



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ February 5, 2015 at 7:00 PM



Mayor – Christopher Fielder
Place 1 – Andrea Navarrette (Mayor Pro Tem)
Place 2 – Kirsten Lynch
Place 3 – Vacant

Place 4 – Ron Abruzzese
Place 5 – Jason Dishongh
Place 6 – David Siebold
City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments: Chief Minton – National Night Out Award
Chief Gardner – Council Retreat Video
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
5. Proclamation recognizing February 2015 as “Black History Month”

CONSENT AGENDA: ACTION

6. Approval of the minutes: January 29, 2015
7. Special Use Permit – Old Town Street Festival
8. Contract Award for the Bagdad Road Sidewalk Project

REGULAR AGENDA

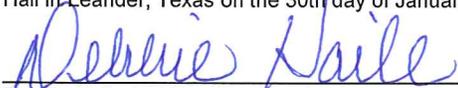
9. Consider Golf Course Fee Increases
10. Consider Selection of Construction Delivery Method for Fire Station # 4
11. Consider Economic Development Incentives for Cherry Hill Catfish
12. Consider appointments / reappointments to the BCRUA Board

EXECUTIVE SESSION

13. Convene into executive session pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property
14. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding the acquisition and value of real property
15. Council Members Closing Statements
16. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves The right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations Or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 30th day of January, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Debbie Haile, TRMC, City Secretary



PROCLAMATION



WHEREAS, During Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development: and

WHEREAS, In 1915, Dr. Carter Godwin Woodson, noted Black scholar and son of former slaves, founded the Association for the Study of Negro Life and History, which was later renamed the Association for the Study of African American Life and History (ASALH); and

WHEREAS, Dr. Woodson initiated Black History Week, February 12, 1926; and for many years, the second week of February, chosen so as to coincide with the birthdays of Frederick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States, and

WHEREAS, in 1976, as part of the nation's bicentennial, Black History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and

WHEREAS, From the beginning of European settlement in Texas, people of African descent were present. People of African descent are some of the oldest residents of Texas. Beginning with the arrival of Estevanico in 1528, African Texans have had a long heritage in the state and have worked alongside Americans of Mexican, European, and indigenous descent to make the state what it is today. People of African descent have worked with others to build the state's unique cultural heritage, making extraordinary contributions to its music, literature, and artistic traditions. But on the other hand, African Americans have been subjected to slavery, racial prejudice, segregation, and exclusion from the mainstream of the state's institutions. Despite these obstacles and restrictions, their contributions to the state's development and growth have been truly remarkable; and

WHEREAS, While the observance of Black History Month calls our Nation's attention to the continued need to battle racism and to build a society that lives up to its democratic ideals, this year's celebrations and recognition of Black History Month National Theme is: "A Century of Black Life, History and Culture" ;

NOW, THEREFORE, I, Mayor Christopher Fielder and the Leander City Council, do hereby proclaim February 2015 as:

Black History Month

In Leander, Texas and urge all citizens to celebrate our diverse heritage and culture and continue our efforts to create a world that is more just, peaceful and prosperous for all.

IN TESTIMONY WHEREOF, I have hereunto affix my signature this 5th day of February 2015.

Attest:

Christopher Fielder, Mayor

Debbie Haile, City Secretary



**MINUTES
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas



Thursday ~ January 29, 2015 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette

Place 2 – Kirsten Lynch

Place 3 – Simon Garcia (Mayor Pro Tem)

Place 4 – Ron Abruzzese

Place 5 – Jason Dishongh

Place 6 – David Siebold

City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance

**Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance
Council Member Dishongh delivered the invocation**

2. Roll Call

All present

3. Staff Comments:

No staff comments

4. Citizen Comments: Three (3) minutes allowed per speaker

Please turn in speaker request form before the meeting begins

No speakers

5. Recognition of members of the Mayor's Council of People with Disabilities

Chief Gardner spoke about the committee and what they have accomplished

Mayor Fielder recognized the members of the Mayor's Council of People with Disabilities and thanked them for their service

6. Presentation by Leander Chamber of Commerce

Bridget Brandt, President of the Leander Chamber of Commerce updated the council on Information about the Chamber

CONSENT AGENDA: ACTION

7. Approval of the minutes: January 15, 2015
8. Second Reading of an Ordinance on Zoning Case #14-Z-032: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located at 190 Bagdad Road, Leander, Williamson County, Texas
9. Second Reading of an Ordinance on Zoning Case #14-Z-033: amending Ordinance #05-018, the Composite Zoning Ordinance for the property located at 602 and 604 Horseshoe, Leander, Williamson County, Texas
10. License Agreement for the installation and maintenance of irrigation, installation of landscaping, hardscape, and signage within the City rights-of-way.
11. Contract Awards to Lease Golf Course Maintenance Equipment

12. Accept resignation of Jason Dishongh for Place 5 of the Leander City Council
13. Accept resignation of Simon Garcia for Place 3 of the Leander City Council
14. Accept Subdivision Infrastructure Improvements for Borho, Phase 3, Subdivision

Motion made by Council Member Navarrette to approve the consent agenda. Second by Council Member Siebold. Motion passes, all voting "aye"

Mayor Fielder recognized Mayor Pro Tem Garcia and thanked him for his service on the City Council. This was Mayor Pro Tem Garcia's final meeting.

PUBLIC HEARING: NO ACTION

15. Second public hearing on the proposed annexation of a certain area of land being 35.48 acres, more or less, located in Williamson County, Texas, comprised of three (3) parcels of land being 21.690 acres, more or less, 12.580 acres, more or less, and 1.210 acres, more or less, and being generally located south of Highway 29, east of Ronald Reagan Boulevard and north of Kauffman Loop

No speakers

16. Second public hearing on the proposed annexation of a certain area of land being 261.17 acres, More or less, located in Williamson County, Texas, comprised of four (4) parcels of land being 63.729 acres, more or less, 63.619 acres, more or less, and 127.269 acres, more or less, and 6.553 acres, more or less, and being generally located east of County Road 279, north of Collaborative Way and the Savannah Ranch Subdivision

No speakers

REGULAR AGENDA

17. Consider Revised Standard Professional Services Agreement and Task Order FNI-2 with Freese and Nichols, Inc., for professional services for Traffic Signal(s) for the Intersection at Bagdad Road and Municipal Drive/Vista Ridge Drive
Wayne Watts, City Engineer explained

Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

18. Consider an Ordinance setting Speed Limits for Ronald W. Reagan Boulevard
Wayne Watts, City Engineer explained

Motion made by Council Member Dishongh to approve. Second by Council Member Navarrette. Motion passes, all voting "aye"

19. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Consider action on a proposed extension for the second reading and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 113.372 acre tract of land, more or less, located at 17680 Ronald Reagan. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.
Tom Yantis, Asst. City Manager explained

Motion made by Council Member Siebold to approve the extension based on the recommendation of the May 21, 2015 deadline. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"

20. Consider an Ordinance ordering and establishing procedures for the May 9, 2015 General Election
Kent Cagle, City Manager explained

**Motion made by Council Member Navarrette to approve. Second by Council Member Dishongh.
Motion passes, all voting "aye"**

21. Consider an Ordinance ordering and establishing procedures for the May 9, 2015 Special Elections
Kent Cagle, City Manager explained

**Motion made by Council Member Lynch to approve. Second by Mayor Pro Tem Garcia.
Motion passes, all voting "aye"**

22. Consider appointment of Mayor Pro-Tem for unexpired term
Mayor Fielder explained

**Motion made by Mayor Pro Tem Garcia to appoint Council Member Navarrette to Mayor Pro Tem
for the remainder of the term. Second by Council Member Dishongh. Motion passes, all voting "aye"**

EXECUTIVE SESSION

23. Convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding legal issues related to a dispute concerning the Development and Annexation Agreement for Global Village

**Council convened into executive session at 7:37 pm
Council reconvened into open session at 8:19 pm**

24. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding a dispute concerning the Development and Annexation Agreement for Global Village
No action taken

25. Council Members Closing Statements
Council Members gave their closing statements

26. Adjournment
With there being no further business, the meeting adjourned at 8:21 pm

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC, City Secretary



Executive Summary

February 5, 2015

Subject: Approval of a Special Permit for the Old Town Street Festival

Background: The Leander Chamber of Commerce & Visitors Center will host the inaugural Old Town Street Festival on Saturday, May 16th from 11:30 am to 8 pm. The event will feature live music, food and beverage vendors, art vendors, beer/wine tastings and sales, children’s play area, and child care will be provided at Bryson Hall.

A special permit is requested for street closures and to allow the sale and consumption of beer and wine.

The following streets are proposed to be closed from 10:30 am to 9 pm on the day of the event:

- West Willis St. between Bagdad and North Brushy Streets
- West South Street between Bagdad and North Brushy Streets
- Brushy Street between West Willis and Atkins Street.

The sale and consumption of wine and beer will be under a Texas Alcoholic Beverage Commission (TABC) permit held by the Chamber.

Financial Consideration: None

Recommendation: Staff respectfully requests Council approval of a special permit to allow for street closures at the times and locations reference above. Approval is also recommended to allow for the sale and consumption of alcoholic beverages as permitted by the TABC during the event.

Attachments: Special Permit Application

Prepared by: Stephen Bosak, Parks & Recreation Director
Bridget Brandt, Chamber President



RECEIVED
JAN 13 2015

BY:.....

SPECIAL EVENT PERMIT APPLICATION

(PLEASE PRINT CLEARLY)

Permit ID # _____

Event Information

Event Type: Art, Music, Food, & Wine Festival

Location / Address of Event: 100 N. Brushy (Old Town)

Date(s) of Event: May 16, 2015 through May 16, 2015

Event Operating Hours: 11 am/pm through 8 am/pm

Public Streets / Rights-of-way to be used: N. Brushy, W. Willis, W. South Street

Applicant Information

Applicant: Leander Chamber of Commerce Phone: 512-259-1907

Address: 100 N. Brushy City: Leander State: Tx Zip: 78641

Email: president@leandercc.org Alternate Phone: 512-779-1020

The Building Official and Fire Marshall are hereby given the authority to make inspection of the event site at any time during the event and stop all activity not in conformity with this permit, the health and safety of the community or any laws of the State, Federal Government or City. No public street shall be permanently closed during such event. All emergency access must be maintained and separation shall be made with readily movable barricade devices. This permit shall become null and void on the last date and time specified on this permit. Future events shall require a new application and approval.

*Please provide a map showing the location or route of the event.

*If requesting to block part of a street, a letter with the signatures of residents affected will need to be submitted with the application.

Signature: B Branch

Date: 1/13/15

Permits Division, P.O. Box 319, Leander, Texas 78646-0319
Ph. (512) 528-2752, permits@leandertx.gov, http://www.leandertx.gov

1/9/2015

100 N Brushy St - Google Maps

100 N Brushy St, Leander, TX 78641

Street View · Search nearby

W Broade St

W Broade St

Broade Way

W Broade St

Chevron Leander

183

Waley Insurance

BBVA Compass

Shea's Place

W Willis St

Leander Beer Market

La Tostita

183

W Willis St

Pond

Beer Wine

Bounce House

VIP

City of Leander

100 N Brushy St

Casway Bldg Mails

Speedy Stop

Woodmill Cr

Pecan Grove Dr

Bella Amadei Photography

Woodmill Cr

W South St

Vendor Parking

Vendor Booths

7-Eleven

W South St

Parking

Akin St

Leander Independent School District

Luna's Smart

Leander United Methodist Church

SW Dr

Map data ©2015 Google

100 ft

Street closure - green

Bounce Houses & Children's play area - orange

Vendor Booths - aqua

VIP Tent - blue

Beer & Wine Tent - pink

Stage - purple

Office Use Only

Approved Rejected By: _____ Date: _____

Resubmitted and Reviewed

Approved Rejected By: _____ Date: _____

Comments: needs to go to council See Chief
Gredner

Notifications:

Fire Department _____
Police Department _____
Street/Public Works _____

Notified by: _____

Permit fee: \$40.00
Site review (if applicable) \$50.00
Fire review (if applicable) \$50.00

Total fees: _____



Executive Summary

February 5, 2015

Subject: Contract Award for Professional Services for the Bagdad Road Sidewalk Project

Background: Authorization is requested to move forward with the construction design on the Bagdad Road Sidewalk Project on the west side of Bagdad Road, between Crystal Falls Parkway and Eagles Way. The project involves the construction of approximately 4,400 linear feet of eight foot wide sidewalk. When complete, the City will have 4 miles of contiguous sidewalk from Leander High School to Halsey Drive.

The proposed professional services contract with KSA Engineering, Inc. is for construction design and management of the project. KSA Engineering has done previous work for the City. The firm designed sidewalks on both sides of Bagdad Road and their work has been exceptional.

Please note that the preliminary cost estimate to design and construct the project is \$858,000.

Financial Consideration: \$99,000

Recommendation: Staff respectfully recommends awarding a contract for professional services for the Bagdad Road Sidewalk Project to KSA Engineering, Inc. in an amount not to exceed \$99,000. Staff further recommends approval for the City Manager to execute the contract agreement.

Attachments: Professional Services Proposal

Prepared by: Stephen Bosak, Parks & Recreation Director

4833 Spicewood Springs Road
Suite 204
Austin, TX 78759
512.342.6868



January 28, 2015

Steve Bosak
City of Leander
406 Municipal Drive
Leander, Texas 78646

via email
bosak@leandertx.gov

RE: Bagdad Road Sidewalk – Eagles Way to Crystal Falls Parkway
Engineering Proposal

Dear Mr. Bosak,

We appreciate the opportunity to submit this proposal for engineering services for the design, bidding, and construction of the Bagdad Road - Eagles Way to Crystal Falls Parkway - sidewalk project.

We understand the proposed project will include approximately 4,400 linear feet of new 8 feet wide sidewalk, a potential pedestrian bridge, ADA complaint ramps, limestone block retaining walls, and various drainage improvements to accommodate the new sidewalk within the Bagdad Road right-of-way.

Our proposed scope of work generally includes the following:

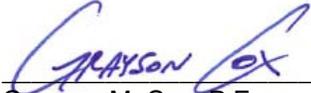
1. Design Survey for the project area including 1-foot topographic contours and features within the right-of-way.
2. Preliminary and Final Design Phase Services including preparation of plans, specifications, and cost estimates for sidewalk, grading, and drainage improvements compliant with the Texas Accessibility Standards and all applicable City of Leander codes and regulations.
3. Bidding Phase Services including the posting of bid documents for review by potential bidders, pre-bid conference, preparing addenda, publicly opening and evaluating bids received, and providing a bid award recommendation to the City.
4. Construction Phase Services including preparation of the construction contract for execution between the City and Contractor, pre-construction meeting, periodic progress meetings, responding to RFI's, preparing change orders, reviewing shop drawings and submittals, approving Contractor pay applications, construction materials testing, final inspection, and records management.

Enclosed is a preliminary opinion of probable project cost and project map to further indicate our understanding of the proposed project. Also enclosed are standard Exhibit A, Engineering Fees, and Exhibit B, Estimated Schedule, for review and use in the preparation of a professional services agreement. If this proposal is acceptable to the City, we will be pleased to prepare this agreement for final review and execution.

Mr. Bosak
January 28, 2015
Page 2 of 2

Please do not hesitate to contact me if you have any questions or require any further information on this proposal, and we look forward to working with you on this important sidewalk project. Thank you.

Sincerely,
KSA ENGINEERS, INC.



Grayson M. Cox, P.E.
Project Manager

Enclosures: Preliminary Opinion of Probable Project Cost
 Project Map
 Exhibit A – Engineering Fees
 Exhibit B – Estimated Schedule

CITY OF LEANDER
 BAGDAD ROAD SIDEWALK - EAGLES WAY TO CRYSTAL FALLS PKWY
 PRELIMINARY OPINION OF PROBABLE PROJECT COST

	Item	Description	Quan	Unit	Unit \$	Subtotal \$	Total \$
1	BAGDAD RD SIDEWALK EXTENSION						
	1.01	PREP ROW	4,450	LF	\$3.00	\$13,350.00	
	1.02	EXCAVATION	1,000	CY	\$15.00	\$15,000.00	
	1.03	EMBANKMENT	800	CY	\$11.00	\$8,800.00	
	1.04	REMOVE TREE (12" TO 24")	10	EA	\$600.00	\$6,000.00	
	1.05	CONC SIDEWALKS, 8' WIDE, 4" THICK	4,000	SY	\$42.00	\$168,000.00	
	1.06	CONC TOE WALL WITH CURB, 6"	2,200	LF	\$30.00	\$66,000.00	
	1.07	CONC DRIVEWAYS	300	SY	\$65.00	\$19,500.00	
	1.08	CURB RAMP, TY 7	14	EA	\$1,200.00	\$16,800.00	
	1.09	RETAINING WALL, STONE	600	LF	\$75.00	\$45,000.00	
	1.10	RC PIPE, CL III, 18"	1,950	LF	\$50.00	\$97,500.00	
	1.11	SET, 18" RCP, P	2	EA	\$1,400.00	\$2,800.00	
	1.12	AREA INLET, PRECAST, 4'X4'	12	EA	\$4,300.00	\$51,600.00	
	1.13	PEDESTRIAN HANDRAIL	220	LF	\$125.00	\$27,500.00	
	1.14	PEDESTRIAN BRIDGE, 30' SPAN, 8' WIDE	1	EA	\$34,000.00	\$34,000.00	
	1.15	BRIDGE ABUTMENT, 30' SPAN	2	EA	\$4,500.00	\$9,000.00	
	1.16	COMPLIANCE WITH SWPPP	1	LS	\$6,000.00	\$6,000.00	
	1.17	TEMP FILTER FABRIC FENCE	800	LF	\$4.00	\$3,200.00	
	1.18	BLOCK SODDING, WATER, FERTILIZER	3,200	SY	\$7.50	\$24,000.00	
	1.19	BARRICADES, SIGNS, AND TRAFFIC HANDLING	4	MO	\$3,400.00	\$13,600.00	
	1.20	MOBILIZATION	1	LS	\$32,350.00	\$32,350.00	
							\$660,000.00
	1.21	CONSTRUCTION CONTINGENCIES			15%	\$99,000.00	
							\$759,000.00
2	NON-CONSTRUCTION COSTS						
	2.01	PERMITTING	0	LS	\$0.00	\$0.00	N/A
	2.02	PUBLIC MEETINGS	0	LS	\$0.00	\$0.00	N/A
	2.03	DESIGN SURVEY	1	LS	\$26,100.00	\$26,100.00	
	2.04	EASEMENT PREPARATION	0	LS	\$0.00	\$0.00	N/A
	2.05	GEOTECHNICAL INVESTIGATION	0	LS	\$0.00	\$0.00	N/A
	2.06	ENGINEERING - STUDY & REPORT	0	LS	\$0.00	\$0.00	N/A
	2.07	ENGINEERING - ENVIRONMENTAL	0	LS	\$0.00	\$0.00	N/A
		<i>DESIGN FEE CURVE OF ESTIMATED CONSTRUCTION COST</i>			7.8%		
	2.08	ENGINEERING - PRELIMINARY DESIGN	1	LS	33%	\$19,600.00	
	2.09	ENGINEERING - FINAL DESIGN	1	LS	40%	\$23,700.00	
	2.10	ENGINEERING - BIDDING	1	LS	7%	\$4,200.00	
	2.11	ENGINEERING - CONSTRUCTION ADMIN	1	LS	20%	\$11,900.00	
	2.12	ENGINEERING - CLOSEOUT & OPERATIONAL	1	LS	\$1,200.00	\$1,200.00	
	2.13	STORMWATER POLLUTION PREVENTION PLAN	1	LS	\$1,500.00	\$1,500.00	
	2.14	CONSTRUCTION MATERIALS TESTING	1	LS	\$6,500.00	\$6,500.00	
	2.15	CONSTRUCTION BENCHMARKS	1	LS	\$2,500.00	\$2,500.00	
	2.16	RESIDENT PROJECT REPRESENTATIVE	0	HR	\$67.00	\$0.00	NA
	2.17	PRINTING & REIMBURSABLES	1	LS	\$1,800.00	\$1,800.00	
	2.18	GRANT ADMINISTRATION	0	LS	\$0.00	\$0.00	N/A
							\$99,000.00
3	ENGINEER'S PRELIMINARY OPINION OF PROBABLE PROJECT COST						\$858,000.00

LEANDER PUBLIC SWIMMING POOL

CONNECT TO EXISTING SIDEWALK AT EAGLES WAY

CONNECT TO EXISTING SIDEWALK

LEANDER PUBLIC LIBRARY

CONNECT TO EXISTING SIDEWALK

CONNECT TO EXISTING SIDEWALK & BRIDGE

PROPOSED PED BRIDGE, 30 LF SPAN, 8' WIDTH OR ALTERNATE TRAIL ROUTE



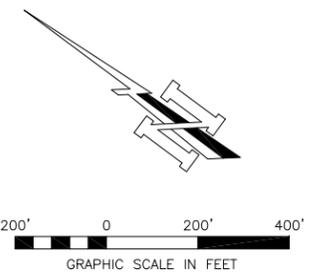
BEGIN CONCRETE SIDEWALK
±4,400 LF, 8' WIDTH

END SIDEWALK

KSA
ENGINEERS

4833 Spicewood Springs Rd. Suite 204
Austin, Texas 78759
T.512-342-6868 F.512-342-6877
www.ksaeng.com

PROPOSED SIDEWALK BAGDAD RD || EAGLE WAY TO CRYSTAL FALLS PKWY LEANDER, TX



**Exhibit A - Engineering Fees
Professional Services Agreement
Bagdad Road Sidewalk - Crystal Falls to Eagles Way**

Work Task	Study & Report Phase	Preliminary Design Phase	Final Design Phase	Bidding Phase	Construction Phase (See Note 2)	Post-Construction Phase	Total
Basic Services	NA	\$19,600.00	\$23,700.00	\$4,200.00	\$11,900.00	\$1,200.00	\$60,600.00
Environmental Assessment	NA						NA
Design Survey		\$26,100.00					\$26,100.00
Geotechnical Investigation	NA						NA
Construction Staking					\$2,500.00		\$2,500.00
SWPPP			\$1,500.00				\$1,500.00
Subtotal Lump Sum Phases	\$0.00	\$45,700.00	\$25,200.00	\$4,200.00	\$14,400.00	\$1,200.00	\$90,700.00
<i>The following tasks shall be paid on time and expense (T&E¹) basis; budget estimates listed:</i>							
Reimbursables		\$270.00	\$450.00	\$450.00	\$630.00		\$1,800.00
Easement Preparation	NA						NA
Construction Material Testing					\$6,500.00		\$6,500.00
Project Representative ³					NA		NA
Subtotal Estimated T&E Phases	\$0.00	\$270.00	\$450.00	\$450.00	\$7,130.00	NA	\$8,300.00
Total Lump Sum + T&E Phases	\$0.00	\$45,970.00	\$25,650.00	\$4,650.00	\$21,530.00	\$1,200.00	\$99,000.00

¹ T&E = time and expense reimbursement per Schedule of Fees.

² Construction Phase Basic Service assumes four (4) months for construction completion (120 calendar days). ENGINEER shall be subject to additional compensation if construction is extended beyond a four (4) month period

³ Resident Project Representative services shall be performed by the City.

**Exhibit B - Estimated Schedule
Professional Services Agreement
Bagdad Road Sidewalk - Crystal Falls to Eagles Way**

Item	Task Days
Design Survey	21
Preliminary Design (50% Plans, Specifications, Construction Estimate)	30
Final Design (Bid-Ready Plans, Specifications, Construction Estimate)	45
Approval of Plans & Specifications by City ¹	5
Advertise for Bids - 1st Notice	21
Advertise for Bids - 2nd Notice	
Pre-Bid Conference	
Open Bids	
Bid Award and Contracts Execution ¹	21
Pre-Construction Conference; Issue Notice to Proceed	10
Construction	120
Final Acceptance, Closeout, and Record Drawings	7



Executive Summary

February 5, 2015

Subject: Consider Golf Course Fee Increases

Background: The last time golf course fees were changed was in October 2012. The purpose of the proposed fee changes is to increase revenue to come closer to meeting our goal of balancing the budget while remaining competitive with other regional courses. Increases are proposed for greens and cart fees, memberships, trail fees and school use fees, as follow:

	Present Fees			Proposed Fees			Projected Additional Annual Revenue
	Green Fee	Cart Fee	Total Fee	Green Fee	Cart Fee	Total Fee	
Rack Rate							
Mon-Thur	\$25.00	\$17.00	\$42.00	\$26.00	\$18.00	\$44.00	\$3,380
Friday	\$28.00	\$17.00	\$45.00	\$29.00	\$18.00	\$47.00	\$2,224
Sat, Sun, Holiday	\$37.00	\$17.00	\$54.00	\$40.00	\$18.00	\$58.00	\$17,708
Junior/Senior							
Mon-Thur	\$17.50	\$17	\$34.50	\$18.50	\$18.00	\$36.50	\$5,100
Friday	\$23.00	\$17	\$40.00	\$24.00	\$18.00	\$42.00	\$910
Sat, Sun, Holiday	\$23.50	\$17	\$46.50	\$32.50	\$18.00	\$50.50	\$2,820
Twilight							
Mon-Thur	\$17.50	\$17	\$34.50	\$18.50	\$18.00	\$36.50	\$3,400
Friday	\$23.50	\$17	\$40.50	\$24.50	\$18.00	\$42.50	\$1,400
Sat, Sun, Holiday	\$23.50	\$17	\$40.50	\$24.50	\$18.00	\$42.50	\$3,932
Super Twilight							
Mon-Thur	\$14.00	\$8.50	\$22.50	\$15.50	\$9.00	\$24.50	\$3,900
Friday	\$19.00	\$8.50	\$27.50	\$20.50	\$9.00	\$29.50	\$862
Sat, Sun, Holiday	\$19.00	\$8.50	\$27.50	\$20.50	\$9.00	\$29.50	\$2,194
Rack Walking							
Mon-Thur	\$25.00		\$25.00	\$26.00		\$26.00	\$30.00
Friday	\$28.00		\$28.00	\$29.00		\$29.00	\$20.00
Sat, Sun, Holiday	\$37.00		\$37.00	\$40.00		\$40.00	\$15.00
Junior/Senior Walking							
Mon-Thur	\$17.50		\$17.50	\$18.50		\$18.50	\$30.00
Friday	\$23.00		\$23.00	\$24.00		\$24.00	-0-
Sat, Sun, Holiday	\$29.50		\$29.50	\$32.50		\$32.50	-0-
Twilight Walking							
Mon-Thur	\$17.50		\$17.50	\$18.50		\$18.50	\$35.00
Friday	\$23.50		\$23.50	\$24.00		\$24.00	\$15.00
Sat, Sun, Holiday	\$23.50		\$23.50	\$26.50		\$26.50	
Super Twilight Walking							
Mon-Thur	\$14.00		\$14.00	\$15.50		\$15.50	\$20.00
Friday	\$19.00		\$19.00	\$20.50		\$20.50	\$15.00
Sat, Sun, Holiday	\$19.00		\$19.00	\$22.50		\$22.50	\$10.00

Note: Cart fees include a global positioning system fee (GPS) and sales tax.

MEMBERSHIP FEES

	Present Fees	Proposed Fees	Projected Additional Annual Revenue
Weekday Single	\$2,000	\$2,200	\$1,600
Weekday Family	\$2,300	\$2,500	-0-
Full Single	\$2,300	\$2,500	\$3,600
Full Family	\$3,000	\$3,200	\$600

TRAIL FEES (For players with their own carts)

	Present Fees	Proposed Fees	Projected Additional Annual Revenue
Daily Fee	\$12.00	\$14.00	\$500
Annual Fee	\$700.00	\$1,200	\$6,000

SCHOOL USE FEE (Leander & Rouse High Schools)

Present Fees	Proposed Fees	Projected Additional Revenue
\$125	\$175	\$3,400
Services included: 3 tee times, per team for play/practice on Mondays, Tuesdays, Wednesdays and Thursdays beginning at 2:40 pm (Coaches must call in advance to reserve tee times); Practice green and practice facility available to teams during designated times (includes range balls); Coaches allowed to hit range balls and use carts for observing team members and for personal play.		

Proposed Effective Dates

- School Use Fee – Fall 2015 Semester
- Green, Cart, Membership and Trail Fees – April 1, 2015

Please Note

- Current memberships and cart trail agreements will be honored until they expire. Renewals will be at the new rates.
- Fees that are shown in Exhibit A of the Ordinance, but not addressed in the Executive Summary are not proposed to change.

A 2015 Regional Competition Analysis Survey is attached for your information. We believe that the proposed increases will continue to allow the Crystal Falls Golf Course to remain competitive throughout the region.

Financial Consideration: Approximately \$63,000 in additional revenue.

Recommendation: Staff respectfully recommends Council adoption of the revised golf course fees proposed and shown on Exhibit A of the attached Ordinance.

Attachments: Ordinance to Revise Fees; 2015 Regional Competition Analysis Survey

Prepared by: Stephen Bosak, Parks & Recreation Director
Grant Collyns, Golf Course Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS; AMENDING SECTION 1.200 TO ARTICLE 1.000, APPENDIX A OF THE CODE OF ORDINANCES, TO ESTABLISH AND AMEND FEES FOR THE MUNICIPAL OWNED GOLF COURSE; MAKING FINDINGS OF FACT; PROVIDING OPEN MEETINGS; SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Leander, Texas (the "City"), a home rule-city, has the authority to set fees reasonable and necessary for the operation of the City;

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

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amend Section 1.200 of Article 1.000, Appendix A, of the Code of Ordinances. The City Council hereby amends Article 1.000, Appendix A, Code of Ordinances by amending Section 1.200 in its entirety to read as shown in Exhibit "A", attached hereto and incorporated herein for all purposes.

Section 3. Amendment of Ordinances. Section 1.200, Appendix A, Code of Ordinances is amended in its entirety as provided herein. All prior ordinances of the City dealing with or applicable to rates for the municipal owned golf course are hereby amended to the extent of any conflict herewith, and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

Section 4. Effective Date. This Ordinance shall take effect on April 1, 2015 after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED this the ____ day of _____ 2015.

CITY OF LEANDER, TEXAS

ATTEST

Christopher Fielder, Mayor

Debbie Haile, City Secretary

Exhibit "A"

Sec. 1.200 Golf Course

(a) Rates for Municipal Owned Golf Course.

(1) Daily Rates.

	Green Fees	Cart Fees
Rack Rate		
Mon-Thur	\$26.00	\$18.00
Friday	\$29.00	\$18.00
Sat, Sun, Holiday	\$40.00	\$18.00
Junior/Senior		
Mon-Thur	\$18.50	\$18.00
Friday	\$24.00	\$18.00
Sat, Sun, Holiday	\$32.50	\$18.00
Twilight		
Mon-Thur	\$18.50	\$18.00
Friday	\$24.50	\$18.00
Sat, Sun, Holiday	\$24.50	\$18.00
Super Twilight		
Mon-Thur	\$15.50	\$9.00
Friday	\$20.50	\$9.00
Sat, Sun, Holiday	\$20.50	\$9.00
Rack Walking		
Mon-Thur	\$26.00	
Friday	\$29.00	
Sat, Sun, Holiday	\$40.00	
Junior/Senior Walking		
Mon-Thur	\$18.50	
Friday	\$24.00	
Sat, Sun, Holiday	\$32.50	
Twilight Walking		
Mon-Thur	\$18.50	
Friday	\$24.00	
Sat, Sun, Holiday	\$26.50	
Super Twilight Walking		
Mon-Thur	\$15.50	
Friday	\$20.50	
Sat, Sun, Holiday	\$22.50	

Trail Fees	
Daily Fee	\$12.00
Additional Rider with	\$7.00
Annual Fee	\$1,200.00

Range Balls	
Range Balls (regular bucket)	\$6.00
Regular Bag Special	\$10.00
Range Balls (warm-up bucket)	\$4.00

(2) Annual Membership.

Weekday Single	\$2,200
Weekday Family	\$2,500
Full Single	\$2,500
Full Family	\$3,200

(3) Holiday rates shall be in effect on: New Year's Day, Martin Luther King, Jr.'s Birthday (observed), President's Day (observed), Good Friday, Columbus Day (observed), Veteran's Day (observed), Memorial Day (observed), Independence Day, Labor Day, Thanksgiving Day, Christmas Day

(4) Senior citizens shall be defined as age 60 or older with identification required.

(9) In-House Tournament Fees. (For tournaments sponsored by the City of Leander)

Green fees for participants in in-house tournaments shall be set by course operations manager.

(10) Lessons.

The fees for club lessons shall be determined by the pro and assistant pro and all proceeds shall be paid directly to such person. Pro or assistant pro shall also be responsible for providing the necessary equipment for such lessons. Only golf course employees shall give golf lessons at the course.

(11) Pricing Authority of Golf Course Manager.

Snack Bar / Grill and merchandise Prices shall be set by the golf course operation manager with the approval of the city manager.

Daily Rates subject to sales tax may be adjusted by the Golf Course Manager to round to the nearest twenty-five cents.

(12) Promotional Programs.

The city manager shall have the authority to authorize special promotions, enter into promotional agreements and/or create tournaments for the promotion and economic development of Crystal Falls Golf Course. Such promotions, agreements and tournaments may contemplate a reduction or waiver of the fees set forth in this schedule.

(13) School Golf Teams

Each member of a school golf team shall pay a fee of \$175 per semester. A semester is defined as August through December and January through May. This amount will be good for play on Mondays, Tuesdays, Wednesdays and Thursdays only. The teams may use the driving range and short game area any day during business hours. Range balls will be free for the first large bucket and \$2.00 for any additional buckets per day. This fee shall entitle the team members to play golf while practicing with the golf team. All such play shall be at the discretion of the golf professional or the golf course manager based upon availability or any other extenuating circumstances.

Code reference—Chapter 1, Article 1.600, Section 1.605

**2015 Regional Competition Analysis
(Includes Cart Fees)**

Course	Prime Time	Twilight
Delaware Springs		
Monday - Friday	\$ 30.00	\$ 25.00
Saturday - Sunday	\$ 40.00	\$ 30.00
Lago Vista		
Monday - Thursday	\$ 42.00	\$ 30.00
Friday - Sunday	\$ 42.00	\$ 34.00
TeraVista		
Monday - Thursday	\$ 49.00	\$ 39.00
Friday	\$ 59.00	
Saturday - Sunday	\$ 69.00	\$ 49.00
Avery Ranch		
Monday - Thursday	\$ 65.00	\$ 45.00
Friday	\$ 75.00	
Saturday - Sunday	\$ 85.00	\$ 55.00
Forest Creek		
Monday - Friday	\$ 40.00	\$ 30.00
Saturday - Sunday	\$ 50.00	\$ 30.00
Star Ranch		
Monday - Thursday	\$ 48.00	\$ 36.00
Friday	\$ 48.00	
Saturday - Sunday	\$ 69.00	\$ 46.00
Blackhawk		
Monday - Friday	\$ 30.00	\$ 25.00
Saturday - Sunday	\$ 40.00	\$ 30.00
Grey Rock		
Monday - Thursday	\$ 65.00	\$ 40.00
Friday - Sunday	\$ 79.00	\$ 50.00
Falcon Head		
Monday - Thursday	\$ 75.00	\$ 45.00
Friday - Sunday	\$ 89.00	\$ 55.00
Morris Williams		
Monday-Friday	\$ 40.00	\$ 25.00
Saturday-Sunday	\$ 50.00	\$ 30.00

Monday - Thursday	
Median	\$ 45.00
Average	\$ 48.40
Friday	
Median	\$ 45.00
Average	\$ 53.20
Weekends & Holiday	
Median	\$ 59.50
Average	\$ 61.30



Executive Summary
January 30, 2015

Agenda Subject: Selection of Construction Delivery Method for Fire Station # 4.

Background: Review the process in which to receive the best value, most timely, and manageable process for the building of Fire Station # 4 and possibly Fire Station # 1 relocation. This action would select the process and authorize staff to move forward on soliciting for architects and contractors for this project. The Fire Chief working with the Purchasing Agent believe we have found a process that can be successful, Construction Manager at Risk(CMR). The CMR process is used by the school districts and government agencies with positive results. Talking with architects and contractors in the area we have received good feedback on this process. The request to use this process is desired to receive lower cost, faster delivery, and better results by having all parties work together from the beginning of the process with the established city cost controls. Processes used in the past have proven to be slow, adversarial, and often produce more change orders and hidden cost.

Origination: Bill Gardner, Fire Chief

Recommendation: Staff recommends Council approval of Construction Manager at Risk Process for this project.

Attachments: Description of selection process

Prepared by: Bill Gardner

Construction Delivery Methods

1. Competitive bidding (low bid)
2. Competitive sealed proposals
3. Construction manager-agent
4. Construction manager-at risk
5. Design build

DELIVERY METHOD PROS AND CONS

Competitive Bidding

PROs

- Easy to select GC (lowest bid)

CONS

- Any GC can bid, any sub can bid
 - GCs use lowest sub bid, even if unqualified
 - GC selection solely based on lowest bid
 - Can be adversarial
 - Slow delivery method start to finish
 - Tendency for more change orders and schedule delays
-

DELIVERY METHOD PROS AND CONS

Competitive Sealed Proposals

PROS

- Bid portion of process same as competitive bidding
- Some weight can be given to GC qualifications during GC selection

CONS

- Any GC can bid, any sub can bid
 - GCs use lowest sub bid, even if unqualified
 - Can be politically difficult to select GC other than lowest bid
 - Can be adversarial
 - Slow delivery method start to finish
 - Tendency for more change orders and schedule delays
-

DELIVERY METHOD PROS AND CONS

Construction Manager Agent (CM-A)

PROS

- Owner has a third-party representative during design and construction

CONS

- Owner retains risk of subcontractor performance and needs enough staff to manage that risk
- Only bondable subs can participate, which produces higher cost
- Owner bears risk for not completing on time or within budget
- No GC to coordinate/push job – owner subjected to subcontractor conflict and dispute resolution
- Can be adversarial
- Slow delivery method start to finish
- Tendency for many change orders and schedule delays

DELIVERY METHOD PROS AND CONS

Construction Manager at Risk (CM@R)

PROs

- Can accommodate a faster schedule
- Design input by builder can help to optimize design for cost and speed of construction
- CM@R is contractually responsible for cost and schedule
- Owner has more control over subcontractor selection
- Fewer change orders and claims

CONS

- Best results require a GC capable of contributing during the design phase
 - CM selection process can be political
-

DELIVERY METHOD PROS AND CONS

Design-Build (DB)

PROS

- Owner has only one contract, which includes design and construction
- Fastest delivery method
- Fewer change orders and claims

CONS

- Owner is “arm’s length” from designer of record
 - Owner should thoroughly define project requirements up front
-

Contract Method Comparative Timeline for Design and Construction

Competitive Bid & Competitive Sealed Proposals



Construction Manager - Agent



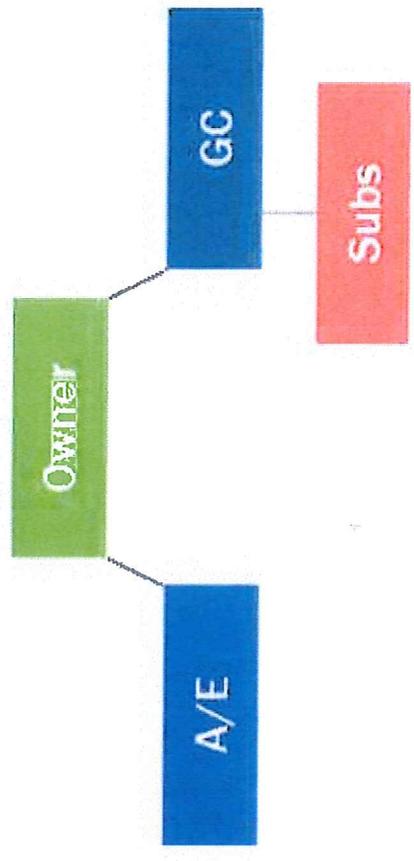
Construction Manager - At Risk



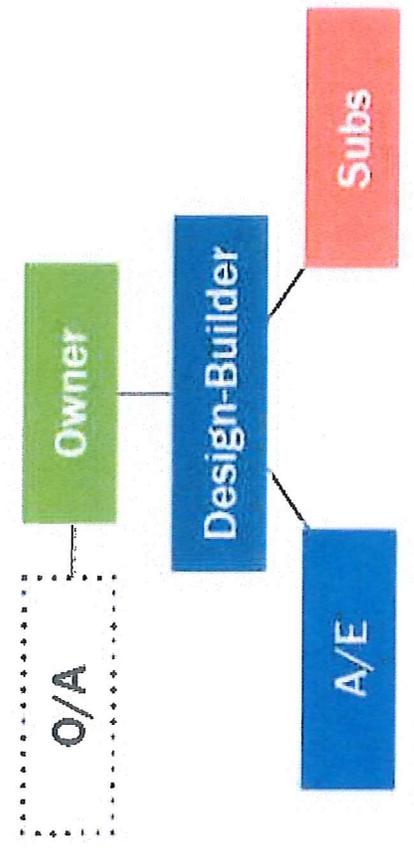
Design-Build



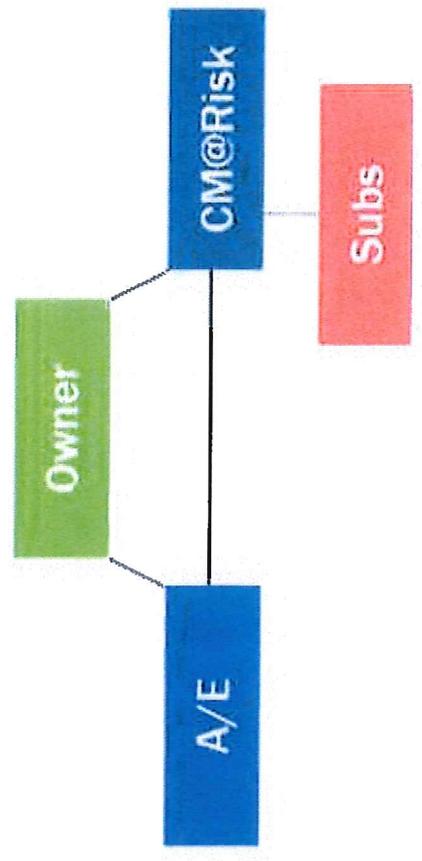
Lines of Contracting Responsibility



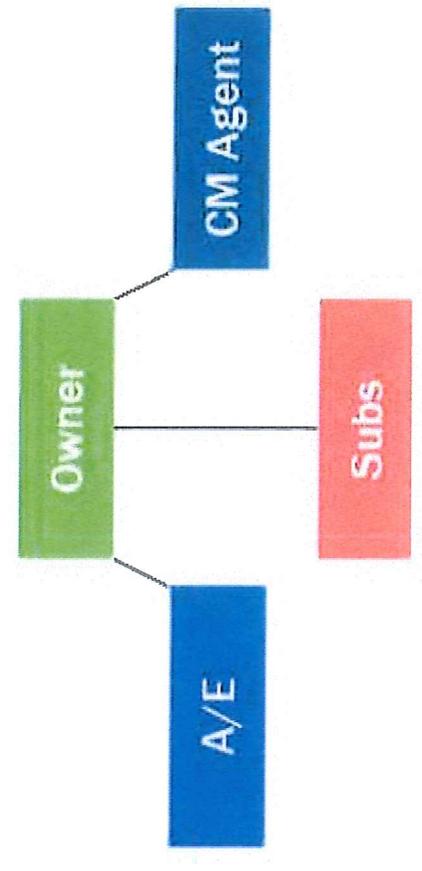
Competitive Bid or Competitive Sealed Proposal



Design-Build



Construction Manager - At Risk



Construction Manager - Agent



Executive Summary

February 5, 2015

Subject: Consider Economic Development Incentives for Cherry Hill Catfish

Background: Cherry Hill Catfish is interested in opening their second restaurant in the Austin area on 2243 in Leander. Developer Mike Elmore is prepared to build the restaurant and lease to Cherry Hill Catfish at 11840 Old FM 2243 W. The restaurant will employ approximately 50 people and generate \$32,000 a year in property and sales taxes. The developer has indicated that a waiver or refund of the building permits fees would be an important incentive to finalize the transaction.

If approved by City Council, staff will negotiate a contract to waive the permit fee.

Financial Consideration: \$6,000

Recommendation: Staff recommends approval.

Attachments:

Prepared by: Kent Cagle



Executive Summary

February 5, 2015

Agenda Subject: **Appointments or reappointments to the BCRUA Board**

Background: The City is required to appoint members to serve on the BCRUA Board. Former Mayor Pro Tem Garcia held the Director position which is a voting member. Council Member Abruzzese holds the position of Citizen Director which is a non-voting position. The Director position, held by former Mayor Pro Tem Garcia is currently the Vice President of the Board.

Origination: Mayor Fielder

Financial Consideration: No financial impact to the City

Recommendation: No staff recommendation

Attachments: none

Prepared By: Debbie Haile, City Secretary