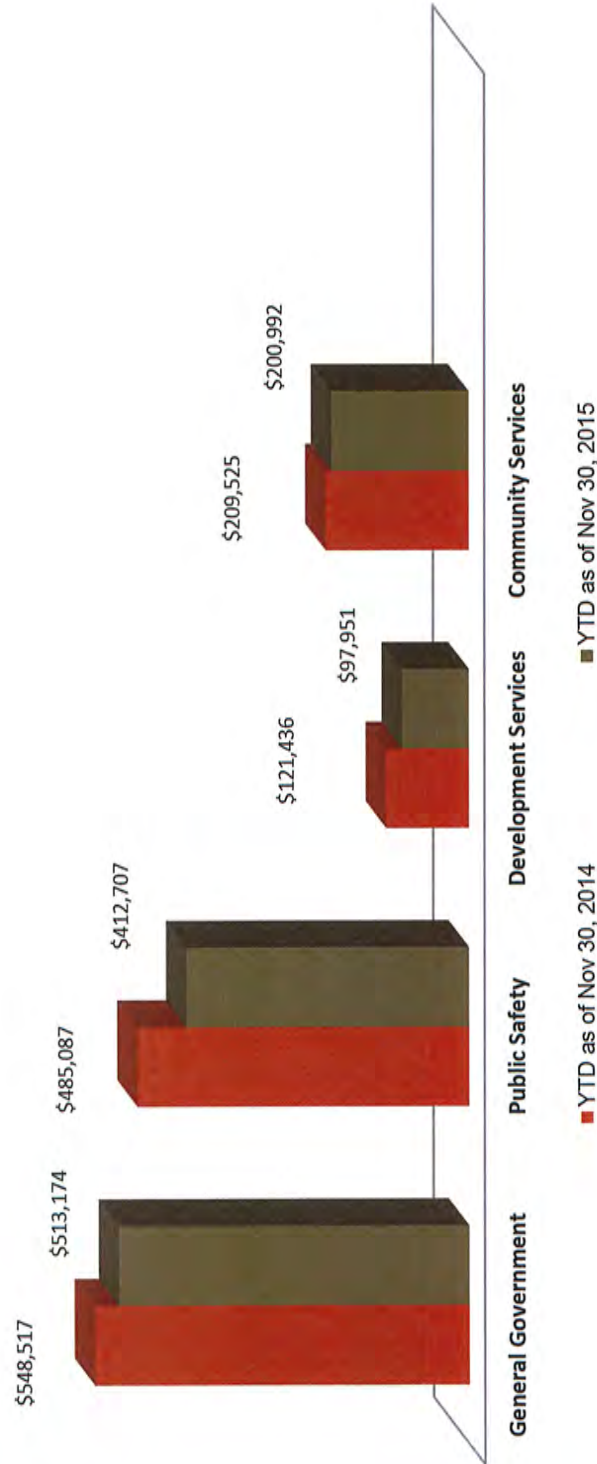
FY2016 Budget \$2,956,945

FY2016 YTD \$212,866

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GENERAL FUND EXPENDITURES AS OF NOV. 30, 2015

General Fund Expenditures Comparison

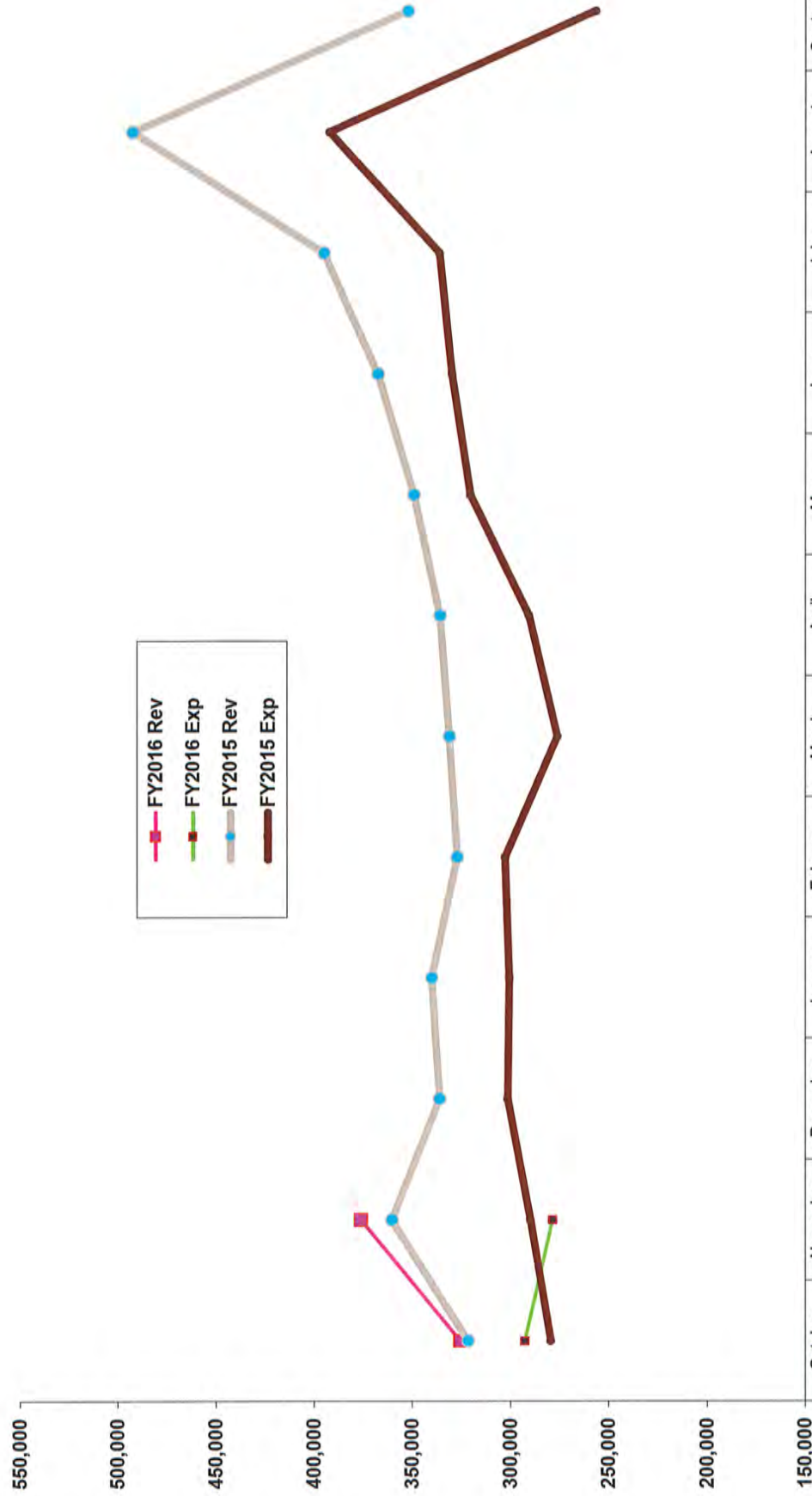


- General Government includes Legislative, Organizational, City Manager, City Secretary, Finance, Human Resources, Information Technology, Public Works, and Building Maintenance
- Public Safety includes Police Department, Fire Department, Health, and Municipal Court
- Development Services includes the Planning Department
- Community Services includes Recreation, Parks, and Library



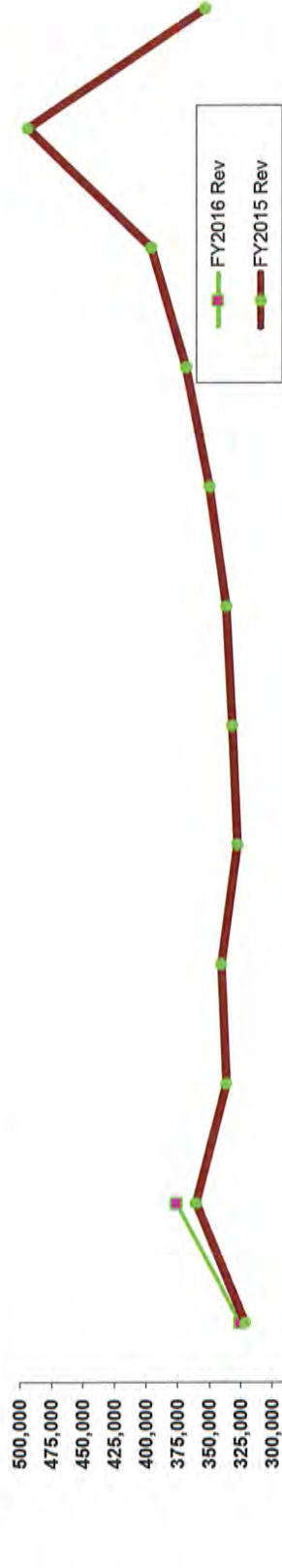
WATER WASTEWATER FUND REVENUE & EXPENDITURES AS OF NOV. 30, 2015

- Water/ Wastewater Fund Revenues Year-to-date (YTD) as of Nov. 30, 2015 are \$701,354 or 16.47% of the year.

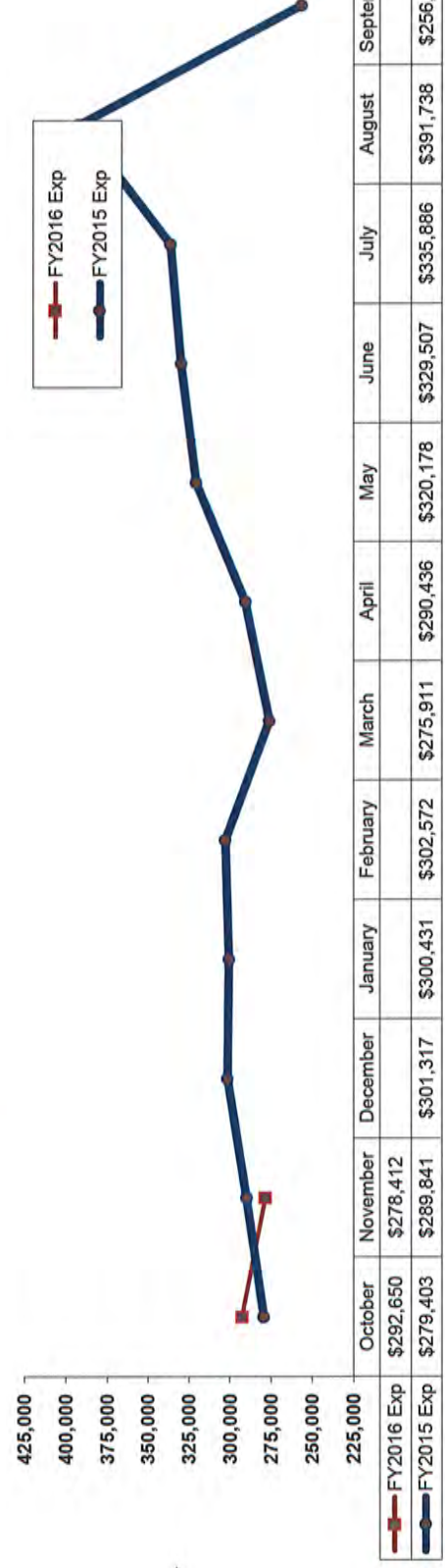


WATER WASTEWATER FUND REVENUE & EXPENDITURES AS OF NOV. 30, 2015

FY 2015 & 2016 Revenues

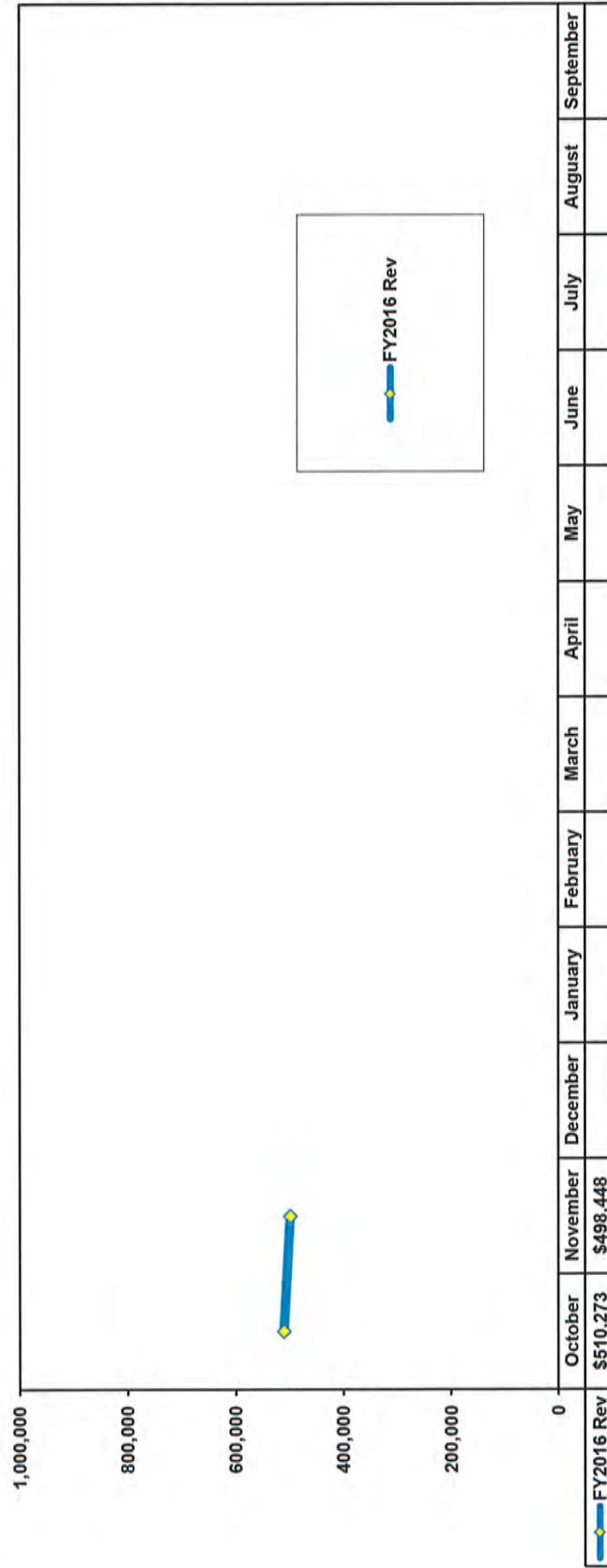


FY 2015& 2016 Expenditures



BASTROP POWER AND LIGHT / ELECTRIC FUND REVENUE AS OF NOV. 30, 2015

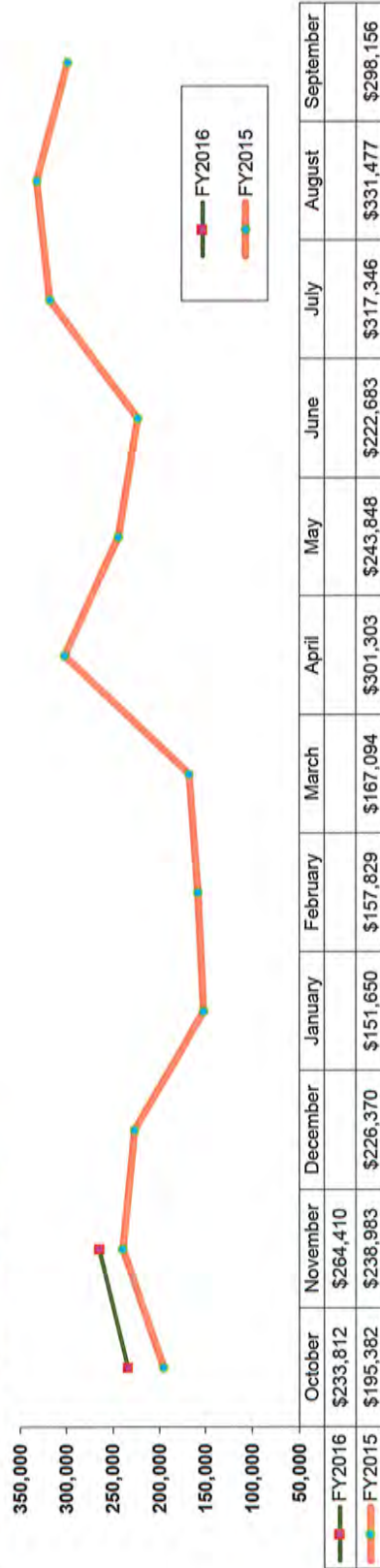
❑ Electric Fund Revenues Year-to-date (YTD) as of Nov. 30, 2015 are \$1,008,721 or 13.4% of the FY2016 adopted budget.



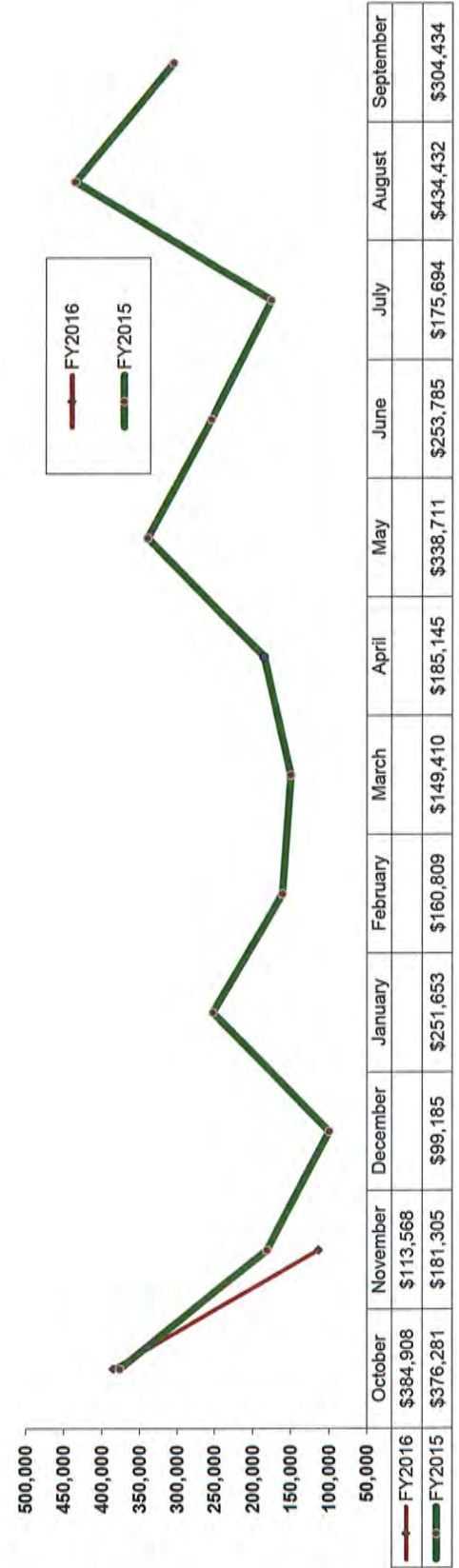
HOTEL MOTEL TAX REVENUE FUND REVENUE AND EXPENDITURES AS OF NOV 30, 2015

- ❑ Revenues as of Nov. 30, 2015 represent YTD earned revenue of \$498,222. Due to an audit adjustment that accrues our revenue into the period it was earned, the revenue earned in October is an estimate.
- ❑ Expenses in October are increased due to the one-time disbursement of funds to Hotel Motel funded organizations. The spike in August 2015 was the additional funding transfer to General Fund for Bastrop Art Guild and double payments to BMC.

Hotel / Motel Fund Revenue



Hotel / Motel Fund Expenses



FINANCIAL STATEMENT REPORTS ARE ATTACHED

- GENERAL FUND
- WATER/ WASTEWATER UTILITY FUND
- HOTEL MOTEL FUND



FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2015

101-GENERAL FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
TAXES & PENALTIES						
00-00-4001 CURRENT TAXES M&O	220,321.75	2,956,945.00	211,217.96	212,865.80	2,744,079.20	7.20
00-00-4002 DELINQUENT TAXES M&O	6,391.29	35,750.00	5,649.40	8,065.40	27,684.60	22.56
00-00-4003 PENALTIES & INTEREST M&O	3,777.46	26,000.00	2,267.33	3,760.29	22,239.71	14.46
00-00-4004 FRANCHISE TAX	20,285.66	410,000.00	(140.85)	(140.85)	410,140.85	0.03
00-00-4006 CITY SALES TAX	9,935.46	3,996,190.00	361,829.16	665,608.40	3,330,581.60	16.66
00-00-4008 OCCUPATION TAX	365.00	8,000.00	0.00	1,425.00	6,575.00	17.81
00-00-4009 MIXED BEVERAGE TAX	0.00	48,000.00	0.00	0.00	48,000.00	0.00
00-00-4010 380 AGREEMENT PROP REFUND	0.00	(45,000.00)	0.00	0.00	(45,000.00)	0.00
TOTAL TAXES & PENALTIES	261,076.62	7,435,895.00	580,823.00	891,584.04	6,544,300.96	11.99
LICENSES & PERMITS						
00-00-4020 BUILDING PERMITS	23,027.76	120,000.00	4,850.98	10,783.86	109,216.14	8.99
00-00-4021 ZONING FEES	300.00	3,500.00	300.00	600.00	2,900.00	17.14
00-00-4022 PLATTING FEES	1,200.00	40,000.00	500.00	920.00	39,080.00	2.30
00-00-4023 SPECIAL EVENT PERMIT FEE	200.00	2,000.00	100.00	200.00	1,800.00	10.00
TOTAL LICENSES & PERMITS	24,727.76	165,500.00	5,750.98	12,503.86	152,996.14	7.56
CHARGES FOR SERVICES						
00-00-4040 ANIMAL SERVICE RECEIPTS	35.00	200.00	20.00	20.00	180.00	10.00
00-00-4043 PARKS RECEIPTS	105.00	2,000.00	35.00	70.00	1,930.00	3.50
00-00-4044 PD ACCIDENT REPORTS	150.00	1,800.00	244.00	244.00	1,556.00	13.56
00-00-4046 SPECIAL EVENTS HOT REIMS	0.00	30,000.00	0.00	0.00	30,000.00	0.00
00-00-4049 TRANSFER STATION RECEIPTS	730.00	5,000.00	1,040.00	1,447.00	3,553.00	28.94
00-00-4051 SANITATION REVENUE	0.00	475,000.00	40,066.16	80,055.48	394,944.52	16.85
00-00-4052 SANITATION PENALTIES	0.00	7,500.00	572.58	1,163.92	6,336.08	15.52
TOTAL CHARGES FOR SERVICES	1,020.00	521,500.00	41,877.74	83,000.40	438,499.60	15.92
FINES & FORFEITURES						
00-00-4070 MUNICIPAL COURT FINES	20,414.85	195,000.00	18,663.39	42,240.35	152,759.65	21.66
00-00-4076 LIBRARY RECEIPTS	2,413.66	16,000.00	1,334.23	2,637.31	13,362.69	16.48
00-00-4078 JUVENILE CASE MANAGER-M/C	819.91	7,500.00	559.23	1,399.94	6,100.06	18.67
00-00-4080 TEEN COURT (MC)	125.29	1,000.00	200.00	240.00	760.00	24.00
TOTAL FINES & FORFEITURES	23,773.71	219,500.00	20,756.85	46,517.60	172,982.40	21.19
OTHER REVENUE						
INTEREST INCOME						
00-00-4400 INTEREST RECEIPTS	662.10	4,000.00	432.10	1,372.54	2,627.46	34.31
TOTAL INTEREST INCOME	662.10	4,000.00	432.10	1,372.54	2,627.46	34.31

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101-GENERAL FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL						
00-00-4415 EMERGENCY MANAGEMENT	16,201.38	30,000.00	0.00	0.00	30,000.00	0.00
00-00-4490 ELECTRIC IN-KIND	86,046.66	449,405.00	35,311.67	70,623.34	378,781.66	15.71
00-00-4491 WATER/WASTEWATER IN-KIND	88,503.32	488,385.00	37,930.00	75,860.00	412,525.00	15.53
00-00-4493 BEDC IN-KIND	33,179.98	189,000.00	0.00	0.00	189,000.00	0.00
00-00-4495 CONVENTION CENTER IN-KIND	29,020.00	166,372.00	13,271.67	26,543.34	139,828.66	15.95
TOTAL INTERGOVERNMENTAL	252,951.34	1,323,162.00	86,513.34	173,026.68	1,150,135.32	13.08
MISCELLANEOUS						
00-00-4509 GENERAL DONATIONS	100.00	500.00	0.00	0.00	500.00	0.00
00-00-4512 SALE OF FIXED ASSETS	546.00	0.00	0.00	0.00	0.00	0.00
00-00-4536 MISCELLANEOUS	1,682.86	25,000.00	180.01	2,223.10	22,776.90	8.89
00-00-4537 INSURANCE PROCEEDS	1,426.12	0.00	341.00	341.00	341.00	0.00
TOTAL MISCELLANEOUS	3,754.98	25,500.00	521.01	2,564.10	22,935.90	10.06
TRANSFERS-IN						
00-00-4703 TRANSFERS IN - ELECTRIC FUND	102,250.00	557,750.00	46,479.17	92,958.34	464,791.66	16.67
TOTAL TRANSFERS-IN	102,250.00	557,750.00	46,479.17	92,958.34	464,791.66	16.67
** TOTAL REVENUE **	670,216.51	10,252,797.00	783,254.19	1,303,527.56	8,949,269.44	12.71

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
NON-DEPARTMENT						
=====						
00-NON-PROGRAM						
=====						
LEGISLATIVE						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
01-00-5101 SALARIES	837.00	6,300.00	525.00	1,050.00	5,250.00	16.67
01-00-5150 SOCIAL SECURITY	68.88	485.00	40.18	80.36	404.64	16.57
01-00-5156 WORKER'S COMPENSATION	56.40	230.00	0.00	50.40	179.60	21.91
TOTAL PERSONNEL SERVICES	962.28	7,015.00	565.18	1,180.76	5,834.24	16.83
SUPPLIES & MATERIALS						
01-00-5201 SUPPLIES	310.72	3,900.00	131.09	148.70	3,651.30	3.91
01-00-5203 POSTAGE	2.61	350.00	135.84	135.84	214.16	38.81
01-00-5230 FORMS PRINTING	30.72	380.00	0.00	0.00	380.00	0.00
TOTAL SUPPLIES & MATERIALS	344.05	4,530.00	266.93	284.54	4,245.46	6.28
MAINTENANCE & REPAIRS						
=====						
OCCUPANCY						
01-00-5401 COMMUNICATIONS	545.18	3,500.00	294.92	582.32	2,917.68	16.64
01-00-5403 UTILITIES	981.01	4,500.00	350.84	883.51	3,616.49	19.63
TOTAL OCCUPANCY	1,526.19	8,000.00	645.76	1,465.83	6,534.17	18.32
CONTRACTUAL SERVICES						
01-00-5505 PROFESSIONAL SERVICES	0.00	10,000.00	0.00	0.00	10,000.00	0.00
01-00-5513 RECORDING FEES	0.00	900.00	0.00	0.00	900.00	0.00
01-00-5561 MAYOR & COUNCIL	150.00	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACTUAL SERVICES	150.00	10,900.00	0.00	0.00	10,900.00	0.00

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OTHER CHARGES						
01-00-5601 ADVERTISING	0.00	2,300.00	0.00	0.00	2,300.00	0.00
01-00-5605 TRAVEL & TRAINING	1,367.26	10,200.00	61.90	306.90	9,893.10	3.01
01-00-5609 TML REGION X MEETING	0.00	0.00	21.79	21.79	(21.79)	0.00
01-00-5615 DUES, SUBSCRIPTIONS & PUB	0.00	3,340.00	794.90	1,579.90	1,760.10	47.30
01-00-5655 EQUIPMENT RENTAL	0.00	250.00	0.00	0.00	250.00	0.00
TOTAL OTHER CHARGES	1,367.26	16,090.00	878.59	1,908.59	14,181.41	11.86
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	4,349.78	46,535.00	2,356.46	4,839.72	41,695.28	10.40
TOTAL LEGISLATIVE	4,349.78	46,535.00	2,356.46	4,839.72	41,695.28	10.40
ORGANIZATIONAL						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
02-00-5155 GROUP INSURANCE	1,270.00	37,680.00	596.48	1,191.48	36,488.52	3.16
02-00-5159 RETIREES BENEFITS	22,728.40	31,162.56	3,895.84	3,896.36	27,266.20	12.50
TOTAL PERSONNEL SERVICES	23,998.40	68,842.56	4,492.32	5,087.84	63,754.72	7.39
SUPPLIES & MATERIALS						
02-00-5201 SUPPLIES	1,819.71	14,000.00	1,120.35	2,374.55	11,625.45	16.96
02-00-5202 EQUIPMENT	0.00	1,400.00	0.00	0.00	1,400.00	0.00
02-00-5203 POSTAGE	6.15	190.00	0.00	7.71	182.29	4.06
02-00-5240 FUEL	35.93	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL SUPPLIES & MATERIALS	1,861.79	16,590.00	1,120.35	2,382.26	14,207.74	14.36
MAINTENANCE & REPAIRS						
02-00-5320 EQUIPMENT MAINTENANCE	0.00	700.00	0.00	0.00	700.00	0.00
02-00-5340 MAINT OF VEHICLES	0.00	1,000.00	0.00	0.00	1,000.00	0.00
02-00-5345 SENIOR CENTER BUILDING MAIN	0.00	500.00	0.00	0.00	500.00	0.00
02-00-5346 CITY HALL BUILDING MAINTENANCE	823.01	12,100.00	203.00	203.00	11,897.00	1.68
TOTAL MAINTENANCE & REPAIRS	823.01	14,300.00	203.00	203.00	14,097.00	1.42

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OCCUPANCY						
CONTRACTUAL SERVICES						
02-00-5505 PROFESSIONAL SERVICES	16,819.00	65,000.00	1,655.00	2,032.00	62,968.00	3.13
02-00-5521 RSV EMERGENCY MANAGEMENT	0.00	0.00	543.26	543.26	(543.26)	0.00
02-00-5523 PROPERTY TAX COLLECT/APPRAI	16,283.44	80,000.00	0.00	28,769.35	51,230.65	35.96
02-00-5525 LEGAL SERVICES	22,149.65	175,000.00	0.00	0.00	175,000.00	0.00
02-00-5526 LEGAL SERVICES - TAXES	2,068.95	18,500.00	684.03	1,447.53	17,052.47	7.82
02-00-5530 ENGINEERING & CONSULTING	1,155.00	15,000.00	0.00	0.00	15,000.00	0.00
02-00-5540 PROPERTY & LIABILITY INSURA	23,403.55	96,500.00	0.00	21,390.60	75,109.40	22.17
02-00-5561 CONTRACTUAL SERVICES	0.00	6,000.00	0.00	1,000.00	5,000.00	16.67
TOTAL CONTRACTUAL SERVICES	81,879.59	456,000.00	2,882.29	55,182.74	400,817.26	12.10
OTHER CHARGES						
02-00-5601 ADVERTISING	0.00	1,500.00	0.00	0.00	1,500.00	0.00
02-00-5605 TRAVEL & TRAINING	31.85	2,500.00	243.41	243.41	2,256.59	9.74
02-00-5615 DUES, SUBSCRIPTIONS & PUB	2,622.30	7,545.00	335.00	670.00	6,875.00	8.88
02-00-5644 380 AGREEMENT REIMB-SALES T	0.00	445,000.00	0.00	0.00	445,000.00	0.00
02-00-5645 380 AGREEMENT REIMB-PROP TA	0.00	25,000.00	0.00	0.00	25,000.00	0.00
02-00-5654 WCID STREET IMPROVEMENTS	552.52	15,000.00	0.00	0.00	15,000.00	0.00
02-00-5655 EQUIPMENT RENTAL	118.00	1,200.00	59.00	118.00	1,082.00	9.83
02-00-5660 DONATED SERVICES	91.99	1,000.00	47.13	99.27	900.73	9.93
02-00-5675 BASTROP CO JUVENILE BOOTCAM	4,620.00	4,620.00	4,620.00	4,620.00	0.00	100.00
02-00-5676 CLEAN SWEEP	5,262.28	10,000.00	3,353.73	3,353.73	6,646.27	33.54
02-00-5679 BAD DEBTS	0.00	0.00	(5.55)	3.33	(3.33)	0.00
TOTAL OTHER CHARGES	13,298.94	513,365.00	8,652.72	9,107.74	504,257.26	1.77
CONTINGENCY						
02-00-5900 CONTINGENCY	0.00	340,000.00	0.00	0.00	340,000.00	0.00
TOTAL CONTINGENCY	0.00	340,000.00	0.00	0.00	340,000.00	0.00
CAPITAL OUTLAY						
02-00-6010 EQUIPMENT	0.00	0.00	8,717.00	8,717.00	(8,717.00)	0.00
TOTAL CAPITAL OUTLAY	0.00	0.00	8,717.00	8,717.00	(8,717.00)	0.00
DEBT SERVICE						
TRANSFERS OUT						
TOTAL 00-NON-PROGRAM	121,861.73	1,409,097.56	26,067.68	80,680.58	1,328,416.98	5.73
TOTAL ORGANIZATIONAL	121,861.73	1,409,097.56	26,067.68	80,680.58	1,328,416.98	5.73

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CITY MANAGER						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
03-00-5101 OPERATIONAL SALARIES	32,247.58	222,156.00	17,574.23	32,037.68	190,118.32	14.42
03-00-5116 LONGEVITY	0.00	900.00	0.00	0.00	900.00	0.00
03-00-5150 SOCIAL SECURITY	1,285.71	17,170.00	598.05	963.72	16,206.28	5.61
03-00-5151 RETIREMENT	5,722.35	33,685.00	2,624.67	4,911.51	28,773.49	14.58
03-00-5155 GROUP INSURANCE	5,505.24	32,970.00	2,752.62	5,505.24	27,464.76	16.70
03-00-5156 WORKER'S COMPENSATION	117.91	750.00	0.00	112.72	637.28	15.03
TOTAL PERSONNEL SERVICES	44,878.79	307,631.00	23,549.57	43,530.87	264,100.13	14.15
SUPPLIES & MATERIALS						
03-00-5201 SUPPLIES	274.17	4,650.00	690.40	1,369.66	3,280.34	29.46
03-00-5203 POSTAGE	6.87	300.00	0.00	20.84	279.16	6.95
03-00-5206 OFFICE EQUIPMENT	199.99	2,000.00	112.27	112.27	1,887.73	5.61
03-00-5230 FORMS PRINTING	18.55	250.00	0.00	0.00	250.00	0.00
TOTAL SUPPLIES & MATERIALS	499.58	7,200.00	802.67	1,502.77	5,697.23	20.87
MAINTENANCE & REPAIRS						
=====						
OCCUPANCY						
03-00-5401 COMMUNICATIONS	1,091.34	7,100.00	504.32	1,129.89	5,970.11	15.91
03-00-5403 UTILITIES	424.58	2,300.00	151.84	382.38	1,917.62	16.63
TOTAL OCCUPANCY	1,515.92	9,400.00	656.16	1,512.27	7,887.73	16.09
CONTRACTUAL SERVICES						
03-00-5505 PROFESSIONAL SERVICES	0.00	100.00	0.00	0.00	100.00	0.00
03-00-5528 PROFESSIONAL FEES	0.00	50.00	0.00	0.00	50.00	0.00
03-00-5580 EMPLOYEE BOND	0.00	200.00	0.00	0.00	200.00	0.00
TOTAL CONTRACTUAL SERVICES	0.00	350.00	0.00	0.00	350.00	0.00
OTHER CHARGES						
03-00-5601 ADVERTISING	0.00	100.00	0.00	0.00	100.00	0.00
03-00-5605 TRAVEL & TRAINING	0.00	4,000.00	175.00	175.00	3,825.00	4.38
03-00-5615 DUES, SUBSCRIPTIONS & PUB	2,893.25	6,800.00	2,464.05	3,043.00	3,757.00	44.75
03-00-5655 EQUIPMENT RENTAL	0.00	40.00	0.00	0.00	40.00	0.00
TOTAL OTHER CHARGES	2,893.25	10,940.00	2,639.05	3,218.00	7,722.00	29.41

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	49,787.54	335,521.00	27,647.45	49,763.91	285,757.09	14.83
TOTAL CITY MANAGER	49,787.54	335,521.00	27,647.45	49,763.91	285,757.09	14.83
CITY SECRETARY						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
04-00-5101 OPERATIONAL SALARIES	8,214.08	71,000.00	5,372.54	9,939.20	61,060.80	14.00
04-00-5150 SOCIAL SECURITY	783.62	5,439.00	412.38	763.47	4,675.53	14.04
04-00-5151 RETIREMENT	1,003.07	7,800.00	586.42	1,085.32	6,714.68	13.91
04-00-5155 GROUP INSURANCE	1,384.88	8,360.00	694.48	1,388.96	6,971.04	16.61
04-00-5156 WORKER'S COMPENSATION	39.30	254.00	0.00	37.57	216.43	14.79
TOTAL PERSONNEL SERVICES	11,424.95	92,853.00	7,065.82	13,214.52	79,638.48	14.23
SUPPLIES & MATERIALS						
04-00-5201 SUPPLIES	70.55	2,500.00	55.83	58.09	2,441.91	2.32
04-00-5203 POSTAGE	0.48	175.00	267.80	267.80	(92.80)	153.03
04-00-5230 FORMS PRINTING	64.65	100.00	0.00	0.00	100.00	0.00
04-00-5245 ELECTION	0.00	3,200.00	0.00	0.00	3,200.00	0.00
TOTAL SUPPLIES & MATERIALS	135.68	5,975.00	323.63	325.89	5,649.11	5.45
MAINTENANCE & REPAIRS						
OCCUPANCY						
04-00-5401 COMMUNICATION	318.93	1,440.00	167.84	328.08	1,111.92	22.78
04-00-5403 UTILITIES	151.34	750.00	54.13	136.31	613.69	18.17
TOTAL OCCUPANCY	470.27	2,190.00	221.97	464.39	1,725.61	21.21
CONTRACTUAL SERVICES						
04-00-5508 CODIFICATION OF ORDINANCE	0.00	5,000.00	0.00	0.00	5,000.00	0.00
04-00-5510 RECORDS RETENTION	0.00	500.00	0.00	0.00	500.00	0.00
04-00-5580 EMPLOYEE BOND	0.00	100.00	0.00	0.00	100.00	0.00
TOTAL CONTRACTUAL SERVICES	0.00	5,600.00	0.00	0.00	5,600.00	0.00

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OTHER CHARGES						
04-00-5601 ADVERTISING	0.00	400.00	0.00	116.37	283.63	29.09
04-00-5605 TRAVEL & TRAINING	1,340.43	5,000.00	47.15	47.15	4,952.85	0.94
04-00-5615 DUES, SUBSCRIPTIONS & PUB	15.00	370.00	148.00	148.00	222.00	40.00
04-00-5655 EQUIPMENT RENTAL	1,840.00	18,320.00	1,897.40	4,133.32	14,186.68	22.56
04-00-5681 ELECTION EXPENSE	0.00	16,100.00	0.00	0.00	16,100.00	0.00
TOTAL OTHER CHARGES	3,195.43	40,190.00	2,092.55	4,444.84	35,745.16	11.06
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	15,226.33	146,808.00	9,703.97	18,449.64	128,358.36	12.57
TOTAL CITY SECRETARY	15,226.33	146,808.00	9,703.97	18,449.64	128,358.36	12.57
FINANCE						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
05-00-5101 OPERATIONAL SALARIES	37,012.28	263,503.00	19,743.37	36,499.30	227,003.70	13.85
05-00-5116 LONGEVITY	0.00	830.00	0.00	0.00	830.00	0.00
05-00-5117 OVERTIME	51.38	2,000.00	0.00	0.00	2,000.00	0.00
05-00-5150 SOCIAL SECURITY	3,563.43	20,430.00	1,508.21	2,791.60	17,638.40	13.66
05-00-5151 RETIREMENT	4,596.18	29,270.00	2,147.18	3,969.87	25,300.13	13.56
05-00-5155 GROUP INSURANCE	4,221.60	33,815.00	2,856.40	4,951.08	28,863.92	14.64
05-00-5156 WORKER'S COMPENSATION	205.28	900.00	0.00	196.52	703.48	21.84
TOTAL PERSONNEL SERVICES	49,650.15	350,748.00	26,255.16	48,408.37	302,339.63	13.80
SUPPLIES & MATERIALS						
05-00-5201 SUPPLIES	995.19	3,850.00	29.14	393.99	3,456.01	10.23
05-00-5203 POSTAGE	240.21	2,780.00	42.72	140.08	2,639.92	5.04
05-00-5206 OFFICE EQUIPMENT	0.00	1,000.00	0.00	839.97	160.03	84.00
05-00-5207 COMPUTER REPAIR/REPLACEMENT	0.00	800.00	0.00	0.00	800.00	0.00
05-00-5230 FORMS PRINTING	467.86	1,000.00	0.00	96.39	903.61	9.64
05-00-5240 FUEL	0.00	100.00	0.00	0.00	100.00	0.00
TOTAL SUPPLIES & MATERIALS	1,703.26	9,530.00	71.86	1,470.43	8,059.57	15.43

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
MAINTENANCE & REPAIRS						
05-00-5320 EQUIPMENT/SOFTWARE MAINTENANCE	0.00	38,000.00	0.00	0.00	38,000.00	0.00
TOTAL MAINTENANCE & REPAIRS	0.00	38,000.00	0.00	0.00	38,000.00	0.00
OCCUPANCY						
05-00-5401 COMMUNICATION	918.32	5,510.00	476.35	870.15	4,639.85	15.79
05-00-5403 UTILITIES	376.99	2,040.00	134.83	339.53	1,700.47	16.64
TOTAL OCCUPANCY	1,295.31	7,550.00	611.18	1,209.68	6,340.32	16.02
CONTRACTUAL SERVICES						
05-00-5505 PROFESSIONAL SERVICES	0.00	3,850.00	0.00	5.49	3,844.51	0.14
05-00-5515 UNIFORMS	0.00	300.00	0.00	0.00	300.00	0.00
05-00-5518 AUDIT	0.00	40,000.00	0.00	4,668.00	35,332.00	11.67
TOTAL CONTRACTUAL SERVICES	0.00	44,150.00	0.00	4,673.49	39,476.51	10.59
OTHER CHARGES						
05-00-5601 ADVERTISING	0.00	2,000.00	0.00	0.00	2,000.00	0.00
05-00-5605 TRAVEL & TRAINING	802.25	6,000.00	317.37	2,166.32	3,833.68	36.11
05-00-5606 CAR ALLOWANCE	890.73	0.00	0.00	0.00	0.00	0.00
05-00-5615 DUES, SUBSCRIPTIONS & PUB	25.00	1,430.00	0.00	0.00	1,430.00	0.00
05-00-5655 EQUIPMENT RENTAL	0.00	1,710.00	0.00	0.00	1,710.00	0.00
TOTAL OTHER CHARGES	1,717.98	11,140.00	317.37	2,166.32	8,973.68	19.45
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	54,366.70	461,118.00	27,255.57	57,928.29	403,189.71	12.56
METER SERVICE						
=====						
PERSONNEL SERVICES						
05-15-5101 OPERATIONAL SALARIES	34,969.51	177,165.00	13,809.30	25,534.45	151,630.55	14.41
05-15-5114 PRE-EMPLOYMENT EXPENSE	0.00	100.00	0.00	0.00	100.00	0.00
05-15-5116 LONGEVITY	0.00	1,312.00	0.00	0.00	1,312.00	0.00
05-15-5117 OVERTIME	758.00	5,000.00	197.60	693.21	4,306.79	13.86
05-15-5150 SOCIAL SECURITY	3,312.65	14,070.00	1,021.41	1,922.46	12,147.54	13.66
05-15-5151 RETIREMENT	4,349.05	20,160.00	1,524.51	2,854.97	17,305.03	14.16
05-15-5155 GROUP INSURANCE	9,664.56	41,780.00	3,451.14	7,232.39	34,547.61	17.31
05-15-5156 WORKER'S COMPENSATION	1,083.58	2,000.00	0.00	390.87	1,609.13	19.54
TOTAL PERSONNEL SERVICES	54,137.35	261,597.00	20,003.96	38,628.35	222,958.65	14.77

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
05-15-5201 SUPPLIES	431.67	3,500.00	0.00	215.93	3,284.07	6.17
05-15-5203 POSTAGE	1,780.55	21,940.00	31.65	1,823.54	20,116.46	8.31
05-15-5206 OFFICE EQUIP	0.00	1,450.00	0.00	0.00	1,450.00	0.00
05-15-5209 SAFETY/FIRST AID	39.31	300.00	29.14	44.97	255.03	14.99
05-15-5228 SMALL TOOLS	212.07	600.00	72.75	72.75	527.25	12.13
05-15-5240 FUEL & LUBE	1,227.64	5,400.00	104.62	336.99	5,063.01	6.24
TOTAL SUPPLIES & MATERIALS	3,691.24	33,190.00	238.16	2,494.18	30,695.82	7.51
MAINTENANCE & REPAIRS						
05-15-5320 EQUIPMENT/SOFTWARE MAINTENANCE	600.00	2,000.00	0.00	0.00	2,000.00	0.00
05-15-5340 MAINT OF VEHICLE	3,012.11	2,000.00	0.00	44.24	1,955.76	2.21
05-15-5375 METER REPAIRS	0.00	1,500.00	208.32	4,421.55	(2,921.55)	294.77
TOTAL MAINTENANCE & REPAIRS	3,612.11	5,500.00	208.32	4,465.79	1,034.21	81.20
OCCUPANCY						
05-15-5401 COMMUNICATIONS	974.42	9,020.00	354.92	830.93	8,189.07	9.21
05-15-5403 UTILITIES	654.41	3,600.00	235.77	605.09	2,994.91	16.81
TOTAL OCCUPANCY	1,628.83	12,620.00	590.69	1,436.02	11,183.98	11.38
CONTRACTUAL SERVICES						
05-15-5505 PROFESSIONAL SERVICES	2,159.21	13,650.00	0.00	687.04	12,962.96	5.03
05-15-5515 UNIFORMS	90.00	2,400.00	0.00	0.00	2,400.00	0.00
05-15-5561 CONTRACTUAL SERVICES	0.00	450,000.00	35,062.00	35,062.00	414,938.00	7.79
TOTAL CONTRACTUAL SERVICES	2,249.21	466,050.00	35,062.00	35,749.04	430,300.96	7.67
OTHER CHARGES						
05-15-5601 ADVERTISING	0.00	100.00	0.00	0.00	100.00	0.00
05-15-5605 TRAVEL & TRAINING	546.25	3,000.00	15.96	49.56	2,950.44	1.65
05-15-5615 DUES, SUBSCRIPTION & POB	0.00	240.00	0.00	0.00	240.00	0.00
05-15-5655 EQUIPMENT RENTAL	0.00	440.00	0.00	0.00	440.00	0.00
05-15-5679 BAD DEBT EXPENSE	0.00	2,000.00	(76.51)	21.41	1,978.59	1.07
TOTAL OTHER CHARGES	546.25	5,780.00	(60.55)	70.97	5,709.03	1.23
CAPITAL OUTLAY						
TOTAL METER SERVICE	65,864.99	784,727.00	56,042.58	82,844.35	701,882.65	10.56
TOTAL FINANCE	120,231.69	1,245,845.00	83,298.15	140,772.64	1,105,072.36	11.30
HUMAN RESOURCE						

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
00-NON-PROGRAM						
PERSONNEL SERVICES						
06-00-5101 OPERATIONAL SALARIES	11,292.82	98,296.00	6,222.82	11,512.22	86,783.78	11.71
06-00-5116 LONGEVITY	0.00	575.00	0.00	0.00	575.00	0.00
06-00-5150 SOCIAL SECURITY	1,043.73	7,575.00	456.85	850.69	6,724.31	11.23
06-00-5151 RETIREMENT	1,373.59	10,865.00	676.56	1,251.75	9,613.25	11.52
06-00-5155 GROUP INSURANCE	1,389.32	8,360.00	694.66	1,389.32	6,970.68	16.62
06-00-5156 WORKER'S COMPENSATION	39.30	350.00	0.00	37.57	312.43	10.73
TOTAL PERSONNEL SERVICES	15,138.76	126,021.00	8,050.89	15,041.55	110,979.45	11.94
SUPPLIES & MATERIALS						
06-00-5201 SUPPLIES	83.03	1,500.00	267.42	269.68	1,230.32	17.98
06-00-5203 POSTAGE	8.13	175.00	0.00	0.00	175.00	0.00
06-00-5206 OFFICE EQUIPMENT	0.00	4,500.00	0.00	0.00	4,500.00	0.00
06-00-5230 FORMS PRINTING	0.00	200.00	0.00	0.00	200.00	0.00
06-00-5232 TRAINING MATERIALS	0.00	500.00	0.00	0.00	500.00	0.00
TOTAL SUPPLIES & MATERIALS	91.16	6,875.00	267.42	269.68	6,605.32	3.92
MAINTENANCE & REPAIRS						
OCCUPANCY						
06-00-5401 COMMUNICATIONS	418.63	2,445.00	64.89	305.07	2,139.93	12.48
06-00-5403 UTILITIES	181.25	1,000.00	64.82	163.23	836.77	16.32
TOTAL OCCUPANCY	599.88	3,445.00	129.71	468.30	2,976.70	13.59
CONTRACTUAL SERVICES						
06-00-5505 PROFESSIONAL SERVICES	0.00	165.00	0.00	0.00	165.00	0.00
06-00-5580 EMPLOYEE BOND	0.00	160.00	0.00	0.00	160.00	0.00
TOTAL CONTRACTUAL SERVICES	0.00	325.00	0.00	0.00	325.00	0.00
OTHER CHARGES						
06-00-5601 ADVERTISING	0.00	150.00	0.00	0.00	150.00	0.00
06-00-5605 TRAVEL & TRAINING	0.00	3,000.00	0.00	0.00	3,000.00	0.00
06-00-5615 DUES, SUBSCRIPTIONS & PUB.	0.00	155.00	0.00	35.00	120.00	22.58
06-00-5653 SPECIAL EVENTS	0.00	11,000.00	0.00	0.00	11,000.00	0.00
06-00-5655 EQUIPMENT RENTAL	0.00	30.00	0.00	0.00	30.00	0.00
06-00-5683 CITY PINS/APPECIATION	0.00	4,000.00	0.00	0.00	4,000.00	0.00
TOTAL OTHER CHARGES	0.00	18,335.00	0.00	35.00	18,300.00	0.19

FINANCIAL STATEMENT
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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	15,829.80	155,001.00	8,448.02	15,814.53	139,186.47	10.20
TOTAL HUMAN RESOURCE	15,829.80	155,001.00	8,448.02	15,814.53	139,186.47	10.20
INFORMATION TECHNOLOGY						
00-NON-PROGRAM						
PERSONNEL SERVICES						
07-00-5101 OPERATIONAL SALARIES	12,375.79	129,980.00	10,428.93	18,845.83	111,134.17	14.50
07-00-5116 LONGEVITY	0.00	300.00	0.00	0.00	300.00	0.00
07-00-5117 OVERTIME	0.00	1,000.00	301.80	525.13	474.87	52.51
07-00-5150 SOCIAL SECURITY	1,192.87	9,975.00	819.61	1,485.43	8,489.57	14.89
07-00-5151 RETIREMENT	1,513.52	14,315.00	1,172.54	2,118.05	12,196.95	14.80
07-00-5155 GROUP INSURANCE	1,388.60	16,715.00	1,385.66	2,079.96	14,635.04	12.44
07-00-5156 WORKER'S COMPENSATION	144.20	1,090.00	0.00	157.25	922.75	14.56
TOTAL PERSONNEL SERVICES	16,614.98	173,365.00	14,108.54	25,211.65	148,153.35	14.54
SUPPLIES & MATERIALS						
07-00-5201 SUPPLIES	71.40	1,500.00	23.61	25.87	1,474.13	1.72
07-00-5202 IT SUPPLIES	765.97	3,500.00	0.00	6.00	3,494.00	0.17
07-00-5203 POSTAGE	0.48	400.00	0.00	0.00	400.00	0.00
07-00-5206 OFFICE EQUIPMENT	0.00	2,500.00	0.00	234.24	2,265.76	9.37
07-00-5228 SMALL TOOLS	0.00	2,000.00	0.00	0.00	2,000.00	0.00
07-00-5240 FUEL & LUBE	42.58	5,150.00	23.22	48.83	5,101.17	0.95
TOTAL SUPPLIES & MATERIALS	880.43	15,050.00	46.83	314.94	14,735.06	2.09
MAINTENANCE & REPAIRS						
07-00-5320 EQUIPMENT/SOFTWARE MAINT	38,118.82	128,100.00	2,614.85	29,301.25	98,798.75	22.87
07-00-5340 MAINT OF VEHICLES	896.33	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE & REPAIRS	39,015.15	129,100.00	2,614.85	29,301.25	99,798.75	22.70
OCCUPANCY						
07-00-5401 COMMUNICATIONS	834.03	7,816.00	151.75	295.94	7,520.06	3.79
07-00-5403 UTILITIES	611.67	3,312.00	228.69	618.06	2,693.94	18.66
TOTAL OCCUPANCY	1,445.70	11,128.00	380.44	914.00	10,214.00	8.21

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CONTRACTUAL SERVICES						
07-00-5505 PROFESSIONAL SERVICES	435.00	14,871.00	0.00	0.00	14,871.00	0.00
07-00-5515 UNIFORMS	0.00	600.00	0.00	0.00	600.00	0.00
TOTAL CONTRACTUAL SERVICES	435.00	15,471.00	0.00	0.00	15,471.00	0.00
OTHER CHARGES						
07-00-5605 TRAVEL & TRAINING	0.00	6,500.00	0.00	0.00	6,500.00	0.00
07-00-5615 DUES, SUBSCRIPTIONS & PUB.	0.00	500.00	0.00	150.00	350.00	30.00
TOTAL OTHER CHARGES	0.00	7,000.00	0.00	150.00	6,850.00	2.14
CAPITAL OUTLAY						
07-00-6030 VEHICLES	0.00	25,000.00	0.00	0.00	25,000.00	0.00
TOTAL CAPITAL OUTLAY	0.00	25,000.00	0.00	0.00	25,000.00	0.00
TOTAL 00-NON-PROGRAM	58,391.26	376,114.00	17,150.66	55,891.84	320,222.16	14.86
TOTAL INFORMATION TECHNOLOGY	58,391.26	376,114.00	17,150.66	55,891.84	320,222.16	14.86
POLICE						
=====						
ADMINISTRATION						
=====						
PERSONNEL SERVICES						
09-10-5101 OPERATIONAL SALARIES-ADM	46,225.23	346,610.00	26,342.84	48,711.63	287,898.37	14.05
09-10-5109 SIGN ON BONUS/RETENTION-ADM	0.00	5,000.00	0.00	0.00	5,000.00	0.00
09-10-5114 PD PPE-EMPLOYMENT EXPENSE-A	90.00	230.00	0.00	0.00	230.00	0.00
09-10-5116 LONGEVITY-ADM	0.00	1,790.00	0.00	0.00	1,790.00	0.00
09-10-5117 OVERTIME, POLICE-ADM	1,274.42	700.00	235.61	421.74	278.26	60.25
09-10-5150 SOCIAL SECURITY-ADM	4,334.97	27,145.00	1,944.43	3,614.17	23,530.83	13.31
09-10-5151 RETIREMENT-ADM	5,760.25	38,910.00	2,898.45	5,357.57	33,552.43	13.77
09-10-5155 GROUP INSURANCE-ADM	6,988.32	41,780.00	3,466.70	6,933.40	34,846.60	16.60
09-10-5156 WORKER'S COMPENSATION-ADM	986.18	6,160.00	0.00	1,014.61	5,145.39	16.47
TOTAL PERSONNEL SERVICES	65,659.37	468,325.00	34,888.03	66,053.12	402,271.88	14.10
SUPPLIES & MATERIALS						
09-10-5201 SUPPLIES-ADM	4,707.95	16,220.00	435.51	5,105.60	11,114.40	31.48
09-10-5203 POSTAGE-ADM	173.44	575.00	74.54	173.16	401.84	30.11
09-10-5217 JANITORIAL SUPPLIES-ADM	386.89	4,000.00	21.42	311.72	3,688.28	7.79
09-10-5218 SPECIAL PRINTING-ADM	49.16	650.00	30.72	30.72	619.28	4.73
09-10-5219 AMMUNITION/TARGETS-ADM	0.00	500.00	0.00	0.00	500.00	0.00
09-10-5220 EVIDENCE-ADM	0.00	2,000.00	0.00	0.00	2,000.00	0.00
09-10-5240 FUEL-ADM	788.91	4,200.00	355.28	1,025.41	3,174.59	24.41
TOTAL SUPPLIES & MATERIALS	6,106.35	28,145.00	917.47	6,646.61	21,498.39	23.62

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
MAINTENANCE & REPAIRS						
09-10-5310 MAINTENANCE AGREEMENTS	0.00	24,690.00	2,850.00	2,850.00	21,840.00	11.54
09-10-5320 MAINT OF EQUIPMENT-ADM	0.00	1,000.00	0.00	0.00	1,000.00	0.00
09-10-5325 MAINT OF COMPUTER-ADM	0.00	1,500.00	0.00	49.98	1,450.02	3.33
09-10-5330 MAINT OF RADIO-ADM	0.00	800.00	0.00	0.00	800.00	0.00
09-10-5340 MAINT OF VEHICLE-ADM	102.98	2,420.00	0.00	100.98	2,319.02	4.17
09-10-5345 MAINT OF BUILDING-ADM	230.00	4,500.00	0.00	379.00	4,121.00	8.42
09-10-5399 MISCELLANEOUS-ADM	0.00	3,350.00	0.00	0.00	3,350.00	0.00
TOTAL MAINTENANCE & REPAIRS	332.98	38,260.00	2,850.00	3,379.96	34,880.04	8.83
OCCUPANCY						
09-10-5401 COMMUNICATION-ADM	4,278.15	41,980.00	3,312.39	4,553.63	37,426.37	10.85
09-10-5403 UTILITIES-ADM	2,580.63	14,400.00	947.96	2,548.96	11,851.04	17.70
TOTAL OCCUPANCY	6,858.78	56,380.00	4,260.35	7,102.59	49,277.41	12.60
CONTRACTUAL SERVICES						
09-10-5505 PROFESSIONAL SERVICES	377.00	5,075.00	0.00	0.00	5,075.00	0.00
09-10-5512 MEDICAL-ADM	65.57	750.00	94.31	94.31	655.69	12.57
09-10-5515 UNIFORMS-ADM	1,029.44	2,850.00	136.79	136.79	2,713.21	4.80
09-10-5532 DISPATCH SERVICES	0.00	188,670.00	0.00	0.00	188,670.00	0.00
TOTAL CONTRACTUAL SERVICES	1,472.01	197,345.00	231.10	231.10	197,113.90	0.12
OTHER CHARGES						
09-10-5601 ADVERTISING-ADM	0.00	1,000.00	0.00	0.00	1,000.00	0.00
09-10-5605 TRAVEL & TRAINING-ADM	195.00	5,000.00	0.00	4,695.55	304.45	93.91
09-10-5615 DUES, SUBSCRIPTIONS & PUB-A	308.60	2,605.00	0.00	417.60	2,187.40	16.03
09-10-5643 VANDALISM REWARD	0.00	500.00	0.00	0.00	500.00	0.00
09-10-5655 EQUIPMENT RENTAL-ADM	0.00	200.00	0.00	0.00	200.00	0.00
09-10-5663 PRISONER HOUSING	3,150.00	20,000.00	0.00	1,305.00	18,695.00	6.53
TOTAL OTHER CHARGES	3,653.60	29,305.00	0.00	6,418.15	22,886.85	21.90
CAPITAL OUTLAY						
09-10-6021 OFFICE FURNITURE-ADM	0.00	375.00	0.00	0.00	375.00	0.00
TOTAL CAPITAL OUTLAY	0.00	375.00	0.00	0.00	375.00	0.00
TOTAL ADMINISTRATION	84,083.09	818,135.00	43,146.95	89,831.53	728,303.47	10.98

CODE ENFORCEMENT

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES						
09-12-5101 OPERATIONAL SALARIES-CODE	5,563.01	39,440.00	2,993.60	5,538.16	33,901.84	14.04
09-12-5116 LONGEVITY-CODE	0.00	100.00	0.00	0.00	100.00	0.00
09-12-5117 OVERTIME-CODE	50.86	300.00	0.00	9.84	290.16	3.28
09-12-5150 SOCIAL SECURITY-CODE	536.02	3,060.00	229.20	425.01	2,634.99	13.89
09-12-5151 RETIREMENT-CODE	683.18	4,380.00	325.94	604.18	3,775.82	13.79
09-12-5155 GROUP INSURANCE-CODE	1,379.48	8,356.00	689.74	1,379.48	6,976.52	16.51
09-12-5156 WORKER'S COMPENSATION-CODE	178.04	1,360.00	0.00	290.98	1,069.02	21.40
TOTAL PERSONNEL SERVICES	8,392.59	56,996.00	4,238.48	8,247.65	48,748.35	14.47
SUPPLIES & MATERIALS						
09-12-5201 SUPPLIES-CODE	0.00	2,500.00	9.88	9.88	2,490.12	0.40
09-12-5203 POSTAGE-CODE	106.48	500.00	0.00	27.36	472.64	5.47
09-12-5218 SPECIAL PRINTING-CODE	0.00	700.00	0.00	0.00	700.00	0.00
09-12-5240 FUEL-CODE	184.79	1,500.00	48.26	115.31	1,384.69	7.69
TOTAL SUPPLIES & MATERIALS	291.27	5,200.00	58.14	152.55	5,047.45	2.93
MAINTENANCE & REPAIRS						
09-12-5325 MAINT OF COMPUTER-CODE	0.00	200.00	0.00	0.00	200.00	0.00
09-12-5330 MAINT OF RADIO-CODE	0.00	250.00	0.00	0.00	250.00	0.00
09-12-5340 MAINT OF VEHICLE-CODE	85.07	1,500.00	38.99	38.99	1,461.01	2.60
TOTAL MAINTENANCE & REPAIRS	85.07	1,950.00	38.99	38.99	1,911.01	2.00
OCCUPANCY						
CONTRACTUAL SERVICES						
09-12-5505 PROFESSIONAL SERVICES-CODE	0.00	300.00	0.00	0.00	300.00	0.00
09-12-5513 RECORDING FEES-CODE	160.00	600.00	20.00	80.00	520.00	13.33
09-12-5515 UNIFORMS-CODE	0.00	400.00	0.00	0.00	400.00	0.00
09-12-5556 VETERINARY EXPENSE	0.00	1,575.00	0.00	0.00	1,575.00	0.00
09-12-5561 CONTRACTUAL SERVICES	475.00	10,000.00	0.00	50.00	9,950.00	0.50
TOTAL CONTRACTUAL SERVICES	635.00	12,875.00	20.00	130.00	12,745.00	1.01
OTHER CHARGES						
09-12-5601 ADVERTISING-CODE	0.00	150.00	0.00	0.00	150.00	0.00
09-12-5605 TRAVEL & TRAINING-CODE	0.00	1,300.00	0.00	0.00	1,300.00	0.00
09-12-5615 DUES, SUBSCRIPTIONS & PUB-C	0.00	220.00	0.00	0.00	220.00	0.00
09-12-5621 ANIMAL SHELTER EXP	0.00	12,000.00	0.00	0.00	12,000.00	0.00
09-12-5655 EQUIPMENT RENTAL-CODE	0.00	100.00	0.00	0.00	100.00	0.00
09-12-5677 CODE ENFORCE CLEAN UP PROJE	3,175.00	8,175.00	0.00	0.00	8,175.00	0.00
TOTAL OTHER CHARGES	3,175.00	21,945.00	0.00	0.00	21,945.00	0.00
TOTAL CODE ENFORCEMENT	12,578.93	98,966.00	4,355.61	8,569.19	90,396.81	8.66

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
EMERGENCY MANAGEMENT						
SUPPLIES & MATERIALS						
09-14-5201 SUPPLIES-EM	0.00	425.00	0.00	0.00	425.00	0.00
09-14-5203 POSTAGE-EM	0.00	75.00	0.00	0.00	75.00	0.00
09-14-5218 SPECIAL PRINTING-EM	0.00	800.00	0.00	0.00	800.00	0.00
09-14-5240 FUEL-EM	0.00	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL SUPPLIES & MATERIALS	0.00	2,300.00	0.00	0.00	2,300.00	0.00
MAINTENANCE & REPAIRS						
09-14-5320 EQUIPMENT	0.00	1,500.00	0.00	0.00	1,500.00	0.00
TOTAL MAINTENANCE & REPAIRS	0.00	1,500.00	0.00	0.00	1,500.00	0.00
OCCUPANCY						
OTHER CHARGES						
09-14-5605 TRAVEL & TRAINING-EM	0.00	2,000.00	0.00	200.00	1,800.00	10.00
TOTAL OTHER CHARGES	0.00	2,000.00	0.00	200.00	1,800.00	10.00
CAPITAL OUTLAY						
TOTAL EMERGENCY MANAGEMENT	0.00	5,800.00	0.00	200.00	5,600.00	3.45
POLICE-CID						
PERSONNEL SERVICES						
09-21-5101 OPERATIONAL SALARIES-CID	9,306.39	173,940.00	13,360.00	25,488.26	148,451.74	14.65
09-21-5114 PD PRE-EMPLOYMENT EXPENSE-C	0.00	200.00	0.00	0.00	200.00	0.00
09-21-5116 LONGEVITY-CID	0.00	925.00	0.00	0.00	925.00	0.00
09-21-5117 OVERTIME-CID	188.45	8,000.00	574.94	894.56	7,105.44	11.18
09-21-5150 SOCIAL SECURITY-CID	1,003.44	14,010.00	991.42	1,903.63	12,106.37	13.59
09-21-5151 RETIREMENT-CID	1,291.94	20,095.00	1,515.53	2,869.56	17,225.44	14.28
09-21-5155 GROUP INSURANCE-CID	2,755.16	25,070.00	2,076.12	3,821.48	21,248.52	15.24
09-21-5156 WORKER'S COMPENSATION-CID	796.12	5,300.00	0.00	832.84	4,467.16	15.71
TOTAL PERSONNEL SERVICES	15,341.50	247,540.00	18,518.01	35,810.33	211,729.67	14.47
SUPPLIES & MATERIALS						
09-21-5206 OFFICE EQUIPMENT-CID	0.00	250.00	0.00	0.00	250.00	0.00
09-21-5218 SPECIAL PRINTING-CID	0.00	50.00	0.00	0.00	50.00	0.00
09-21-5219 AMMUNITION/TARGETS-CID	0.00	500.00	0.00	0.00	500.00	0.00
09-21-5220 EVIDENCE-CID	60.00	600.00	0.00	0.00	600.00	0.00
09-21-5240 FUEL-CID	430.80	3,000.00	143.15	310.57	2,689.43	10.35
TOTAL SUPPLIES & MATERIALS	490.80	4,400.00	143.15	310.57	4,089.43	7.06

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
MAINTENANCE & REPAIRS						
09-21-5320 MAINT OF EQUIPMENT-CID	0.00	200.00	0.00	0.00	200.00	0.00
09-21-5325 MAINT OF COMPUTER-CID	0.00	400.00	0.00	0.00	400.00	0.00
09-21-5330 MAINT OF RADIO-CID	0.00	360.00	0.00	0.00	360.00	0.00
09-21-5345 MAINT OF VEHICLE-CID	76.48	2,400.00	0.00	49.49	2,350.51	2.06
TOTAL MAINTENANCE & REPAIRS	76.48	3,360.00	0.00	49.49	3,310.51	1.47
OCCUPANCY						
CONTRACTUAL SERVICES						
09-21-5512 MEDICAL-CID	0.00	2,000.00	0.00	0.00	2,000.00	0.00
09-21-5515 UNIFORMS-CID	327.38	1,600.00	0.00	0.00	1,600.00	0.00
TOTAL CONTRACTUAL SERVICES	327.38	3,600.00	0.00	0.00	3,600.00	0.00
OTHER CHARGES						
09-21-5605 TRAVEL & TRAINING-CID	20.00	2,000.00	993.25	993.25	1,006.75	49.66
09-21-5615 DUES, SUBSCRIPTIONS & PUB-CI	0.00	2,500.00	0.00	0.00	2,500.00	0.00
09-21-5659 SPECIAL INVEST. EXPENSE-CID	0.00	250.00	0.00	0.00	250.00	0.00
TOTAL OTHER CHARGES	20.00	4,750.00	993.25	993.25	3,756.75	20.91
CAPITAL OUTLAY						
TOTAL POLICE-CID	16,256.16	263,650.00	19,654.41	37,163.64	226,486.36	14.10
POLICE-PATROL						
PERSONNEL SERVICES						
09-22-5101 OPERATIONAL SALARIES-PATROL	123,967.20	980,830.00	75,047.35	135,860.09	844,969.91	13.85
09-22-5109 SIGN ON BONUS/RETENTION-PAT	0.00	5,000.00	0.00	0.00	5,000.00	0.00
09-22-5114 PRE-EMPLOYMENT EXPENSE-PATR	180.00	1,250.00	0.00	0.00	1,250.00	0.00
09-22-5116 LONGEVITY-PATROL	0.00	4,245.00	0.00	0.00	4,245.00	0.00
09-22-5117 OVERTIME-PATROL	7,522.30	40,000.00	3,885.66	5,339.26	34,660.74	13.35
09-22-5150 SOCIAL SECURITY-PATROL	11,940.29	78,910.00	5,845.32	10,510.31	68,399.69	13.32
09-22-5151 RETIREMENT-PATROL	15,623.22	113,180.00	8,584.57	15,359.19	97,820.81	13.57
09-22-5155 GROUP INSURANCE-PATROL	17,926.18	133,700.00	11,073.42	22,153.00	111,547.00	16.57
09-22-5156 WORKER'S COMPENSATION-PATRO	5,970.93	29,745.00	0.00	6,662.74	23,082.26	22.40
TOTAL PERSONNEL SERVICES	183,130.12	1,386,860.00	104,436.32	195,884.59	1,190,975.41	14.12

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
09-22-5201 SUPPLIES-PATROL	0.00	960.00	49.95	49.85	910.15	5.19
09-22-5206 OFFICE EQUIPMENT-PATROL	0.00	525.00	0.00	0.00	525.00	0.00
09-22-5218 SPECIAL PRINTING-PATROL	360.89	1,490.00	0.00	0.00	1,490.00	0.00
09-22-5219 AMMUNITION/TARGETS-PATROL	125.55	5,400.00	0.00	0.00	5,400.00	0.00
09-22-5222 POLICE EQUIPMENT-PATROL	5,839.37	114,650.00	71.85	71.85	114,578.15	0.06
09-22-5240 FUEL-PATROL	8,141.13	60,000.00	3,045.53	7,081.99	52,918.01	11.80
TOTAL SUPPLIES & MATERIALS	14,466.94	183,025.00	3,167.23	7,203.69	175,821.31	3.94
MAINTENANCE & REPAIRS						
09-22-5320 MAINT OF EQUIPMENT-PATROL	0.00	500.00	177.50	177.50	322.50	35.50
09-22-5325 MAINT OF COMPUTER-PATROL	0.00	700.00	0.00	0.00	700.00	0.00
09-22-5330 MAINT OF RADIO-PATROL	128.48	1,700.00	0.00	0.00	1,700.00	0.00
09-22-5345 MAINT OF VEHICLE-PATROL	1,792.71	18,000.00	1,386.24	2,971.54	15,028.46	16.51
TOTAL MAINTENANCE & REPAIRS	1,921.19	20,900.00	1,563.74	3,149.04	17,750.96	15.07
OCCUPANCY						
CONTRACTUAL SERVICES						
09-22-5515 UNIFORMS-PATROL	3,432.87	12,870.00	797.15	1,251.99	11,618.01	9.73
TOTAL CONTRACTUAL SERVICES	3,432.87	12,870.00	797.15	1,251.99	11,618.01	9.73
OTHER CHARGES						
09-22-5601 ADVERTISING-PATROL	0.00	500.00	0.00	0.00	500.00	0.00
09-22-5605 TRAVEL & TRAINING-PATROL	1,037.56	11,200.00	5.96	259.15	10,940.85	2.31
09-22-5615 DUES, SUBSCRIPTION & PUB-PA	660.00	1,100.00	0.00	0.00	1,100.00	0.00
TOTAL OTHER CHARGES	1,697.56	12,800.00	5.96	259.15	12,540.85	2.02
CAPITAL OUTLAY						
09-22-6123 POLICE VEHICLE-PATROL	69,338.89	94,500.00	0.00	0.00	94,500.00	0.00
TOTAL CAPITAL OUTLAY	69,338.89	94,500.00	0.00	0.00	94,500.00	0.00
TOTAL POLICE-PATROL	273,987.57	1,710,955.00	109,970.40	207,748.46	1,503,206.54	12.14
POLICE-CRIME PREVENTION						
PERSONNEL SERVICES						
09-23-5101 OPERATIONAL SALARIES-CP	8,820.91	0.00	0.00	0.00	0.00	0.00
09-23-5117 OVERTIME-CP	705.46	0.00	0.00	0.00	0.00	0.00
09-23-5150 SOCIAL SECURITY-CP	762.56	0.00	0.00	0.00	0.00	0.00
09-23-5151 RETIREMENT-CP	1,134.98	0.00	0.00	0.00	0.00	0.00
09-23-5155 GROUP INSURANCE-CP	1,385.61	0.00	0.00	324.60	324.60	0.00
09-23-5156 WORKER'S COMP-CP	398.06	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	13,207.58	0.00	0.00	324.60	324.60	0.00

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SUPPLIES & MATERIALS						
09-23-5201 SUPPLIES-CP	17.95	2,250.00	0.00	79.09	2,170.91	3.52
09-23-5203 POSTAGE-CP	0.00	100.00	0.00	0.00	100.00	0.00
09-23-5218 SPECIAL PRINTING-CP	0.00	300.00	0.00	0.00	300.00	0.00
09-23-5240 FUEL-CP	93.83	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES & MATERIALS	111.78	2,650.00	0.00	79.09	2,570.91	2.98
MAINTENANCE & REPAIRS						
CONTRACTUAL SERVICES						
09-23-5515 UNIFORMS-CP	532.00	900.00	0.00	0.00	900.00	0.00
TOTAL CONTRACTUAL SERVICES	532.00	900.00	0.00	0.00	900.00	0.00
OTHER CHARGES						
09-23-5605 TRAVEL & TRAINING-CP	0.00	1,000.00	0.00	295.00	705.00	29.50
09-23-5615 DUES, SUBSCRIPTIONS & PUB-C	0.00	150.00	0.00	0.00	150.00	0.00
TOTAL OTHER CHARGES	0.00	1,150.00	0.00	295.00	855.00	25.65
TOTAL POLICE-CRIME PREVENTION	13,851.36	4,700.00	0.00	698.69	4,001.31	14.87
ANIMAL SERVICES						
PERSONNEL SERVICES						
SUPPLIES & MATERIALS						
09-25-5240 FUEL-AC	16.25	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES & MATERIALS	16.25	0.00	0.00	0.00	0.00	0.00
MAINTENANCE & REPAIRS						
OCCUPANCY						
CONTRACTUAL SERVICES						
09-25-5515 UNIFORMS-AC	149.97	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACTUAL SERVICES	149.97	0.00	0.00	0.00	0.00	0.00
OTHER CHARGES						
09-25-5605 TRAVEL & TRAINING-AC	434.55	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER CHARGES	434.55	0.00	0.00	0.00	0.00	0.00

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CAPITAL OUTLAY						
TOTAL ANIMAL SERVICES	600.77	0.00	0.00	0.00	0.00	0.00
TOTAL POLICE	401,357.88	2,902,206.00	177,127.37	344,211.51	2,557,994.49	11.86
FIRE-VOLUNTEER						
=====						
00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
11-00-5101 OPERATIONAL SALARIES	0.00	76,856.00	0.00	0.00	76,856.00	0.00
11-00-5150 SOCIAL SECURITY	0.00	5,885.00	0.00	0.00	5,885.00	0.00
11-00-5151 RETIREMENT	0.00	8,445.00	0.00	0.00	8,445.00	0.00
11-00-5155 GROUP INSURANCE	0.00	8,356.00	0.00	0.00	8,356.00	0.00
11-00-5156 WORKER'S COMPENSATION	1,507.01	9,749.00	0.00	1,336.27	8,412.73	13.71
TOTAL PERSONNEL SERVICES	1,507.01	109,291.00	0.00	1,336.27	107,954.73	1.22
SUPPLIES & MATERIALS						
11-00-5201 SUPPLIES	110.88	6,500.00	71.79	71.79	6,428.21	1.10
11-00-5203 POSTAGE	0.00	50.00	0.00	0.00	50.00	0.00
11-00-5209 FIRST AID	0.00	1,750.00	0.00	0.00	1,750.00	0.00
11-00-5216 SPECIAL CLOTHING	0.00	3,660.00	0.00	0.00	3,660.00	0.00
11-00-5223 PROTECTIVE GEAR	52.92	22,000.00	0.00	0.00	22,000.00	0.00
11-00-5228 SMALL TOOLS	0.00	1,600.00	0.00	0.00	1,600.00	0.00
11-00-5229 FIRE PREVENTION MATERIALS	74.34	3,000.00	0.00	2,530.00	470.00	84.33
11-00-5240 FUEL & LUBE	1,712.31	15,000.00	310.43	1,236.53	13,763.47	8.24
TOTAL SUPPLIES & MATERIALS	1,950.45	53,560.00	382.22	3,838.32	49,721.68	7.17
MAINTENANCE & REPAIRS						
11-00-5320 MAINT OF EQUIPMENT	3,458.06	12,000.00	1,645.50	1,988.50	10,011.50	16.57
11-00-5330 MAINT OF RADIO	491.25	1,500.00	0.00	0.00	1,500.00	0.00
11-00-5340 MAINT OF VEHICLE	4,666.63	22,750.00	4,813.00	6,602.18	16,147.82	29.02
11-00-5345 MAINT OF BUILDING	1,595.00	60,500.00	0.00	0.00	60,500.00	0.00
TOTAL MAINTENANCE & REPAIRS	10,210.94	96,750.00	6,458.50	8,590.68	88,159.32	8.88
OCCUPANCY						
11-00-5401 COMMUNICATION	2,100.79	30,650.00	1,060.50	2,841.50	27,808.50	9.27
11-00-5403 UTILITIES	2,113.62	16,000.00	860.24	1,677.31	14,322.69	10.48
TOTAL OCCUPANCY	4,214.41	46,650.00	1,920.74	4,518.81	42,131.19	9.69

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CONTRACTUAL SERVICES						
11-00-5514 SPECIAL SERVICES	0.00	18,000.00	0.00	0.00	18,000.00	0.00
11-00-5515 UNIFORMS	0.00	3,500.00	0.00	0.00	3,500.00	0.00
11-00-5551 FIREMEN ADDD	0.00	12,000.00	0.00	0.00	12,000.00	0.00
TOTAL CONTRACTUAL SERVICES	0.00	33,500.00	0.00	0.00	33,500.00	0.00
OTHER CHARGES						
11-00-5605 TRAVEL & TRAINING	282.74	12,000.00	32.39	2,001.39	9,998.61	16.68
11-00-5615 DUES, SUBSCRIPTIONS & PUB	0.00	3,750.00	0.00	608.64	3,141.36	16.23
11-00-5653 SPECIAL EVENTS	0.00	4,000.00	0.00	0.00	4,000.00	0.00
11-00-5655 EQUIPMENT RENTAL	1,193.18	2,575.00	475.93	919.83	1,655.17	35.72
TOTAL OTHER CHARGES	1,475.92	22,325.00	508.32	3,529.86	18,795.14	15.81
CAPITAL OUTLAY						
11-00-6010 EQUIPMENT	0.00	20,800.00	0.00	0.00	20,800.00	0.00
11-00-6115 PROTECTIVE GEAR	0.00	25,000.00	0.00	0.00	25,000.00	0.00
11-00-6122 FIPE TRUCK	0.00	75,000.00	0.00	0.00	75,000.00	0.00
TOTAL CAPITAL OUTLAY	0.00	120,800.00	0.00	0.00	120,800.00	0.00
DEBT SERVICE						
TOTAL 00-NON-PROGRAM	19,358.73	482,876.00	9,269.78	21,813.94	461,062.06	4.52
TOTAL FIRE-VOLUNTEER	19,358.73	482,876.00	9,269.78	21,813.94	461,062.06	4.52
MUNICIPAL COURT						
00-NON-PROGRAM						
PERSONNEL SERVICES						
12-00-5101 OPERATIONAL SALARIES	33,624.39	168,700.00	13,080.06	24,094.04	144,605.96	14.28
12-00-5116 LONGEVITY	0.00	735.00	0.00	0.00	735.00	0.00
12-00-5117 OVERTIME	75.29	2,000.00	82.57	309.65	1,690.35	15.48
12-00-5150 SOCIAL SECURITY	3,059.23	13,000.00	960.93	1,792.30	11,207.70	13.79
12-00-5151 RETIREMENT	3,195.52	13,200.00	1,022.12	1,845.15	11,354.85	13.98
12-00-5155 GROUP INSURANCE	6,139.16	29,245.00	1,014.34	4,057.17	25,187.83	13.87
12-00-5156 WORKER'S COMPENSATION	235.82	650.00	0.00	225.44	424.56	34.68
TOTAL PERSONNEL SERVICES	46,329.41	227,530.00	16,160.02	32,323.75	195,206.25	14.21

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
12-00-5201 SUPPLIES	1,163.71	6,750.00	477.46	930.24	5,819.76	13.78
12-00-5203 POSTAGE	507.62	3,000.00	210.92	511.29	2,488.71	17.04
12-00-5206 OFFICE EQUIPMENT	0.00	1,250.00	0.00	0.00	1,250.00	0.00
12-00-5217 JANITORIAL SUPPLIES	0.00	250.00	0.00	0.00	250.00	0.00
TOTAL SUPPLIES & MATERIALS	1,671.33	11,250.00	688.38	1,441.53	9,808.47	12.81
MAINTENANCE & REPAIRS						
12-00-5306 SOFTWARE MAINTENANCE	7,938.40	8,300.00	0.00	7,601.52	698.48	91.58
12-00-5320 MAINT OF EQUIPMENT	0.00	500.00	0.00	0.00	500.00	0.00
12-00-5326 COMPUTER SOFTWARE UPGRADE	0.00	2,000.00	0.00	0.00	2,000.00	0.00
12-00-5345 MAINTENANCE OF BUILDING	0.00	500.00	0.00	0.00	500.00	0.00
TOTAL MAINTENANCE & REPAIRS	7,938.40	11,300.00	0.00	7,601.52	3,698.48	67.27
OCCUPANCY						
12-00-5401 COMMUNICATIONS	1,128.43	7,110.00	480.72	954.05	6,155.95	13.42
12-00-5403 UTILITIES	645.16	3,200.00	236.99	637.24	2,562.76	19.91
TOTAL OCCUPANCY	1,773.59	10,310.00	717.71	1,591.29	8,718.71	15.43
CONTRACTUAL SERVICES						
12-00-5505 PROFESSIONAL SERVICES	3,062.50	16,200.00	0.00	984.60	15,215.40	6.08
12-00-5507 CREDIT CARD PROCESSING FEE	0.00	0.00	370.15	370.15	(	0.00
12-00-5515 UNIFORMS	0.00	250.00	0.00	0.00	250.00	0.00
12-00-5522 JURY EXPENSE	192.00	750.00	0.00	0.00	750.00	0.00
12-00-5545 DEBT COLLECTION SERVICES	0.00	8,500.00	0.00	0.00	8,500.00	0.00
12-00-5561 CONTRACTED SERVICES	420.26	6,350.00	341.29	832.84	5,517.16	13.12
12-00-5567 TEEN COURT ADMINISTRATOR	529.01	1,500.00	0.00	0.00	1,500.00	0.00
12-00-5580 EMPLOYEE BOND	0.00	200.00	0.00	0.00	200.00	0.00
TOTAL CONTRACTUAL SERVICES	4,203.77	33,750.00	711.44	2,187.59	31,562.41	6.48
OTHER CHARGES						
12-00-5601 ADVERTISING	0.00	100.00	0.00	0.00	100.00	0.00
12-00-5605 TRAVEL & TRAINING	2,068.35	4,000.00	806.94	1,278.32	2,721.68	31.96
12-00-5615 DUES, SUBSCRIPTIONS & PUB	400.00	900.00	36.00	276.00	624.00	30.67
12-00-5655 EQUIPMENT RENTAL	0.00	2,300.00	0.00	0.00	2,300.00	0.00
12-00-5680 OVER/SHORT	(14.50)	0.00	(10.00)	(18.10)	18.10	0.00
TOTAL OTHER CHARGES	2,453.45	7,300.00	832.94	1,536.22	5,763.78	21.04
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	64,369.95	301,440.00	19,110.49	46,681.90	254,758.10	15.49
TOTAL MUNICIPAL COURT	64,369.95	301,440.00	19,110.49	46,681.90	254,758.10	15.49

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
PLANNING & DEVELOPMENT						
00-NON-PROGRAM						
PERSONNEL SERVICES						
15-00-5101 OPERATIONAL SALARIES	51,074.81	369,390.00	28,530.96	52,801.96	315,588.04	14.33
15-00-5116 LONGEVITY	0.00	2,195.00	0.00	0.00	2,195.00	0.00
15-00-5117 OVERTIME	640.65	5,000.00	89.52	385.91	4,614.09	7.72
15-00-5150 SOCIAL SECURITY	4,778.86	28,835.00	2,097.91	3,899.30	24,935.70	13.52
15-00-5151 RETIREMENT	6,348.54	41,270.00	3,131.56	5,822.95	35,447.05	14.11
15-00-5155 GROUP INSURANCE	8,313.44	50,135.00	4,156.72	8,313.44	41,821.56	16.58
15-00-5156 WORKER'S COMPENSATION	307.99	2,000.00	0.00	405.99	1,594.01	20.30
TOTAL PERSONNEL SERVICES	71,464.29	497,825.00	38,006.67	71,629.55	426,195.45	14.39
SUPPLIES & MATERIALS						
15-00-5201 SUPPLIES	153.49	5,400.00	222.38	235.96	5,164.04	4.37
15-00-5203 POSTAGE	108.36	2,000.00	29.46	58.54	1,941.46	2.93
15-00-5206 OFFICE EQUIPMENT	0.00	1,150.00	165.98	165.98	984.02	14.43
15-00-5218 SPECIAL PRINTING	514.02	1,000.00	237.50	237.50	762.50	23.75
15-00-5240 FUEL & LUBE	637.41	5,000.00	75.28	375.00	4,625.00	7.50
TOTAL SUPPLIES & MATERIALS	1,413.28	14,550.00	730.60	1,072.98	13,477.02	7.37
MAINTENANCE & REPAIRS						
15-00-5340 MAINT OF VEHICLE	19.95	2,000.00	0.00	1,627.38	372.62	81.37
TOTAL MAINTENANCE & REPAIRS	19.95	2,000.00	0.00	1,627.38	372.62	81.37
OCCUPANCY						
15-00-5401 COMMUNICATIONS	1,184.98	9,500.00	592.19	1,176.87	8,323.13	12.39
15-00-5403 UTILITIES	717.60	3,200.00	257.53	654.38	2,545.62	20.45
TOTAL OCCUPANCY	1,902.58	12,700.00	849.72	1,831.25	10,868.75	14.42
CONTRACTUAL SERVICES						
15-00-5505 PROFESSIONAL SERVICES	40,521.90	190,000.00	26,113.94	14,122.14	175,877.86	7.43
15-00-5507 CREDIT CARD PROCESSING FEES	53.94	400.00	67.95	99.66	300.34	24.92
15-00-5513 RECORDING FEES	0.00	1,000.00	0.00	0.00	1,000.00	0.00
15-00-5515 UNIFORMS	62.92	1,100.00	478.36	478.36	621.64	43.49
15-00-5580 EMPLOYEE BOND	0.00	100.00	0.00	0.00	100.00	0.00
TOTAL CONTRACTUAL SERVICES	40,638.76	192,600.00	26,660.25	14,700.16	177,899.84	7.63

FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2015

101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OTHER CHARGES						
15-00-5601 ADVERTISING	296.81	5,000.00	163.78	495.65	4,504.35	9.91
15-00-5605 TRAVEL & TRAINING	20.00	9,800.00	411.70	1,658.70	8,141.30	16.93
15-00-5615 DUES, SUBSCRIPTION & PUB	1,625.00	4,300.00	298.44	433.44	3,866.56	10.08
15-00-5640 COMPUTER UPDATES-TRAINING	3,200.00	13,700.00	0.00	3,200.00	10,500.00	23.36
15-00-5652 HISTORICAL STRUCTURE REFUND	0.00	25,000.00	0.00	0.00	25,000.00	0.00
15-00-5655 EQUIPMENT RENTAL	855.00	6,000.00	874.23	1,301.73	4,698.27	21.70
TOTAL OTHER CHARGES	5,996.81	63,800.00	1,748.15	7,089.52	56,710.48	11.11
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	121,435.67	783,475.00	67,995.39	97,950.84	685,524.16	12.50
TOTAL PLANNING & DEVELOPMENT	121,435.67	783,475.00	67,995.39	97,950.84	685,524.16	12.50
HEALTH						
00-NON-PROGRAM						
PERSONNEL SERVICES						
CONTRACTUAL SERVICES						
PUBLIC WORKS						
ADMINISTRATION						
PERSONNEL SERVICES						
18-10-5101 OPERATIONAL SALARIES-PW	61,853.14	450,140.00	28,965.04	59,022.66	391,117.34	13.11
18-10-5114 PRE-EMPLOYMENT - PW	90.00	300.00	0.00	0.00	300.00	0.00
18-10-5116 LONGEVITY	0.00	4,180.00	0.00	40.50	4,139.50	0.97
18-10-5117 OVERTIME-PW	2,874.04	20,000.00	773.18	1,220.39	18,779.61	6.10
18-10-5150 SOCIAL SECURITY	6,075.45	36,380.00	2,231.18	4,550.15	31,829.85	12.51
18-10-5151 RETIREMENT	7,849.67	52,115.00	3,239.74	6,573.13	45,541.87	12.61
18-10-5155 GROUP INSURANCE	13,470.20	96,095.00	7,414.23	14,841.80	81,253.20	15.44
18-10-5156 WORKER'S COMPENSATION	7,248.75	36,100.00	0.00	7,007.95	29,092.05	19.41
TOTAL PERSONNEL SERVICES	99,461.25	695,310.00	42,623.37	93,256.58	602,053.42	13.41

FINANCIAL STATEMENT

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
18-10-5201 SUPPLIES	294.23	3,900.00	686.32	726.12	3,173.88	18.62
18-10-5203 POSTAGE	1.67	400.00	0.00	0.00	400.00	0.00
18-10-5206 OFFICE EQUIPMENT	0.00	5,400.00	0.00	0.00	5,400.00	0.00
18-10-5207 COMPUTER EQUIPMENT	13.97	1,000.00	0.00	0.00	1,000.00	0.00
18-10-5209 SAFETY/FIRST AID	361.26	1,500.00	3.40	32.28	1,467.72	2.15
18-10-5222 EQUIPMENT	1,276.91	4,400.00	0.00	0.00	4,400.00	0.00
18-10-5224 MOSQUITO SUPPLIES	0.00	1,000.00	0.00	0.00	1,000.00	0.00
18-10-5226 CHEMICALS	277.00	1,000.00	0.00	0.00	1,000.00	0.00
18-10-5228 SMALL TOOLS	228.41	2,500.00	29.87	29.87	2,470.13	1.19
18-10-5240 FUEL & LUBE	8,535.62	42,600.00	1,188.06	4,163.04	38,436.96	9.77
18-10-5246 STREET SIGNS & 911 ADDRESS	221.54	5,000.00	0.00	0.00	5,000.00	0.00
18-10-5247 HOT MIX, ASPHALT, GRAVEL	5,465.69	20,000.00	2,186.88	2,186.88	17,813.12	10.93
18-10-5299 MISCELLANEOUS	0.00	4,000.00	0.00	0.00	4,000.00	0.00
TOTAL SUPPLIES & MATERIALS	16,676.30	92,700.00	4,094.53	7,138.19	85,561.81	7.70
MAINTENANCE & REPAIRS						
18-10-5320 EQUIPMENT MAINTENANCE	2,456.98	17,000.00	3,021.49	3,130.16	13,869.84	18.41
18-10-5340 VEHICLE MAINTENANCE	1,593.16	20,000.00	1,645.71	2,369.92	17,630.08	11.85
18-10-5345 BUILDING MAINTENANCE	694.41	4,000.00	1,137.43	1,137.43	2,862.57	28.44
18-10-5376 SIDEWALKS	931.00	4,000.00	0.00	0.00	4,000.00	0.00
18-10-5377 STREETS & BRIDGES	85.44	14,500.00	0.00	0.00	14,500.00	0.00
18-10-5378 DRAINAGE	0.00	7,500.00	11,023.63	11,023.63	3,523.63	146.98
18-10-5384 PUBLIC PARKING LOT MAINTENANCE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE & REPAIRS	5,760.99	68,000.00	16,828.26	17,661.14	50,338.86	25.97
OCCUPANCY						
18-10-5401 COMMUNICATION	1,049.62	7,910.00	675.25	1,547.23	6,362.77	19.56
18-10-5403 UTILITIES	544.32	6,100.00	283.22	614.18	5,485.82	10.07
TOTAL OCCUPANCY	1,593.94	14,010.00	958.47	2,161.41	11,848.59	15.43
CONTRACTUAL SERVICES						
18-10-5505 PROFESSIONAL SERVICES	0.00	5,000.00	0.00	0.00	5,000.00	0.00
18-10-5515 UNIFORMS	974.99	12,375.00	0.00	866.31	11,508.69	7.00
18-10-5530 ENGINEERING	0.00	7,500.00	0.00	0.00	7,500.00	0.00
18-10-5540 PROPERTY & LIABILITY INSURANCE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
18-10-5546 TRANSFER STATION HAUL-OFF/M	829.38	6,000.00	962.68	962.68	5,037.32	16.04
18-10-5547 HAUL OFF - MISC.	815.06	4,050.00	1,340.18	1,340.18	2,709.82	33.09
TOTAL CONTRACTUAL SERVICES	2,619.43	35,925.00	2,302.86	3,169.17	32,755.83	8.82

FINANCIAL STATEMENT
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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OTHER CHARGES						
18-10-5601 ADVERTISING	0.00	500.00	155.16	155.16	344.84	31.03
18-10-5603 STREET LIGHTING	10,480.74	0.00	0.00	0.00	0.00	0.00
18-10-5605 TRAVEL & TRAINING	1,060.06	5,000.00	0.00	500.00	4,500.00	10.00
18-10-5615 DUES, SUBSCRIPTIONS & PUB	420.00	200.00	0.00	0.00	200.00	0.00
18-10-5651 DAMAGE CLAIMS	63.00	700.00	0.00	0.00	700.00	0.00
18-10-5655 EQUIPMENT RENTAL	291.67	7,500.00	125.00	250.00	7,250.00	3.33
18-10-5695 BUILDING/SECURITY CAMERAS	0.00	500.00	0.00	0.00	500.00	0.00
TOTAL OTHER CHARGES	12,315.47	14,400.00	280.16	905.16	13,494.84	6.29
CAPITAL OUTLAY						
18-10-6010 EQUIPMENT	0.00	120,000.00	0.00	0.00	120,000.00	0.00
18-10-6050 BUILDING	0.00	65,000.00	0.00	0.00	65,000.00	0.00
18-10-6132 STREET IMPROVEMENTS	0.00	755,000.00	0.00	0.00	755,000.00	0.00
18-10-6163 TAHITIAN VILLAGE DRIVE	0.00	45,000.00	0.00	0.00	45,000.00	0.00
TOTAL CAPITAL OUTLAY	0.00	985,000.00	0.00	0.00	985,000.00	0.00
TOTAL ADMINISTRATION	138,427.38	1,905,345.00	67,087.65	124,291.65	1,781,053.35	6.52
RECREATION						
=====						
PERSONNEL SERVICES						
SUPPLIES & MATERIALS						
MAINTENANCE & REPAIRS						
OCCUPANCY						
CONTRACTUAL SERVICES						
18-17-5505 PROFESSIONAL SERVICES	0.00	42,500.00	0.00	0.00	42,500.00	0.00
TOTAL CONTRACTUAL SERVICES	0.00	42,500.00	0.00	0.00	42,500.00	0.00
OTHER CHARGES						
TOTAL RECREATION	0.00	42,500.00	0.00	0.00	42,500.00	0.00
PARKS						
=====						

FINANCIAL STATEMENT
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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES						
18-19-5101 OPERATIONAL SALARIES-PARKS	45,151.98	382,540.00	25,574.74	46,599.53	335,940.47	12.18
18-19-5114 PRE-EMPLOYMENT - PARKS	90.00	350.00	180.00	180.00	170.00	51.43
18-19-5116 LONGEVITY	0.00	1,435.00	0.00	0.00	1,435.00	0.00
18-19-5117 OVERTIME-PARKS	3,505.75	15,000.00	3,282.58	4,100.80	10,899.20	27.34
18-19-5150 SOCIAL SECURITY	4,619.61	30,580.00	2,201.94	3,870.38	26,709.62	12.66
18-19-5151 RETIREMENT	5,906.01	43,310.00	3,138.95	5,516.13	37,793.87	12.74
18-19-5155 GROUP INSURANCE	12,855.77	96,095.00	5,348.21	10,696.17	85,398.83	11.13
18-19-5156 WORKER'S COMPENSATION	2,441.89	12,050.00	0.00	2,137.74	9,912.26	17.74
TOTAL PERSONNEL SERVICES	74,571.01	581,360.00	39,726.42	73,100.75	508,259.25	12.57
SUPPLIES & MATERIALS						
18-19-5201 SUPPLIES	166.18	7,600.00	336.24	344.38	7,255.62	4.53
18-19-5203 POSTAGE	0.00	100.00	0.00	0.00	100.00	0.00
18-19-5206 OFFICE EQUIPMENT	0.00	100.00	0.00	0.00	100.00	0.00
18-19-5209 SAFETY/FIRST AID	258.70	3,700.00	1.70	16.14	3,683.86	0.44
18-19-5215 IRRIGATION SUPPLIES	313.59	2,000.00	1,175.56	1,175.56	824.44	58.78
18-19-5217 JANITORIAL SUPPLIES	734.00	3,500.00	0.00	0.00	3,500.00	0.00
18-19-5222 EQUIPMENT	1,498.49	4,400.00	215.40	215.40	4,184.60	4.90
18-19-5226 CHEMICALS/PESTICIDES	1,464.90	3,000.00	0.00	0.00	3,000.00	0.00
18-19-5228 SMALL TOOLS	29.85	2,000.00	135.56	147.79	1,852.21	7.39
18-19-5240 FUEL & LUBE	2,455.12	22,000.00	815.29	1,957.67	20,042.33	8.90
TOTAL SUPPLIES & MATERIALS	6,920.83	48,400.00	2,679.75	3,856.94	44,543.06	7.97
MAINTENANCE & REPAIRS						
18-19-5320 EQUIPMENT MAINTENANCE	2,603.39	13,000.00	710.31	1,792.95	11,207.05	13.79
18-19-5340 VEHICLE MAINTENANCE	894.19	5,000.00	1,947.19	2,286.34	2,713.66	45.73
18-19-5351 CITY HALL GROUNDS	0.00	1,500.00	143.88	143.88	1,356.12	9.59
18-19-5352 RIVERFRONT PARK EXPENSES	464.24	8,000.00	4,045.49	4,130.49	3,869.51	51.63
18-19-5353 LITTLE LEAGUE PARK EXPENS	0.00	2,600.00	0.00	0.00	2,600.00	0.00
18-19-5354 DOG PARK PARK EXPENSE	0.00	3,500.00	528.76	528.76	2,971.24	15.11
18-19-5356 OLD IRON BRIDGE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
18-19-5357 FIREMAN'S PARK/SOFTBALL FIE	523.96	4,500.00	160.00	320.00	4,180.00	7.11
18-19-5359 RIVERWALK MAINTENANCE	0.00	6,000.00	0.00	0.00	6,000.00	0.00
18-19-5360 WAYFEST PARK - LOOP 150	0.00	1,700.00	133.34	133.34	1,566.66	7.84
18-19-5361 SPLASH PAD	0.00	2,500.00	0.00	0.00	2,500.00	0.00
18-19-5363 TREE USA MAINTENANCE PROGRAM	2,039.77	7,500.00	971.85	971.85	6,528.15	12.96
18-19-5364 BOB BRYANT PARK	403.74	4,000.00	1,658.15	1,658.15	2,341.85	41.45
18-19-5365 INDUSTRIAL PARK MAINTENANCE	0.00	1,000.00	0.00	0.00	1,000.00	0.00
18-19-5371 BASTROP RIVER OF LIGHTS	1,209.02	3,500.00	131.49	131.49	3,368.51	3.76
18-19-5373 TEA-21 HIKE & BIKE TRAIL	0.00	500.00	0.00	0.00	500.00	0.00
18-19-5374 JEWELL'S PARK	0.00	500.00	0.00	0.00	500.00	0.00
18-19-5381 GATEWAYS/HWY 71 LANDSCAPING	0.00	3,250.00	0.00	0.00	3,250.00	0.00
18-19-5385 KERR COMMUNITY PARK	274.97	2,000.00	85.00	170.00	1,830.00	8.50
TOTAL MAINTENANCE & REPAIRS	8,413.28	71,550.00	10,515.46	12,267.25	59,282.75	17.15

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101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OCCUPANCY						
18-19-5401 COMMUNICATIONS	675.90	4,940.00	344.03	771.87	4,168.13	15.62
18-19-5403 SPLASH PAD UTILITIES	974.39	10,000.00	323.60	907.15	9,092.85	9.07
18-19-5404 LITTLE LEAGUE UTILITIES	2,093.71	12,500.00	1,390.05	2,978.03	9,521.97	23.82
18-19-5405 TXDOT UTILITY IRRIGATION ME	1,795.22	7,000.00	618.96	2,561.84	4,438.16	36.60
18-19-5406 PARKS & TRAILS UTILITIES	3,014.22	17,300.00	1,807.50	4,082.26	13,217.74	23.60
TOTAL OCCUPANCY	8,553.44	51,740.00	4,484.14	11,301.15	40,438.85	21.84
CONTRACTUAL SERVICES						
18-19-5505 PROFESSIONAL SERVICES	0.00	6,800.00	1,465.00	1,465.00	5,335.00	21.54
18-19-5515 UNIFORMS	1,113.83	7,580.00	289.98	834.25	6,745.75	11.01
18-19-5540 PROPERTY & LIABILITY INSURA	0.00	1,000.00	0.00	0.00	1,000.00	0.00
18-19-5551 SUMMER RECREATION PROGRAM	285.00	6,000.00	668.32	676.96	5,323.04	11.28
TOTAL CONTRACTUAL SERVICES	1,408.83	21,380.00	2,423.30	2,976.21	18,403.79	13.92
OTHER CHARGES						
18-19-5601 ADVERTISING	0.00	3,750.00	0.00	0.00	3,750.00	0.00
18-19-5605 TRAVEL & TRAINING	2,477.42	3,300.00	465.76	965.76	2,334.24	29.27
18-19-5615 DUES, SUBSCRIPTION & PUB.	192.00	1,500.00	0.00	0.00	1,500.00	0.00
18-19-5655 EQUIPMENT RENTAL	208.33	1,000.00	785.00	910.00	90.00	91.00
TOTAL OTHER CHARGES	2,877.75	9,550.00	1,250.76	1,875.76	7,674.24	19.64
CAPITAL OUTLAY						
18-19-6013 PARK EQUIPMENT	0.00	36,000.00	0.00	0.00	36,000.00	0.00
18-19-6030 VEHICLES	(104.00)	0.00	0.00	0.00	0.00	0.00
18-19-6105 LITTLE LEAGUE/CAP OUTLAY	0.00	8,000.00	0.00	0.00	8,000.00	0.00
18-19-6137 RIVERWALK PROJECT	0.00	50,000.00	0.00	0.00	50,000.00	0.00
18-19-6203 SPECIAL PROJECTS	0.00	48,000.00	0.00	0.00	48,000.00	0.00
TOTAL CAPITAL OUTLAY	(104.00)	142,000.00	0.00	0.00	142,000.00	0.00
TOTAL PARKS	102,641.14	925,980.00	61,079.83	105,378.06	820,601.94	11.38
BUILDING MAINTENANCE						
PERSONNEL SERVICES						
18-20-5100 OPERATIONAL SALARIES-CUST	12,917.00	114,870.00	6,651.21	12,870.02	101,999.99	11.20
18-20-5116 LONGEVITY	0.00	1,080.00	0.00	0.00	1,080.00	0.00
18-20-5117 OVERTIME-CUSTODIAN	21.93	700.00	0.00	0.00	700.00	0.00
18-20-5150 SOCIAL SECURITY	1,234.53	8,970.00	487.89	948.97	8,021.03	10.58
18-20-5151 RETIREMENT	1,629.74	12,820.00	725.96	1,404.96	11,415.04	10.96
18-20-5155 GROUP INSURANCE	5,476.77	33,425.00	2,069.10	4,138.20	29,286.80	12.38
18-20-5156 WORKER'S COMPENSATION	1,167.67	4,400.00	0.00	1,029.00	3,371.00	23.39
TOTAL PERSONNEL SERVICES	22,447.64	176,265.00	9,934.16	20,391.15	155,873.85	11.57

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EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
18-20-5201 SUPPLIES	105.55	1,100.00	337.91	360.47	739.53	32.77
18-20-5206 EQUIPMENT	342.74	1,500.00	0.00	0.00	1,500.00	0.00
18-20-5217 JANITORIAL SUPPLIES	1,069.57	5,500.00	1,335.87	1,426.71	4,073.29	25.94
18-20-5240 FUEL & LUBE	142.17	2,000.00	0.00	52.77	1,947.23	2.64
TOTAL SUPPLIES & MATERIALS	1,660.03	10,100.00	1,673.78	1,839.95	8,260.05	18.22
MAINTENANCE & REPAIRS						
18-20-5320 EQUIPMENT MAINTENANCE	0.00	100.00	0.00	0.00	100.00	0.00
18-20-5340 VEHICLE MAINTENANCE	90.52	500.00	106.21	125.59	374.41	25.12
18-20-5345 BUILDING MAINTENANCE	33.68	2,000.00	0.00	0.00	2,000.00	0.00
TOTAL MAINTENANCE & REPAIRS	124.20	2,600.00	106.21	125.59	2,474.41	4.83
OCCUPANCY						
18-20-5401 COMMUNICATIONS	0.00	1,200.00	0.00	0.00	1,200.00	0.00
18-20-5403 UTILITIES	80.20	600.00	28.68	72.23	527.77	12.04
TOTAL OCCUPANCY	80.20	1,800.00	28.68	72.23	1,727.77	4.01
CONTRACTUAL SERVICES						
18-20-5505 PROFESSIONAL SERVICES	0.00	90.00	0.00	0.00	90.00	0.00
18-20-5515 UNIFORMS	99.20	1,600.00	0.00	240.95	1,359.05	15.06
TOTAL CONTRACTUAL SERVICES	99.20	1,690.00	0.00	240.95	1,449.05	14.26
OTHER CHARGES						
18-20-5601 ADVERTISING	0.00	300.00	0.00	0.00	300.00	0.00
TOTAL OTHER CHARGES	0.00	300.00	0.00	0.00	300.00	0.00
CAPITAL OUTLAY						
18-20-6000 CAPITAL OUTLAY	0.00	30,000.00	0.00	0.00	30,000.00	0.00
TOTAL CAPITAL OUTLAY	0.00	30,000.00	0.00	0.00	30,000.00	0.00
TOTAL BUILDING MAINTENANCE	24,411.27	222,755.00	11,742.83	22,669.87	200,085.13	10.18
TOTAL PUBLIC WORKS	265,479.79	3,096,580.00	139,910.31	252,339.58	2,844,240.42	8.15

LIBRARY
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00-MON-PROGRAM
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FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES						
21-00-5101 OPERATIONAL SALARIES	53,862.13	380,421.00	29,389.83	52,704.32	327,716.68	13.85
21-00-5116 LONGEVITY, LIBRARY	0.00	3,935.00	0.00	0.00	3,935.00	0.00
21-00-5117 OVERTIME, LIBRARY	0.00	1,600.00	0.00	0.00	1,600.00	0.00
21-00-5150 SOCIAL SECURITY	4,942.35	29,585.00	2,182.08	3,936.02	25,648.98	13.30
21-00-5151 RETIREMENT	6,234.62	41,335.00	3,057.34	5,465.79	35,869.21	13.22
21-00-5155 GROUP INSURANCE	11,057.09	75,203.00	6,177.82	12,355.64	62,847.36	16.43
21-00-5156 WORKER'S COMPENSATION	358.70	1,435.00	0.00	324.07	1,110.93	22.58
TOTAL PERSONNEL SERVICES	76,454.89	533,514.00	40,807.07	74,785.84	458,728.16	14.02
SUPPLIES & MATERIALS						
21-00-5201 SUPPLIES	3,297.28	15,414.00	638.62	2,337.56	13,076.44	15.17
21-00-5203 POSTAGE	228.29	1,215.00	99.20	259.20	955.80	21.33
21-00-5210 SMALL EQUIPMENT	0.00	3,600.00	0.00	0.00	3,600.00	0.00
21-00-5217 JANITORIAL	438.54	500.00	0.00	0.00	500.00	0.00
21-00-5231 BOOKS	6,348.96	29,000.00	3,335.13	4,856.64	24,143.36	16.75
21-00-5232 AUDIO VISUALS	1,716.05	8,500.00	1,411.68	2,780.64	5,719.36	32.71
TOTAL SUPPLIES & MATERIALS	12,029.12	58,229.00	5,484.63	10,234.04	47,994.96	17.58
MAINTENANCE & REPAIRS						
21-00-5302 BOOK MAINTENANCE	824.67	2,970.00	0.00	0.00	2,970.00	0.00
21-00-5320 EQUIPMENT MAINTENANCE	165.00	655.00	0.00	0.00	655.00	0.00
21-00-5325 COMPUTER MAINTENANCE	679.00	2,250.00	679.00	679.00	1,571.00	30.18
21-00-5345 BUILDING MAINTENANCE	2,455.34	9,600.00	432.50	432.50	9,167.50	4.51
TOTAL MAINTENANCE & REPAIRS	4,124.01	15,475.00	1,111.50	1,111.50	14,363.50	7.18
OCCUPANCY						
21-00-5401 COMMUNICATION	3,167.76	19,224.00	1,579.16	3,150.99	16,073.01	16.39
21-00-5403 UTILITIES	4,256.88	23,000.00	1,308.65	3,194.38	19,805.62	13.89
TOTAL OCCUPANCY	7,424.64	42,224.00	2,887.81	6,345.37	35,878.63	15.03
CONTRACTUAL SERVICES						
21-00-5505 PROFESSIONAL SERVICES	0.00	2,600.00	300.00	550.00	2,050.00	21.15
21-00-5533 LIBRARY AUTOMATION	4,520.40	4,525.00	0.00	0.00	4,525.00	0.00
21-00-5561 CONTRACTED SERVICES	1,440.00	16,640.00	1,200.00	1,200.00	15,440.00	7.21
TOTAL CONTRACTUAL SERVICES	5,960.40	23,765.00	1,500.00	1,750.00	22,015.00	7.36
OTHER CHARGES						
21-00-5601 ADVERTISING	129.00	905.00	129.00	617.10	287.90	68.19
21-00-5605 TRAVEL & TRAINING	60.00	3,710.00	0.00	0.00	3,710.00	0.00
21-00-5615 DUES, SUBSCRIPTION & PUB	504.70	5,806.00	0.00	572.70	5,233.30	9.86
21-00-5655 EQUIPMENT RENTAL	198.00	1,450.00	99.00	198.00	1,252.00	13.66
21-00-5679 BAD DEBTS	0.00	25.00	0.00	0.00	25.00	0.00
21-00-5680 OVER/SHORT	(0.56)	25.00	(0.09)	(0.82)	25.82	3.28-
TOTAL OTHER CHARGES	891.14	11,921.00	227.91	1,386.98	10,534.02	11.63

FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2015

101-GENERAL FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY						
TOTAL 00-NON-PROGRAM	106,884.20	685,128.00	52,018.92	95,613.73	589,514.27	13.96
TOTAL LIBRARY	106,884.20	685,128.00	52,018.92	95,613.73	589,514.27	13.96
BEDC ADMINISTRATION						
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00-NON-PROGRAM						
=====						
PERSONNEL SERVICES						
OCCUPANCY						
OTHER CHARGES						
*** TOTAL EXPENSES ***	1,364,564.35	11,966,626.56	640,104.65	1,224,824.36	10,741,802.20	10.24

*** END OF REPORT ***

FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CHARGES FOR SERVICES						
WATER REVENUES						
00-00-4101 WATER SALES-RESIDENTIAL	207,457.11	1,362,500.00	108,955.55	213,919.26	1,148,580.74	15.70
00-00-4102 WATER SALES-COMMERCIAL	184,926.27	1,100,900.00	104,324.40	202,917.58	897,982.42	18.43
00-00-4150 PENALTIES	5,282.17	32,700.00	3,294.83	6,275.45	26,424.55	19.19
00-00-4152 WATER TAPPING FEES	0.00	5,000.00	1,000.00	1,300.00	3,700.00	26.00
00-00-4154 WATER SERVICE FEES	4,150.00	22,000.00	1,215.00	2,690.00	19,310.00	12.23
00-00-4156 OTHER	0.00	0.00	100.00	400.00	(400.00)	0.00
TOTAL WATER REVENUES	401,815.55	2,523,100.00	218,889.78	427,502.29	2,095,597.71	16.94
WASTEWATER REVENUES						
00-00-4201 WASTEWATER SALES-RESIDENTIAL	144,911.72	904,700.00	79,287.66	136,738.63	767,961.37	15.11
00-00-4202 WASTEWATER SALES-COMMERCIAL	112,375.49	686,700.00	65,004.62	112,706.83	573,993.17	16.41
00-00-4250 PENALTIES	3,767.97	23,980.00	1,754.26	3,577.90	20,402.10	14.92
00-00-4252 SEWER TAPPING FEES	0.00	2,000.00	0.00	0.00	2,000.00	0.00
00-00-4256 OTHER	0.00	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL WASTEWATER REVENUES	261,055.18	1,622,380.00	146,046.54	253,023.36	1,369,356.64	15.60
OTHER REVENUE						
INTEREST INCOME						
00-00-4400 INTEREST RECEIPTS	557.08	3,000.00	388.99	1,213.17	1,786.83	40.44
TOTAL INTEREST INCOME	557.08	3,000.00	388.99	1,213.17	1,786.83	40.44
INTERGOVERNMENTAL						
MISCELLANEOUS						
00-00-4519 BACKFLOW TESTING COST	600.00	3,000.00	0.00	0.00	3,000.00	0.00
00-00-4547 BY THE WAY CAMPGROUND	5,167.97	22,000.00	0.00	0.00	22,000.00	0.00
00-00-4548 LCRA/WCID	12,666.40	85,000.00	10,021.65	19,173.55	65,826.45	22.56
TOTAL MISCELLANEOUS	18,434.37	110,000.00	10,021.65	19,173.55	90,826.45	17.43
TRANSFERS-IN						
OTHER SOURCES						
00-00-4810 INSURANCE PROCEEDS	0.00	0.00	441.85	441.85	(441.85)	0.00
TOTAL OTHER SOURCES	0.00	0.00	441.85	441.85	(441.85)	0.00
** TOTAL REVENUE **	681,862.18	4,258,480.00	375,788.81	701,354.22	3,557,125.78	16.47

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
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NON-DEPARTMENT

00-NON-PROGRAM

WATER/WASTEWATER DEPT.

ADMINISTRATION

PERSONNEL SERVICES

35-10-5101 OPERATIONAL SALARIES, W/WW	63,712.88	601,716.00	43,743.02	83,890.09	517,825.91	13.94
35-10-5114 PRE-EMPLOYMENT EXP, W/WW AD	180.00	500.00	0.00	0.00	500.00	0.00
35-10-5116 LONGEVITY, W/WW ADM	200.00	1,500.00	0.00	40.50	1,459.50	2.70
35-10-5117 OVERTIME, W/WW ADM	5,084.18	30,000.00	3,645.49	5,842.90	24,157.10	19.48
35-10-5150 SOCIAL SECURITY, W/WW ADM	6,555.23	48,520.00	3,610.41	6,850.90	41,669.10	14.12
35-10-5151 RETIREMENT, W/WW ADM	8,444.75	69,600.00	5,164.32	9,787.11	59,812.89	14.06
35-10-5155 GROUP INSURANCE, W/WW ADM	11,100.27	117,000.00	9,324.30	17,847.10	99,152.90	15.25
35-10-5156 WORKERS COMPENSATION, W/WW	4,725.41	21,275.00	0.00	4,419.61	16,855.39	20.77
35-10-5159 RETIREES BENEFITS, W/WW ADM	4,546.42	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	104,549.14	890,111.00	65,487.54	128,678.21	761,432.79	14.46

SUPPLIES & MATERIALS

35-10-5201 SUPPLIES, W/WW ADM	680.37	9,000.00	468.76	1,570.88	7,429.12	17.45
35-10-5203 POSTAGE, W/WW ADM	42.22	4,500.00	7.19	21.28	4,478.72	0.47
35-10-5206 OFFICE EQUIPMENT/FURN, W/WW	0.00	1,000.00	0.00	0.00	1,000.00	0.00
35-10-5209 SAFETY/FIRST AID, W/WW ADM	1,718.53	6,950.00	0.00	1,021.55	5,928.45	14.70
35-10-5218 SPECIAL PRINTING, W/WW ADM	0.00	1,810.00	74.55	312.29	1,497.71	17.25
35-10-5228 SMALL TOOLS, W/WW ADM	0.00	200.00	0.00	0.00	200.00	0.00
35-10-5229 CONSERVATION PROGRAM, W ADM	0.00	2,750.00	0.00	0.00	2,750.00	0.00
35-10-5240 FUEL & LUBE, W/WW ADM	2,612.52	21,000.00	1,256.70	2,977.62	18,022.38	14.18
TOTAL SUPPLIES & MATERIALS	5,053.64	47,210.00	1,807.20	5,903.62	41,306.38	12.51

MAINTENANCE & REPAIRS

35-10-5320 EQUIPMENT MAINT, W/WW ADM	0.00	2,930.00	0.00	0.00	2,930.00	0.00
35-10-5325 COMPUTER MAINT/UGRAD, W/WW	0.00	3,000.00	0.00	0.00	3,000.00	0.00
35-10-5340 BUILDING MAINTENANCE, W/WW	0.00	3,500.00	0.00	2,950.00	550.00	84.29
35-10-5345 VEHICLE MAINTENANCE, W/WW A	653.41	10,000.00	513.99	850.73	9,149.27	8.51
TOTAL MAINTENANCE & REPAIRS	653.41	19,430.00	513.99	3,800.73	15,629.27	19.56

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
OCCUPANCY						
35-10-5401 COMMUNICATIONS, W/WW ADM	3,075.14	19,270.00	1,348.00	3,014.07	16,255.93	15.64
35-10-5403 UTILITIES, W/WW ADM	651.01	4,200.00	222.44	563.83	3,636.17	13.42
TOTAL OCCUPANCY	3,726.15	23,470.00	1,570.44	3,577.90	19,892.10	15.24
CONTRACTUAL SERVICES						
35-10-5505 PROFESSIONAL SERVICES, W/WW	90.00	20,000.00	1,619.75	1,619.75	18,380.25	8.10
35-10-5507 CREDIT CARD PROCESSING FEES	2,472.62	18,000.00	992.31	1,958.79	16,041.21	10.88
35-10-5509 FPO & LIAB INSURANCE, W/WW	8,052.35	32,250.00	0.00	8,076.96	24,173.04	25.04
35-10-5515 UNIFORMS, W/WW ADM	3,870.63	12,900.00	0.00	1,832.30	11,067.70	14.20
35-10-5525 LEGAL SERVICES, W/WW ADM	5,691.20	50,000.00	0.00	0.00	50,000.00	0.00
35-10-5530 ENGINEERING/CONSULT, W/WW A	0.00	25,000.00	0.00	0.00	25,000.00	0.00
35-10-5545 DEBT COLLECTION SERV, W/WW	19.47	250.00	0.00	0.00	250.00	0.00
35-10-5560 ADMINISTRATIVE SUPPORT, W/WW	88,503.32	455,160.00	37,930.00	75,860.00	379,300.00	16.67
35-10-5585 AQUA CCN, W ADM	0.00	100,000.00	0.00	0.00	100,000.00	0.00
TOTAL CONTRACTUAL SERVICES	108,699.59	713,560.00	40,542.06	89,347.80	624,212.20	12.52
OTHER CHARGES						
35-10-5601 ADVERTISING, W/WW ADM	405.00	6,000.00	0.00	0.00	6,000.00	0.00
35-10-5605 TRAVEL/TRAINING, W/WW ADM	2,271.80	14,000.00	0.00	1,114.00	12,886.00	7.96
35-10-5607 CONSUMER CONFIDENCE PPT, W	0.00	1,600.00	0.00	0.00	1,600.00	0.00
35-10-5615 DUES, SUBSCRIPT, PUB, W/WW	136.00	3,400.00	0.00	50.00	3,350.00	1.47
35-10-5655 EQUIPMENT RENTAL, W/WW ADM	401.59	5,000.00	0.00	430.12	4,569.88	8.60
35-10-5679 BAD DEBTS, W/WW ADM	225.58	16,000.00	(289.38)	465.21	15,534.79	2.91
TOTAL OTHER CHARGES	3,439.97	46,000.00	(289.38)	2,059.33	43,940.67	4.48
CONTINGENCY						
35-10-5900 CONTINGENCY, W/WW ADM	0.00	10,000.00	0.00	0.00	10,000.00	0.00
TOTAL CONTINGENCY	0.00	10,000.00	0.00	0.00	10,000.00	0.00
CAPITAL OUTLAY						
DEBT SERVICE						
35-10-7121 2006 C of O's PRINC	2,858.34	17,150.00	1,429.17	2,858.34	14,291.66	16.67
35-10-7122 2006 C of O's INTEREST	1,664.66	9,270.00	772.50	1,545.00	7,725.00	16.67
35-10-7123 2007 C of O's PRINC	15,501.66	97,438.00	8,119.83	16,239.66	81,198.34	16.67
35-10-7124 2007 C of O's INTEREST	10,244.16	57,616.00	4,801.33	9,602.66	48,013.34	16.67
35-10-7131 2008A C of O's PRINC	11,704.50	72,293.00	6,024.42	12,048.84	60,244.16	16.67
35-10-7132 2008A C of O's INTEREST	10,890.00	36,607.00	3,050.58	6,101.16	30,505.84	16.67
35-10-7139 2010 GO REFUNDING PRINC	4,938.66	154,071.00	2,469.33	4,938.66	149,132.34	3.21
35-10-7140 2010 GO REFUNDING INTEREST	1,900.34	55,437.00	888.50	1,777.00	53,660.00	3.21
35-10-7145 TAX REV CERT 2012 PRINC	29,166.66	185,000.00	15,416.67	30,833.34	154,166.66	16.67
35-10-7146 2012 TAX CERT. INTEREST	20,600.00	120,100.00	10,008.33	20,016.66	100,083.34	16.67
35-10-7147 2013 TAX & LIM REV CO PRINC	9,293.34	103,320.00	8,610.00	17,220.00	86,100.00	16.67
35-10-7148 2013 TAX & LIM REV CO INT	23,077.66	136,792.00	11,399.33	22,798.66	113,993.34	16.67
35-10-7149 CO 2014 SERIES-PRINC	34,912.50	235,125.00	19,593.75	39,187.50	195,937.50	16.67
35-10-7150 CO 2014 SERIES-INT	30,368.86	158,582.00	13,215.09	26,430.18	132,151.82	16.67

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
35-10-7152 GO REFUNDING SER 2014 INT	0.00	21,510.00	1,792.38	3,584.76	17,925.24	16.67
TOTAL DEBT SERVICE	207,121.34	1,460,311.00	107,591.21	215,182.42	1,245,128.58	14.74
TRANSFERS OUT						
35-10-8140 UB DEBT SERV TRANS #304, W/	28,666.68	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS OUT	28,666.68	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATION	461,909.92	3,210,092.00	217,223.06	448,550.01	2,761,541.99	13.97
W/WW DISTRIBUTE/COLLECT						
SUPPLIES & MATERIALS						
35-41-5212 CHEMICALS, W/WW DIST	0.00	300.00	0.00	0.00	300.00	0.00
35-41-5215 NEW METERS, W/WW DIST	0.00	6,500.00	0.00	0.00	6,500.00	0.00
35-41-5228 SMALL TOOLS, W/WW DIST	309.96	3,000.00	1,192.30	2,276.78	723.22	75.89
TOTAL SUPPLIES & MATERIALS	309.96	9,800.00	1,192.30	2,276.78	7,523.22	23.23
MAINTENANCE & REPAIRS						
35-41-5303 SYSTEM MAINTENANCE, W/WW DI	3,576.86	60,000.00	3,692.73	13,303.78	46,696.22	22.17
35-41-5320 EQUIPMENT MAINT, W/WW DIST	57.47	20,400.00	222.75	467.32	19,932.68	2.29
TOTAL MAINTENANCE & REPAIRS	3,634.33	80,400.00	3,915.48	13,771.10	66,628.90	17.13
OCCUPANCY						
CONTRACTUAL SERVICES						
35-41-5505 PROFESSIONAL SERVICE, W/WW	112.10	4,840.00	71.25	149.15	4,690.85	3.08
35-41-5511 MAPPING, W/WW DIST	0.00	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL CONTRACTUAL SERVICES	112.10	9,840.00	71.25	149.15	9,690.85	1.52
OTHER CHARGES						
35-41-5655 EQUIPMENT RENTAL, W/WW DIST	0.00	1,500.00	0.00	497.50	1,002.50	33.17
TOTAL OTHER CHARGES	0.00	1,500.00	0.00	497.50	1,002.50	33.17
CAPITAL OUTLAY						
TOTAL W/WW DISTRIBUTE/COLLECT	4,056.39	101,540.00	5,179.03	16,694.53	84,845.47	16.44
WATER PRODUCTION/TREAT						

FINANCIAL STATEMENT
AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES & MATERIALS						
35-43-5212 CHEMICALS, W PROD	6,212.63	30,000.00	1,709.36	6,059.98	23,940.02	20.20
35-43-5228 SMALL TOOLS, WATER PROD	288.30	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL SUPPLIES & MATERIALS	6,500.93	31,000.00	1,709.36	6,059.98	24,940.02	19.55
MAINTENANCE & REPAIRS						
35-43-5303 SYSTEM MAINTENANCE, W PROD	17.76	49,200.00	627.48	627.48	48,572.52	1.28
35-43-5320 EQUIPMENT MAINT, W PROD	4,755.10	85,700.00	9,356.52	10,173.99	75,526.01	11.87
TOTAL MAINTENANCE & REPAIRS	4,772.86	134,900.00	9,984.00	10,801.47	124,098.53	8.01
OCCUPANCY						
35-43-5403 UTILITIES, WATER PROD	20,392.73	116,000.00	9,215.24	21,001.44	94,998.56	18.10
TOTAL OCCUPANCY	20,392.73	116,000.00	9,215.24	21,001.44	94,998.56	18.10
CONTRACTUAL SERVICES						
35-43-5505 PROFESSIONAL SERV, WATER PR	9,756.70	17,350.00	9,756.70	9,756.70	7,593.30	56.23
35-43-5506 LAB FEES, WATER PROD	1,706.04	25,000.00	804.37	804.37	24,195.63	3.22
35-43-5524 PUMPING FEES, WATER PROD	5,772.20	84,000.00	0.00	6,714.60	77,285.40	7.99
TOTAL CONTRACTUAL SERVICES	17,234.94	126,350.00	10,561.07	17,275.67	109,074.33	13.67
CAPITAL OUTLAY						
TOTAL WATER PRODUCTION/TREAT	48,901.46	408,250.00	31,469.67	55,138.56	353,111.44	13.51
WW TREATMENT PLANT						
SUPPLIES & MATERIALS						
35-46-5212 CHEMICALS, WW TP	4,007.49	29,000.00	1,846.11	2,570.61	26,429.39	8.86
35-46-5228 SMALL TOOLS, WW TP	474.05	800.00	9.97	31.65	768.35	3.96
TOTAL SUPPLIES & MATERIALS	4,481.54	29,800.00	1,856.08	2,602.26	27,197.74	8.73
MAINTENANCE & REPAIRS						
35-46-5303 SYSTEM MAINT, WW TP	8,216.10	185,000.00	2,508.08	2,515.94	182,484.06	1.36
35-46-5320 EQUIPMENT MAINT, WW TP	463.83	60,100.00	1,662.45	2,008.41	58,091.59	3.34
TOTAL MAINTENANCE & REPAIRS	8,679.93	245,100.00	4,170.53	4,524.35	240,575.65	1.85
OCCUPANCY						
35-46-5403 UTILITIES, WW TP	24,428.07	150,000.00	14,724.51	29,242.81	120,757.19	19.50
TOTAL OCCUPANCY	24,428.07	150,000.00	14,724.51	29,242.81	120,757.19	19.50

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

202-WATER/WASTEWATER FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CONTRACTUAL SERVICES						
35-46-5505 PROFESSIONAL SERVICES, WW T	12,383.00	40,000.00	0.00	12,734.93	27,265.07	31.84
35-46-5506 LAB FEES, WW TP	4,403.00	37,000.00	3,789.18	3,789.18	33,210.82	10.24
TOTAL CONTRACTUAL SERVICES	16,786.00	77,000.00	3,789.18	16,524.11	60,475.89	21.46
CAPITAL OUTLAY						
35-46-6010 EQUIPMENT-CAP OUTLAY	0.00	93,692.00	0.00	0.00	93,692.00	0.00
TOTAL CAPITAL OUTLAY	0.00	93,692.00	0.00	0.00	93,692.00	0.00
TOTAL WW TREATMENT PLANT	54,375.54	595,592.00	24,540.30	52,893.53	542,698.47	8.88
TOTAL WATER/WASTEWATER DEPT.	569,243.31	4,315,474.00	278,412.06	573,276.63	3,742,197.37	13.28
*** TOTAL EXPENSES ***	569,243.31	4,315,474.00	278,412.06	573,276.63	3,742,197.37	13.28

*** END OF REPORT ***

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

501-HOTEL/HOTEL TAX FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
TAXES & PENALTIES						
00-00-4007 HOTEL/HOTEL TAX RECEIPTS	433,926.00	2,800,000.00	264,252.35	497,710.35	2,302,289.65	17.78
TOTAL TAXES & PENALTIES	433,926.00	2,800,000.00	264,252.35	497,710.35	2,302,289.65	17.78
INTEREST INCOME						
00-00-4400 INTEREST EARNED	285.28	1,500.00	157.60	511.46	988.54	34.10
TOTAL INTEREST INCOME	285.28	1,500.00	157.60	511.46	988.54	34.10
INTERGOVERNMENTAL						
MISCELLANEOUS						
00-00-4514 MISCELLANEOUS INCOME	152.81	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	152.81	0.00	0.00	0.00	0.00	0.00
** TOTAL REVENUE **	434,364.09	2,801,500.00	264,409.95	498,221.81	2,303,278.19	17.78

501-HOTEL/MOTEL TAX FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
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NON-DEPARTMENT

90-NON-PROGRAM

HOTEL/MOTEL TAX FUND

90-NON-PROGRAM

CONTRACTUAL SERVICES

80-00-5540 ORGANIZATION FUNDING	0.00	300,000.00	0.00	0.00	300,000.00	0.00
80-00-5555 BASTROP FAMILY CRISIS CENTE	1,800.00	0.00	0.00	1,667.00	(1,667.00)	0.00
80-00-5563 BASTROP CHAMBER OF COMMERCE	48,000.00	0.00	0.00	24,278.00	(24,278.00)	0.00
80-00-5564 BASTROP HISTORICAL SOCIETY	18,200.00	0.00	0.00	22,347.00	(22,347.00)	0.00
80-00-5565 BASTROP HOMECOMING COMMITTEE	20,400.00	0.00	0.00	20,788.00	(20,788.00)	0.00
80-00-5566 BASTROP OPERA HOUSE	50,700.00	0.00	0.00	58,555.00	(58,555.00)	0.00
80-00-5571 RETREET AMERICA	1,950.00	0.00	0.00	0.00	0.00	0.00
80-00-5572 SUPCUP	6,250.00	0.00	0.00	0.00	0.00	0.00
80-00-5573 TEXAS NON-PROFIT THEATERS	5,150.00	0.00	0.00	0.00	0.00	0.00
80-00-5574 UPSTART, INC	14,000.00	0.00	0.00	0.00	0.00	0.00
80-00-5575 VISITOR CENTER	60,700.00	0.00	0.00	78,243.00	(78,243.00)	0.00
80-00-5576 BASTROP MARKETING CORPORATI	68,424.30	799,893.00	0.00	0.00	799,893.00	0.00
80-00-5577 DOWNTOWN BUSINESS ALLIANCE	50,800.00	0.00	0.00	45,854.00	(45,854.00)	0.00
80-00-5578 BASTROP FINE ARTS GUILD	8,000.00	0.00	0.00	0.00	0.00	0.00
80-00-5580 BEAG-SPEC FUNDING AGREEMENT	0.00	10,000.00	0.00	10,000.00	0.00	100.00
80-00-5582 TOUGH WIDDER	0.00	0.00	0.00	4,608.00	(4,608.00)	0.00
80-00-5589 BASTROP JUNETEENTH COMMITTEE	5,450.00	0.00	0.00	5,000.00	(5,000.00)	0.00
TOTAL CONTRACTUAL SERVICES	359,824.30	1,109,893.00	0.00	271,340.00	838,553.00	24.45

OTHER CHARGES

80-00-5667 SPECIAL EVENT EXPENSE	0.00	45,000.00	0.00	0.00	45,000.00	0.00
TOTAL OTHER CHARGES	0.00	45,000.00	0.00	0.00	45,000.00	0.00

CONTINGENCY

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2015

501-HOTEL/MOTEL TAX FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY						
TRANSFERS OUT						
80-00-8118 TRANS OUT-BAIPP FUND	3,415.00	166,513.00	13,876.08	27,752.16	138,760.84	16.67
80-00-8119 TRANS OUT - CONVENTION CENT	181,846.66	1,121,300.00	93,441.67	186,883.34	934,416.66	16.67
80-00-8124 TRANS OUT - MAIN STREET PRO	12,500.00	75,000.00	6,250.00	12,500.00	62,500.00	16.67
TOTAL TRANSFERS OUT	197,761.66	1,362,813.00	113,567.75	227,135.50	1,135,677.50	16.67
TOTAL 00-NON-PROGRAM	557,585.96	2,517,706.00	113,567.75	498,475.50	2,019,230.50	19.80
TOTAL HOTEL/MOTEL TAX FUND	557,585.96	2,517,706.00	113,567.75	498,475.50	2,019,230.50	19.80
*** TOTAL EXPENSES ***	557,585.96	2,517,706.00	113,567.75	498,475.50	2,019,230.50	19.80

*** END OF REPORT ***

STANDARDIZED AGENDA RECOMMENDATION FORM

CITY COUNCIL

DATE SUBMITTED: Jan. 6, 2016

MEETING DATE: Jan. 12, 2016

1. Agenda Item: **Consideration, discussion and possible action on acceptance of the Quarterly Investment Report for the period ending in Dec. 31, 2015.**

2. Party Making Request: **Tracy Waldron, Chief Financial Officer**

3. Nature of Request: (Brief Overview) Attachments: Yes X No

Provide City Council Quarterly investment information for all investments the city holds.

4. Policy Implication: _____

5. Budgeted: Yes No N/A

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: NAME/TITLE INITIAL DATE CONCURRENCE

a) _____
b) _____
c) _____

8. Staff Recommendation: **Acceptance of Quarterly Investment Report**

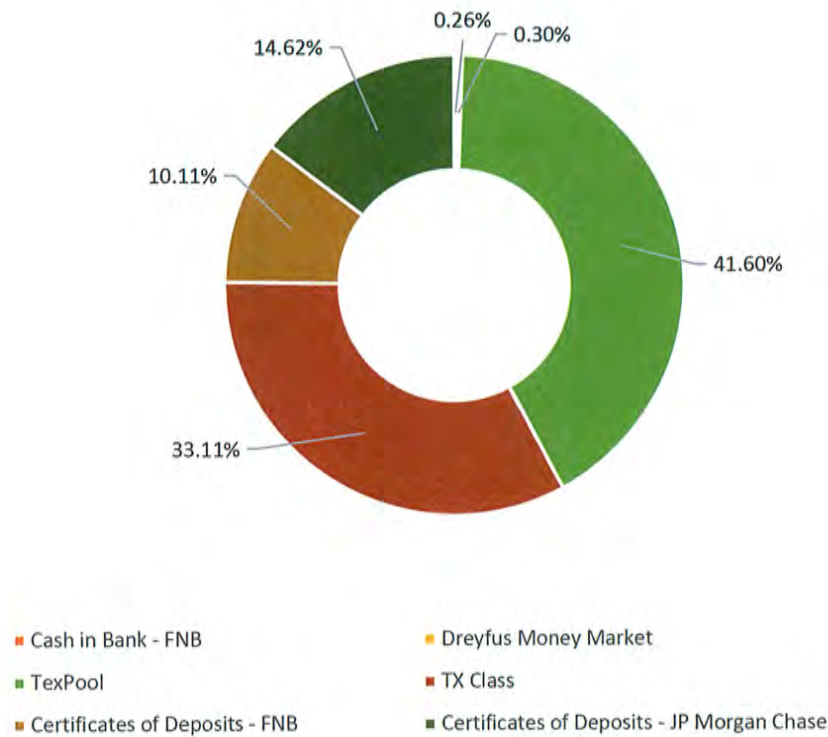
9. Advisory Board: Approved Disapproved None

10. Manager's Recommendation: Approved Disapproved None

11. Action Taken: _____

City of Bastrop
Quarterly Investment Report
period ending December 31, 2015

Investments Description	Book Value	% of Portfolio	QTD Interest Earned	YTD Interest Earned	Weighted Average Maturity
Cash in Bank - FNB	\$ 88,253	0.26%	\$ 738		0.00
Dreyfus Money Market	\$ 100,015	0.30%	\$ -		0.00
TexPool	\$ 13,940,536	41.60%	\$ 7,198		0.42
TX Class	\$ 11,093,394	33.11%	\$ 1,617		0.33
Certificates of Deposits - FNB	\$ 3,386,013	10.11%	\$ 3,807		43.45
Certificates of Deposits - JP Morgan Chase	\$ 4,900,000	14.62%	\$ 15		51.42
Total Investments	\$ 33,508,211		\$ 13,375	\$ -	95.62



Prepared by:

Tracy Waldron

Tracy Waldron, Chief Financial Officer

City of Bastrop
Quarterly Investment Report
period ending December 31, 2015

FUND	BANK/ BROKER	CD NUMBER	BALANCE	MATURITY DATE	TERM	APY
Pooled Cash	FNB	74778	\$ 1,500,000	11/05/2016	365	0.70%
	FNB	66399	\$ 1,500,000	04/29/2016	365	0.80%
	FNC	05968VJX9	\$ 245,000	02/29/2016	365	0.50%
	FNC	472382AF7	\$ 245,000	03/09/2016	365	0.35%
	FNC	05573J7C2	\$ 245,000	05/25/2016	365	0.45%
	FNC	80280JKC4	\$ 245,000	05/25/2016	365	0.60%
	FNC	20451PNW2	\$ 245,000	05/31/2016	365	0.45%
	FNC	32026UAW6	\$ 245,000	08/19/2016	365	0.60%
	FNC	60688MRR7	\$ 245,000	08/25/2016	365	0.55%
	FNC	98410YBA0	\$ 245,000	09/06/2016	365	0.55%
	FNC	38148J3B5	\$ 245,000	11/25/2016	365	0.65%
	FNC	78658QSF1	\$ 245,000	11/29/2016	365	0.70%
	FNC	70153RHL5	\$ 245,000	03/13/2017	365	0.70%
	FNC	795450XH3	\$ 245,000	03/16/2016	365	0.50%
	FNC	909552BS9	\$ 245,000	12/15/2016	365	0.70%
	FNC	58733ACE7	\$ 245,000	03/23/2017	365	0.85%
	FNC	34387ABV0	\$ 245,000	06/19/2017	365	1.00%
	FNC	9497482Y2	\$ 245,000	06/19/2017	365	1.00%
	FNC	108622ER8	\$ 245,000	09/15/2017	365	1.00%
	FNC	20361LBQ6	\$ 245,000	09/22/2017	365	1.00%
	FNC	02587DK31	\$ 245,000	12/18/2017	365	1.30%
	FNC	20451PPL4	\$ 245,000	12/18/2017	365	1.25%
			\$ 7,900,000			
Cemetery	FNB	68636	\$ 250,000	04/26/2016	365	0.80%
	FNB	71302	\$ 70,000	01/30/2016	30	
	FNB	68931	\$ 3,565	10/02/2016	365	
	FNB	68527	\$ 10,000	03/04/2016	365	
	FNB	68528	\$ 39,448	03/04/2016	365	
	FNB	68526	\$ 10,000	03/04/2016	365	
	FNB	69062	\$ 3,000	11/22/2016	365	
			\$ 386,013			