



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

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



Thursday ~ October 15, 2015 at 7:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette (Mayor Pro Tem)
Place 2 – Michelle Stephenson
Place 3 – Shanán Shepherd

Place 4 – Ron Abruzzese
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments: Chief Gardner – Fire Department's Fall Fest
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
5. Recognition of Eagle Scout Cole Puska – *sponsored by Mayor Fielder*
6. Recognition Ceremony for Betty Brown

CONSENT AGENDA: ACTION

7. Approval of the minutes: October 1, 2015
8. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Mason Ranch, Phase 1, Section 2

PUBLIC HEARING: ACTION

9. **Public Hearing** on Comprehensive Plan Case #15-CPA-007: adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation

Action on Comprehensive Plan Case #15-CPA-007: adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation

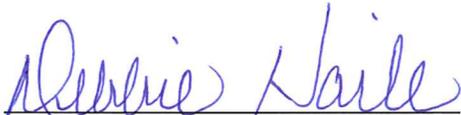
REGULAR AGENDA

10. Development Agreement Case #14-DA-009; Consider approval of a Development Agreement between the City of Leander and JSDJ for 78 acres, more or less, generally located to the west of the intersection of CR 279/Bagdad Road and within the city limits and ETJ of the City of Leander, Williamson County, Texas
Applicant: David Marshall on behalf of Jodi L. Robinson
11. Consider an Amendment to Addendum No. 1 to Facilities Agreement and Addendum No. 1 to Development and Annexation Agreement between the City of Leander, Texas; Hanna/Magee LP #1, a Texas limited partnership and Palmera Ridge Municipal Utility District of Williamson County, Texas
Applicant: Blake Magee
12. Consider a Resolution of the City Of Leander, Texas, accepting the petition for annexation of 37.079 acres, more or less, of land generally located west of Ronald Reagan Blvd. and north of the South San Gabriel River in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related matters
13. Consider a Resolution of the City Of Leander, Texas, accepting the petition for annexation of a 229.22 acres, more or less, tract of land generally located north of Hero Way and west of Ronald Reagan Blvd. in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related matters
14. Consider a Resolution of the City of Leander, Texas, initiating the voluntary annexation of tracts of land located along land abutting Hero Way (Formerly County Road 269) in Williamson County, Texas pursuant to the terms and expiration of Development Agreements under Section 43.035, Texas Local Government Code; setting an annexation schedule; providing for open meetings and other related matters
15. Discuss and consider request by Austin Wood Recycling, Cedar Park, Texas for a franchise to provide recycling services within the city limits of Leander
16. Consider Award of Underground Fiber Optic Cable Installation to JC Communications
17. Consider amendment No. 2 to Task Order MSE-1 with M&S Engineering, LLC, for professional services for East Street Roadway Improvements
18. Consider an Ordinance Regulating the Discharge of Pollutants into the Municipal Separate Storm Sewer System (MS4)
19. Consider Award of Construction Contract for the Old 2243 West Roadway Widening and Reconstruction Project
20. Street Evaluation and Pavement Management Report
21. Water Supply Update

22. Consider Board Appointments/Reappointments to the following Boards:
 - Bond Task Force Committee
 - Planning & Zoning Commission
 - Board of Adjustment/Appeal
 - Ethics Commission
 - TIF/Leander Development Authority
 - Library Foundation Board
 - Parks & Recreation Advisory Board
23. Consider appointment of one (1) Council Member to the Capital Area Council of Government (CAPCOG) as General Assembly Member
24. Discuss and consider directing the Ethics Commission to clarify the issue of family members serving on Boards & Commissions. *Sponsored by Council Member Stephenson*
25. Council Members Closing Statements
26. 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 9th day of October, 2015 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Debbie Haile, TRMC, City Secretary



CITY OF LEANDER, TEXAS



This is to certify that the
Mayor and the
Leander City Council

Congratulate & Commend

Cole Puska

For Outstanding Achievement in Acquiring
Rank of

EAGLE SCOUT

Attest:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

Cole joined Cub Scouts in the 2nd grade. After camping trips and learning many new skills, in February 2008, he earned his Arrow of Light, the highest award a Cub Scout can be awarded.

He joined Troop 155 in Feb. 2008. While a Boy Scout, Cole camped in and around central Texas along with attending summer camps in Oklahoma, Colorado, and Arkansas. He also had the privilege of going to The Florida National High Adventure Sea Base, where he sailed the Florida Keys for 6 days. And had the opportunity to attend Rocks on the River, where he canoed 59 miles on the White and Buffalo Rivers in Arkansas with his dad.

As a Boy Scout, Cole earned 39 merit badges, experienced leadership roles and participated in many community service hours.

In February, Cole Puska, along with other Boy Scouts from Troop 155, delivered 4 picnic tables to Jarrell Elementary School to use as outdoor classroom space. The tables were built as Cole's Eagle Scout Project. The last requirement to earn the rank of Eagle is a project that will benefit a community. He decided that tables placed outside the Science Lab at the school would not only benefit the students, but also families that use the playground facilities in the evenings and on weekends.

Cole was required to plan the project from conception to completion, including cost, materials, safety concerns, tools needed and funding. He contacted Troy Clawson of Al Clawson Disposal who graciously donated funds for the materials needed to complete the project.

When asked, Cole always says, "I love Scouting, and would recommend it to any boy that would like to experience outdoor adventures, learn leadership skills, or just make some new friends. It opens new possibilities you can't get any other way."



Executive Summary

October 15, 2015

Subject: Recognition Ceremony for Betty Brown

Background: On September 3rd the Council approved naming Library Conference Room C the "Betty Brown Community Room. Tonight we will recognize Ms. Brown and unveil a plaque that will be displayed in the newly named community room.

Betty Brown was Leander's first City Secretary/Treasurer as a volunteer and after the first eight months of service she was paid a dollar a month stipend for her services and continued as City Secretary/Treasurer until 1984. She was a member of a committee that petitioned to have the City incorporated in 1977 and she was a strong advocate for the City's first library. After leaving the City she continued her career in public service as a Deputy City Clerk for the City of Austin and she recently retired from Bickerstaff Heath Delgado where she served as their Election Specialist. Betty Brown has been a resident of Leander since 1968.

Attachments: Betty Brown Community Room plaque photocopy

Prepared by: Stephen Bosak, Parks & Recreation Director



BETTY BROWN COMMUNITY ROOM

On September 3, 2015 the City Council named this room after Betty Brown in recognition of her many contributions to the community. Betty Brown was Leander's first City Secretary/Treasurer and she served in that position as a volunteer for 8 months before receiving a dollar stipend for her services. She was a member of a committee that petitioned to have the City incorporated in 1977 and she was a strong advocate for the City's first library. After leaving the City in 1984 she continued her public service career as a Deputy City Clerk for the City of Austin and retired from Bickerstaff Heath Delgado where she served as their Election Specialist. Ms. Brown has been a resident of Leander since 1968.



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

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



Thursday ~ October 01, 2015 at 7:00 PM

Mayor – Christopher Fielder

Place 1 – Andrea Navarrette (Mayor Pro Tem)

Place 2 – Michelle Stephenson

Place 3 – Shanan Shepherd

Place 4 – Ron Abruzzese

Place 5 – Jeff Seiler

Place 6 – Troy Hill

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 Shepherd delivered the invocation**

2. Roll Call

All present

Mayor Fielder recognized the Young Men’s Service League from Vandergrift High School

3. Staff Comments: Wayne Watts, City Engineer – bid opening of Old 2243 West project

Wayne Watts, City Engineer informed council of the results of the bid opening

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

Please turn in speaker request form before the meeting begins

Karen Thompson 11327 Old 2243 W – spoke about the French Legation located in the Oldest Bldg. in Austin and about their 175th anniversary.

CONSENT AGENDA: ACTION

5. Approval of the minutes: September 14, 2015
September 17, 2015
September 21, 2015

6. Second reading of an Ordinance of the City of Leander, Texas annexing 13.8481 acres of land, more or less, known as the Ironwood tracts, into the corporate limits of the City, including the abutting roadways and rights-of way, at the request of the property owner, approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date

7. Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Oak Creek Phase 5

Motion made by Mayor Pro Tem Navarrette to approve the consent agenda. Second by Council Member Shepherd. Motion passes, all voting “aye”

REGULAR AGENDA

8. Consider Street Vacate Case #15-SV-001: a portion of Marsala Circle ROW, generally located to the northwest of the intersection of N Bagdad Road and Marsala Circle; Leander, Williamson County, Texas
Tom Yantis, Asst. City Manager explained

Motion made by Council Member Navarrette to approve with the property value of \$32,082.00. Second by Council Member Shepherd. Motion passes, all voting "aye"

9. Discussion and possible action to authorize the City Manager to execute an amendment to the Development Agreement between the City of Leander and Cypress Crystal Falls, LP regarding signage for the Randall's Shopping Center at Lakeline Blvd. and Crystal Falls Parkway
Tom Yantis, Asst. City Manager explained

Motion made by Council Member Seiler to approve and authorize the city manager to negotiate the contract. Second by Council Member Stephenson. Motion passes, all voting "aye"

10. Consider Authorization of bid for fourteen (14) vehicles from Freedom Chevy Dodge, Sam Pack's Five Star Ford, Silsbee Ford, Randall Reed's Prestige Ford and Grapevine Dodge Chrysler Jeep
Joy Simonton, Purchasing Agent explained

Motion made by Council Member Stephenson to approve. Second by Council Member Shepherd. Motion passes, all voting "aye"

11. Consider Contract Award for the East Crystal Falls Boulevard Median Planting Project
Steve Bosak, Parks & Recreation Director explained

Motion made by Mayor Pro Tem Navarrette to approve and authorize city manager to negotiate the contract. Second by Council Member Stephenson. Motion passes, all voting "aye"

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

13. Adjournment
With there being no further business, the meeting adjourned at 7:30 pm

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC, City Secretary



Executive Summary

October 15, 2015

Council Agenda Subject: Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Mason Ranch Phase 1, Section 2

Background: The subdivision infrastructure improvements required for Mason Ranch Phase 1, Section 2 have been installed, inspected, and found to be satisfactorily completed. All documentation required for acceptance of the subdivision has been received, including record drawings, statement of substantial completion prepared by a Professional Engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and a two-year term Maintenance Bond. The Maintenance Bond will commence its two year term upon City Council acceptance, as anticipated, on **October 15, 2015**, which will provide warranty and maintenance coverage for the infrastructure improvements through **October 15, 2017**. The Engineering Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the Maintenance Bond to assure that any defects in materials, workmanship, or maintenance are corrected prior to expiration of the bond.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: N/A

Recommendation: Staff recommends City Council's formal acceptance of the subdivision infrastructure improvements for Mason Ranch Phase 1, Section 2.

Attachments: Location Map, Engineer's Concurrence Letter, Maintenance Bond, Affidavits of All Bills Paid, and Final Pay Estimates.

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer



Carlson, Brigrance & Doering, Inc.
Civil Engineering ❖ Surveying

ENGINEER'S CONCURRENCE
FOR
CITY OF LEANDER
September 25, 2015

PROJECT: MASON RANCH PHASE 1 SECTION 2

Owner's Name and Address

Consultant Engineer's Name
and Address

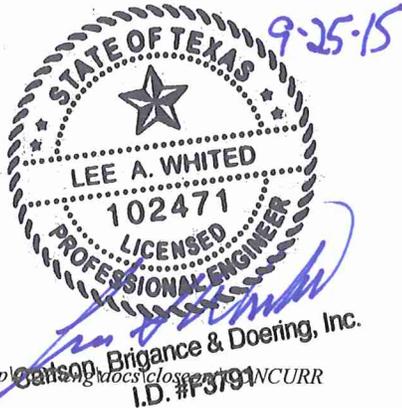
KB HOME
c/o John Zinsmeyer
Authorized Representative
10800 Pecan Park Blvd, st 200
Austin, Texas 78750

Carlson Brigrance & Doering, Inc.
5501 West William Cannon Dr
Austin, Texas 78749
(512) 280-5160

On this day, I, the undersigned professional engineer, or my representative, made a visual inspection of the above referenced project. No discrepancies in approved construction plans or deficiencies in construction were visible or brought to my attention by the inspecting authority except those listed below. I, therefore, recommend acceptance of this project by the City of Leander, once the following listed items are corrected to the satisfaction of the Public Works Department.

No items remain.

Seal



Lee A. Whited, P.E.

102471
Texas Registration Number

MAINTENANCE BOND
Subdivision Improvements
Bond No. 4401137

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Austin Engineering Co., Inc. as Principal, whose address is P.O. Box 342349, Austin, Texas 78734 and Suretec Insurance Company a Corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of One Hundred Forty Five Thousand Six Hundred Sixty and 62/100's Dollars (\$145,660.62) to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed Mason Ranch – Section 1-2 (*insert description of subdivision improvements*) (the “improvements”) pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee’s ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time..

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being

notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 15th day of September, 2015.

Austin Engineering Co., Inc.

Principal

By: *James R. Birkley*

Title: *Vice President*

Address: _____

P.O. Box 342349

Austin, Texas 78734

Suretec Insurance Company

Surety

By: *David S. Ballew*

Title: David S. Ballew, Attorney-In-Fact

Address: _____

1330 Post Oak Blvd., Suite 1100

Houston, Texas 77056

The name and address of the Resident Agent of Surety is:

Ballew Surety Agency, Inc., David S. Ballew

8140 N. Mopac Expy., Bldg. 1, Suite 100, Austin, Texas 78759



(Seal)

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

David S. Ballew

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Three Million Dollars and no/100 (\$3,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2016 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

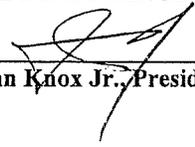
Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 21st day of March, A.D. 2013.

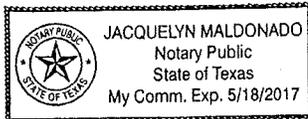
SURETEC INSURANCE COMPANY

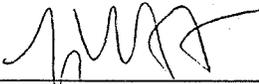
By: 
John Knox Jr., President

State of Texas ss:
County of Harris



On this 21st day of March, A.D. 2013 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 15th day of September, 2015, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

SureTec Insurance Company
THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-475-1771

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Terrorism Risks Exclusion

The Bond to which this Rider is attached does not provide coverage for, and the surety shall not be liable for, losses caused by acts of terrorism, riot, civil insurrection, or acts of war.

**Exclusion of Liability for
Mold, Mycotoxins, Fungi & Environmental Hazards**

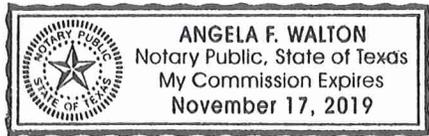
The Bond to which this Rider is attached does not provide coverage for, and the surety thereon shall not be liable for, molds, living or dead fungi, bacteria, allergens, histamines, spores, hyphae, or mycotoxins, or their related products or parts, nor for any environmental hazards, bio-hazards, hazardous materials, environmental spills, contamination, or cleanup, nor the remediation thereof, nor the consequences to persons, property, or the performance of the bonded obligations, of the occurrence, existence, or appearance thereof.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME the undersigned authority on this day personally appeared Nat Wood, Project Manager, known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of September 2015.

[S E A L]



Angela F. Walton
Notary in and for the State of Texas

Name: Angela F. Walton

My commission expires: November 17, 2019

Initialed: _____

Contractor: Austin Engineering Co., Inc.

P. O. Box 342349
 Austin, Texas 78734-2349
 Phone: (512)327-1464 FAX (512) 327-1765

Estimate Number: **FIFTEEN (15)** Invoice No: **15452**

Estimate Date: **8/24/2015** **RETAINAGE**

Owner: KB Home Lone Star, Inc.

Attn: Spencer Koch
 10800 Pecan Park, Suite 200
 Austin, TX 78750

INVOICE

FINAL COST & QUANTITIES FOR MAINTENANCE BONDING

KB HOME CONTRACT NO: 5348253

CLIENT NO. 5050

AECO. Job No. **14-028**

Project: MASON RANCH PHASE 1, SECTION 2

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	CURRENT QTY	CURRENT AMOUNT	TOTAL QTY	TOTAL AMOUNT	% COMPL
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1 DEMOLITION & SITE CLEARING

A	CLEARING & GRUBBING	13,700	SY	\$ 0.75	\$ 10,275.00	100%	\$ 10,275.00	0%	\$ -	100%	\$ 10,275.00	100%
B	SELECTIVE LOT CLEARING	52,224	SY	\$ 0.67	\$ 34,990.08	100%	\$ 34,990.08	0%	\$ -	100%	\$ 34,990.08	100%
TOTAL DEMO & SITE CLEARING					\$ 45,265.08		\$ 45,265.08		\$ -		\$ 45,265.08	100%

2 GRADING

A	ROW EXCAVATION	13,700	SY	\$ 4.75	\$ 65,075.00	100%	\$ 65,075.00	0%	\$ -	100%	\$ 65,075.00	100%
TOTAL GRADING					\$ 65,075.00		\$ 65,075.00		\$ -		\$ 65,075.00	100%

3 STREET IMPROVEMENTS

A	SUBGRADE PREP	9,687	SY	\$ 2.50	\$ 24,217.50	100%	\$ 24,217.50	0%	\$ -	100%	\$ 24,217.50	100%
B	10" BASE	8,905	SY	\$ 11.00	\$ 97,955.00	100%	\$ 97,955.00	0%	\$ -	100%	\$ 97,955.00	100%
C	12" BASE	782	SY	\$ 13.00	\$ 10,166.00	100%	\$ 10,166.00	0%	\$ -	100%	\$ 10,166.00	100%
D	1.5" HMAC	6,813	SY	\$ 9.16	\$ 62,407.08	100%	\$ 62,407.08	0%	\$ -	100%	\$ 62,407.08	100%
E	2.0" HMAC	450	SY	\$ 11.40	\$ 5,130.00	100%	\$ 5,130.00	0%	\$ -	100%	\$ 5,130.00	100%
TOTAL STREET IMPROVEMENTS					\$ 199,875.58		\$ 199,875.58		\$ -		\$ 199,875.58	100%

4 SEWER SYSTEM

A	8" SDR-26 (0-8)	324	LF	\$ 41.00	\$ 13,284.00	100%	\$ 13,284.00	0%	\$ -	100%	\$ 13,284.00	100%
B	12" SDR-26 (0-8)	495	LF	\$ 48.00	\$ 23,760.00	100%	\$ 23,760.00	0%	\$ -	100%	\$ 23,760.00	100%
C	12" SDR-26 (8-10)	1,360	LF	\$ 56.00	\$ 76,160.00	100%	\$ 76,160.00	0%	\$ -	100%	\$ 76,160.00	100%
D	12" SDR-26 (10-12)	52	LF	\$ 62.00	\$ 3,224.00	100%	\$ 3,224.00	0%	\$ -	100%	\$ 3,224.00	100%
E	4" DIA MANHOLE	12	EA	\$ 4,200.00	\$ 50,400.00	100%	\$ 50,400.00	0%	\$ -	100%	\$ 50,400.00	100%
F	EXTRA MANHOLE DEPTH	16	EA	\$ 400.00	\$ 6,200.00	100%	\$ 6,200.00	0%	\$ -	100%	\$ 6,200.00	100%
G	TIE TO EXISTING MANHOLE	2	EA	\$ 800.00	\$ 1,600.00	100%	\$ 1,600.00	0%	\$ -	100%	\$ 1,600.00	100%
H	24" CASING W/ SPACERS	50	LF	\$ 125.00	\$ 6,250.00	100%	\$ 6,250.00	0%	\$ -	100%	\$ 6,250.00	100%
I	DOUBLE SERVICE	28	EA	\$ 1,650.00	\$ 46,200.00	100%	\$ 46,200.00	0%	\$ -	100%	\$ 46,200.00	100%

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 Phone: (512)327-1464 FAX (512) 327-1765

Owner: KB Home Lone Star, Inc.
 Attn: Spencer Koch
 10800 Pecan Park, Suite 200
 Austin, TX 78750

Estimate Number: **FIFTEEN (15)** Invoice No: **15452**
 Estimate Date: **8/24/2015** **RETAINAGE**

INVOICE

FINAL COST & QUANTITIES FOR MAINTENANCE BONDING

KB HOME CONTRACT NO: 5348253

Project: MASON RANCH PHASE 1, SECTION 2

CLIENT NO. 5050

AECC Job No. 14-028

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	CURRENT QTY	CURRENT AMOUNT	TOTAL QTY	TOTAL AMOUNT	% COMPL
J	SINGLE SERVICE	3	EA	\$ 1,500.00	\$ 4,500.00					3	\$ 4,500.00	100%
K	TRENCH SAFETY	2,231	LF	\$ 1.00	\$ 2,231.00					2,231	\$ 2,231.00	100%
L	STREET REPAIR	1	LS	\$ 7,500.00	\$ 7,500.00					1	\$ 7,500.00	100%
M	ADJUST MANHOLE TO GRADE	12	EA	\$ 400.00	\$ 4,800.00					12	\$ 4,800.00	100%
TOTAL SEWER					\$ 246,109.00						\$ 246,109.00	100%
5	STORM DRAINAGE SYSTEM											
A	18" RCP CL-III	489	LF	\$ 52.00	\$ 25,428.00					489	\$ 25,428.00	100%
B	24" RCP CL-III	334	LF	\$ 62.00	\$ 20,708.00					334	\$ 20,708.00	100%
C	30" RCP CL-III	193	LF	\$ 95.00	\$ 18,335.00					193	\$ 18,335.00	100%
D	36" RCP CL-III	257	LF	\$ 120.00	\$ 30,840.00					257	\$ 30,840.00	100%
E	4' DIA STD. MANHOLE	2	EA	\$ 3,200.00	\$ 6,400.00					2	\$ 6,400.00	100%
F	4'x4' J-BOX	1	EA	\$ 9,500.00	\$ 9,500.00					1	\$ 9,500.00	100%
G	2-8'x5' BOX CULVERT	420	LF	\$ 720.00	\$ 302,400.00					420	\$ 302,400.00	100%
H	REMOVE CONC SLOPE PROTECTION	1	EA	\$ 2,400.00	\$ 2,400.00					1	\$ 2,400.00	100%
I	CONC LINED CHANNEL W/DISS	160	LF	\$ 255.00	\$ 40,800.00					160	\$ 40,800.00	100%
J	18"-24" MORTAR ROCK RIPRAP	160	SY	\$ 130.00	\$ 20,800.00					160	\$ 20,800.00	100%
K	10' CURB INLET	11	EA	\$ 3,555.00	\$ 39,105.00					11	\$ 39,105.00	100%
L	TRENCH SAFETY	1,693	LF	\$ 1.00	\$ 1,693.00					1,693	\$ 1,693.00	100%
M	2-8'x5' BOX CULV.S.E.TS (1:1)	1	SY	\$ 5,670.00	\$ 5,670.00					1	\$ 5,670.00	100%
TOTAL STORM DRAINAGE					\$ 524,079.00						\$ 524,079.00	100%
6	WATER SYSTEM											
A	12" C-900 DR-14	200	LF	\$ 52.00	\$ 10,400.00					200	\$ 10,400.00	100%
B	8" C-900 DR-14	2,280	LF	\$ 38.00	\$ 86,640.00					2,280	\$ 86,640.00	100%
C	12" GATE VALVE	1	EA	\$ 2,450.00	\$ 2,450.00					1	\$ 2,450.00	100%

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KB HOME CONTRACT NO: 5348253

Project: MASON RANCH PHASE 1, SECTION 2

CLIENT NO. 5050

AECO, Job No. 14-028

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS		CURRENT		TOTAL		COMPL
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
D	8" GATE VALVE	11	EA	\$ 1,250.00	\$ 13,750.00							
E	FIRE HYDRANT ASSEMBLY	4	EA	\$ 3,600.00	\$ 14,400.00							
F	16" CASING W/SPACERS	75	LF	\$ 68.00	\$ 5,100.00							
G	8" WET CONNECTION	2	EA	\$ 800.00	\$ 1,600.00							
H	12" WET CONNECTION	1	EA	\$ 1,400.00	\$ 1,400.00							
I	DOUBLE SERVICE	29	EA	\$ 1,600.00	\$ 46,400.00							
J	SINGLE SERVICE	3	EA	\$ 650.00	\$ 1,950.00							
K	TRENCH SAFETY	2,480	LF	\$ 1.00	\$ 2,480.00							
L	ADJUST VALVE CASTINGS	18	EA	\$ 400.00	\$ 7,200.00							
M	REMOVE/RELOCATE AUTOMATIC FLUSH DEVICE	2	EA	\$ 1,200.00	\$ 2,400.00							
TOTAL WATER					\$ 196,170.00							
TOTAL CONCRETE WORK					\$ 95,744.50							
7 CONCRETE WORK												
A	CURB & GUTTER	4,705	LF	\$ 11.90	\$ 55,989.50							
B	ADA RAMPS	12	EA	\$ 980.00	\$ 11,760.00							
C	CONC VALLEY GUTTER	3	EA	\$ 3,905.00	\$ 11,715.00							
D	REPLACE CURB AND GUTTER	20	LF	\$ 35.00	\$ 700.00							
E	BIG CURBRAMP AT LAKELINE	1	EA	\$ 1,390.00	\$ 1,390.00							
F	4' SIDEWALK	660	LF	\$ 21.50	\$ 14,190.00							
TOTAL CONCRETE WORK					\$ 95,744.50							
8 MISCELLANEOUS WORK (Signage & striping)												
A	STREET/STOP/BAR	4	EA	\$ 550.00	\$ 2,200.00							
B	TRAFFIC SIGNS	4	EA	\$ 375.00	\$ 1,500.00							
D	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$ 1,000.00	\$ 1,000.00							
E	SILT FENCE	3,680	LF	\$ 2.00	\$ 7,360.00							

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Estimate Number: **FIFTEEN (15)** Invoice No: **15452**
 Estimate Date: **8/24/2015** **RETAINAGE**

KB HOME CONTRACT NO: 5348253

Project: MASON RANCH PHASE 1, SECTION 2

CLIENT NO. 5050

AECO. Job No. 14-028

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS		CURRENT		TOTAL		% COMPL
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
F	DOUBLE DUTY ROCK BERM	65	LF	28.50	\$ 1,852.50							
G	INLET PROTECTION	16	EA	85.00	\$ 1,360.00							
H	ROW REVEGETATION	5,230	SY	0.10	\$ 523.00							
I	CONCRETE WASHOUT	1	EA	1,100.00	\$ 1,100.00							
J	MOBILIZATION	1	LS	11,500.00	\$ 11,500.00							
K	STAKING	1	LS	18,100.00	\$ 18,100.00							
L	TESTING	1	LS	14,600.00	\$ 14,600.00							
TOTAL MISCELLANEOUS					\$ 61,095.50							
11 BONDS												
A	MAINTENANCE BOND	1	LS	4,735.00	\$ 4,735.00							
TOTAL GAS					\$ 4,735.00							
12 CHANGE ORDER NO. 1												
A	SILT FENCE	1,440	LF	2.00	\$ 2,880.00							
B	CLEARING/GRUBBING	31,303	SY	0.75	\$ 23,477.25							
TOTAL GAS					\$ 26,357.25							
13 CHANGE ORDER NO. 2 - PLAN REVISIONS												
GEN	A CONSTRUCTION STAKING	1	LS	800.00	\$ 800.00							
WW	B 12" SDR 26 (0-8)	399	LF	48.00	\$ 19,152.00							
	C 12" SDR 26 (0-8)	-495	LF	48.00	\$ (23,760.00)							
	D 12" SDR 26 (8-10)	1,344	LF	56.00	\$ 75,264.00							
	E 12" SDR 26 (8-10)	-1,360	LF	56.00	\$ (76,160.00)							
	F 12" SDR 26 (10-12)	136	LF	62.00	\$ 8,432.00							
	G 12" SDR 26 (10-10)	-52	LF	62.00	\$ (3,224.00)							
	H 4" DIA MANHOLE	1	EA	4,200.00	\$ 4,200.00							

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KB HOME CONTRACT NO: 5348253

Project: MASON RANCH PHASE 1, SECTION 2

CLIENT NO. 5050

AECCO Job No. 14-028

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS		CURRENT		TOTAL		%
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
I	SINGLE SERVICE	1	EA	\$ 1,500.00	\$ 1,500.00	100%	\$ 1,500.00	0%	\$ -	100%	\$ 1,500.00	100%
J	REPLACE 4' SIDEWALK	15	LF	\$ 21.50	\$ 322.50	100%	\$ 322.50	0%	\$ -	100%	\$ 322.50	100%
K	REPAIR CONC VALLEY GUTTER REPLACEMENT MANHOLE BASES FOR NEW	1	LS	\$ 1,200.00	\$ 1,200.00	100%	\$ 1,200.00	0%	\$ -	100%	\$ 1,200.00	100%
L	ALIGNMENT	3	EA	\$ 1,200.00	\$ 3,600.00	100%	\$ 3,600.00	0%	\$ -	100%	\$ 3,600.00	100%
M	CLEARING EASEMENT	245	SY	\$ 0.75	\$ 183.75	100%	\$ 183.75	0%	\$ -	100%	\$ 183.75	100%
N	18" RCP PIPE	130	LF	\$ 52.00	\$ 6,760.00	100%	\$ 6,760.00	0%	\$ -	100%	\$ 6,760.00	100%
O	10' CURB INLET	1	EA	\$ 3,555.00	\$ 3,555.00	100%	\$ 3,555.00	0%	\$ -	100%	\$ 3,555.00	100%
P	18" HDPE PIPE	265	LF	\$ 44.00	\$ 11,660.00	100%	\$ 11,660.00	0%	\$ -	100%	\$ 11,660.00	100%
Q	2" X 2" YARD INLET	2	EA	\$ 850.00	\$ 1,700.00	100%	\$ 1,700.00	0%	\$ -	100%	\$ 1,700.00	100%
R	TUNNEL EXISTING SCREEN WALL	1	LS	\$ 1,800.00	\$ 1,800.00	100%	\$ 1,800.00	0%	\$ -	100%	\$ 1,800.00	100%
S	REMOBILIZATION OF TRENCHOR PLACEMENT OF EXCESS FILL @ MASON RANCH	1	EA	\$ 4,500.00	\$ 4,500.00	100%	\$ 4,500.00	0%	\$ -	100%	\$ 4,500.00	100%
T	1-3 PLACEMENT OF EXCESS FILL @ MASON RANCH	-29,604	TCY	\$ 4.00	\$ (118,416.00)	100%	\$ (118,416.00)	0%	\$ -	100%	\$ (118,416.00)	100%
W	1-3 PLACEMENT OF EXCESS FILL @ MASON RANCH	8,056	TCY	\$ 4.00	\$ 32,224.00	100%	\$ 32,224.00	0%	\$ -	100%	\$ 32,224.00	100%
TOTAL CHANGE ORDER NO. 2 - PLAN REVISIONS					\$ (44,706.75)		\$ (44,706.75)		\$ -		\$ (44,706.75)	
14 CHANGE ORDER												
A	REMOVE/REPLACE ADA RAMP	1	EA	\$ 1,580.00	\$ 1,580.00	100%	\$ 1,580.00	0%	\$ -	100%	\$ 1,580.00	100%
TOTAL CHANGE ORDER					\$ 1,580.00		\$ 1,580.00		\$ -		\$ 1,580.00	
15 CHANGE ORDER												
A	ADD 2-8" X 5' BOX CULVERT	22	LF	\$ 720.00	\$ 15,840.00	100%	\$ 15,840.00	0%	\$ -	100%	\$ 15,840.00	100%
TOTAL CHANGE ORDER					\$ 15,840.00		\$ 15,840.00		\$ -		\$ 15,840.00	
16 CHANGE ORDER												
A	BORE 1-12" PVC (ELECTRIC)	80	LF	\$ 95.30	\$ 7,624.00	100%	\$ 7,624.00	0%	\$ -	100%	\$ 7,624.00	100%
B	BORE 1-2" PVC (SUDDENLINK)	80	LF	\$ 25.30	\$ 2,024.00	100%	\$ 2,024.00	0%	\$ -	100%	\$ 2,024.00	100%

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Estimate Number: FIFTEEN (15) Invoice No: 15452
 Estimate Date: 8/24/2015 RETAINAGE

KB HOME CONTRACT NO: 5348253
 Project: MASON RANCH PHASE 1, SECTION 2

CLIENT NO. 5050

AECO. Job No. 14-028

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	CURRENT QTY	CURRENT AMOUNT	TOTAL QTY	TOTAL AMOUNT	% COMPL
C	BORE 1-4" PVC (ATMOS)	80	LF	\$ 25.30	\$ 2,024.00	100%	\$ 2,024.00	0%	\$ -	100%	\$ 2,024.00	100%
D	BORE PITS	2	LF	\$ 500.00	\$ 1,000.00	100%	\$ 1,000.00	0%	\$ -	100%	\$ 1,000.00	100%
TOTAL CONCRETE WORK				\$ 12,672.00		\$ 12,672.00		\$ -		\$ 12,672.00		100%
17	CHANGE ORDER											
A	18" RCP	30	LF	\$ 52.00	\$ 1,560.00	100%	\$ 1,560.00	0%	\$ -	100%	\$ 1,560.00	100%
B	REMOVE & REPLACE 10" CURB INLET	1	LS	\$ 5,155.00	\$ 5,155.00	100%	\$ 5,155.00	0%	\$ -	100%	\$ 5,155.00	100%
TOTAL CONCRETE WORK				\$ 6,715.00		\$ 6,715.00		\$ -		\$ 6,715.00		100%
TOTAL CONTRACT				\$ 1,456,606.16		\$ 1,456,606.16		\$ -		\$ 1,456,606.16		100%

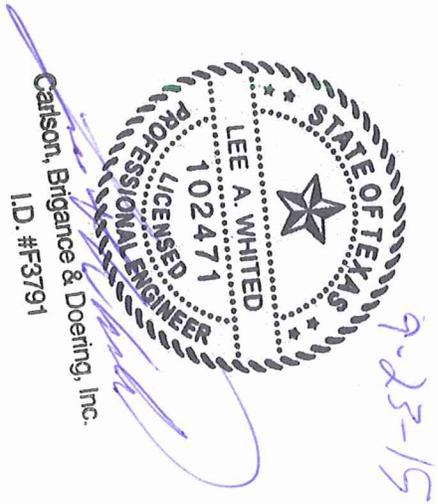
Submitted by:
AUSTIN ENGINEERING CO., INC.

Mat Wood

Date: 8/24/2015

Approved for Payment:
KB HOME LONE STAR, INC.

Title: _____ Date: _____





Executive Summary

October 15, 2015

Agenda Subject: Comprehensive Plan Case 15-CPA-007: Hold a public hearing and consider action on the adoption of an updated Comprehensive Plan including the adoption of a future land use plan and map that provides guidance for appropriate zoning and land use regulations throughout the City, goals for future growth and development, and an action plan for implementation.

Background: The City Charter requires the City to prepare a comprehensive plan and to review and consider amendments every five years. The last time the plan received a major update was in 2009. The City Council and Planning & Zoning Commission conducted a joint meeting in August of 2014 to discuss the comprehensive plan update process. The City Council approved the update process in October 2014 and included funds in the FY 2014-15 budget for consulting services to update the comprehensive plan.

In December 2014, the Council approved a contract with LandDesign to prepare the 2015 update to the comprehensive plan and appointed an 11 member steering committee to work with LandDesign throughout the update process.

Three community meetings (April 7th, June 3rd, and August 11th) have been conducted to solicit input from Leander citizens and stakeholders. In addition to those meetings, an all day series of stakeholder meetings (February 25th) was also conducted to gather input from representatives of specific stakeholder groups including the following:

- Neighborhood Associations
- Parks and Recreation Agencies
- Utility Providers
- Education Agencies
- Religious Leaders
- Economic Development Agencies
- Surrounding Cities and Counties
- Real Estate Brokers
- Home Builders
- Transportation Agencies
- Local Business Owners

There have been five Steering Committee meetings (January 14th, February 24th, April 8th, June 4th, and August 10th) including one joint meeting of Planning & Zoning Commission, Council and the Steering Committee (June 4th). LandDesign also presented to City Council on January 15th.

The Planning and Zoning Commission held a public hearing on September 24, 2015 and recommended approval of the comprehensive plan update with several edits (see minutes). LandDesign prepared the edits requested by P&Z and the Commission reviewed those edits at their October 5, 2015 meeting and recommended approval of the plan.

Origination: Applicant: City of Leander.

**Financial
Consideration:** None

Recommendation: P&Z unanimously recommended approval of the 2015 Comprehensive Plan Update

Attachments: 1. Comprehensive Plan Update

Prepared By: Tom Yantis, AICP
Assistant City Manager 10/5/

DESTINATION LEANDER

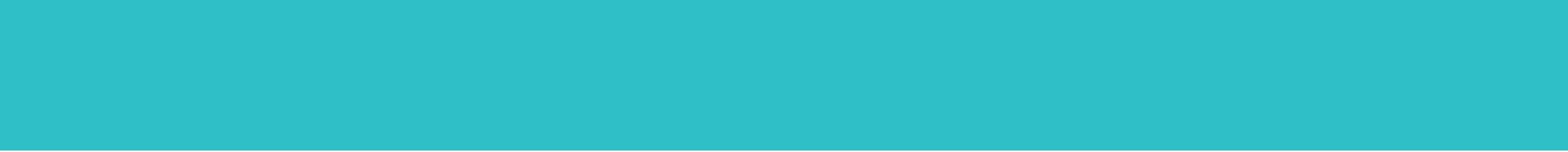
COMPREHENSIVE PLAN



CONNECTION. CONVENIENCE. COMMUNITY.

Draft Report | October 6, 2015

Ordinance



ACKNOWLEDGEMENTS



Thank you to all the organizations and individuals who committed their time, insight, and energy to this effort. This plan is the result of the seamless coordination among city staff, the steering committee and the consultant team. Their efforts have leveraged the ideas gathered through an extensive public engagement strategy and community work sessions into a collection of goals and recommendations that will make Leander a destination of choice for years to come.

Mayor and City Council

Christopher Fielder - Mayor
Andrea Navarette - Mayor Pro Tem, Place 1
Michelle Stephenson - Place 2
Shanan Shepherd - Place 3
Rob Abruzzese - Place 4
Jeff Seiler - Place 5
Troy Hill - Place 6

Planning and Zoning Commission

Sid Sokol - Chairman, Place 4
Richard Allen - Vice Chairman, Place 5
Christiane “Chris” Schwendenmann - Place 1
Joel Wixson - Place 2
Jason Anderson - Place 3
Betty Saenz - Place 6
Marshall Hines - Place 7

Steering Committee

Ron Abruzzese - Council Member, Place 4
Jason Anderson - Planning and Zoning Commissioner
Bridget Brandt - Leander Chamber of Commerce
Michael Cook - Economic Development Committee
Nancy Knickerbocker-Penick - Public Arts Commission
Virginia Naumann - TIRZ Board Member
Jeff Seiler - Councilmember, Place 5
Jayne Serna - Parks Board Member
David Siebold - Citizen-at-Large
Will Streit - Leander ISD, Place 7, Board of Trustees
Dr. Vic Villarreal - Vice Chair of The Board & Trustee of ACC District
Joel Wixson - Commissioner, Place 2

City of Leander Management

Kent Cagle - City Manager
Tom Yantis - Assistant City Manager

City of Leander Staff and Technical Team

Linda Alger - Building Official
Steve Bosak - Parks & Recreation Director
Terri Crauford - Assistant City Engineer
Joshua Davis - Fire Marshall
Bill Gardner - Fire Chief
Robin Griffin - Senior Planner
Michael Lafferty - Engineer
Greg Minton - Police Chief
Dale Murphy - K Friese Engineer
Mike O’Neal - Engineer
Ellen Pizalate - Planning Coordinator
Robert Powers - Finance Director
Martin Siwek - Planner
Ivah Sorber - WCCHD
Wayne Watts - City Engineer
Mark Willis - Economic Development Director
Pat Womack - Public Works Director
Eric Zeno - Economic Development Manager

Consultant Team

Kate Pearce - LandDesign
Heth Kendrick - LandDesign
Meg Nealon - LandDesign
Jake Petrosky - LandDesign
Kathy Riley - LandDesign
Cara Murph - LandDesign
Marcela Aguirre - RS&H
Becky Bray - RS&H
Rick Mobley - RS&H

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HOW TO USE THIS PLAN

This plan is organized into five chapters. A brief synopsis of each chapter's purpose is defined below.

CHAPTER ONE: Destination Leander

- This chapter introduces the plan and summarizes short-term priorities.

CHAPTER TWO: A Plan for Leander's Future

- Chapter Two explains the plan's purpose, planning process, and public involvement strategy.

CHAPTER THREE: Leander Today

- The third chapter graphically summarizes key opportunities and issues.

CHAPTER FOUR: Leander Tomorrow

- The city's vision, the goals the community and other invested parties developed during the planning processes, and the future land use and transportation policy guidelines are highlighted in Chapter Four.

CHAPTER FIVE: From Vision to Action

- Chapter Five provides a comprehensive set of recommendations and implementation strategies that will help the city achieve its vision.

CHAPTER SIX: Measuring Success

- To measure success and ensure that the community's vision is achieved, Chapter Six includes a matrix which illustrates and defines the time frames, responsible parties and metrics for implementing the recommendations in this plan.



1. DESTINATION LEANDER

WHAT IS DESTINATION LEANDER AND WHY DO WE NEED THIS PLAN?

Chapter One

DESTINATION LEANDER

Leander is at an exciting and critical point in its growth and development. At no time in the city's history have its neighborhoods welcomed so many people. From a population of 3,398 in 1990 to an estimate of 38,206 in 2015, Leander grew by 1,024%, making it the fourth fastest-growing city in the state of Texas.

This explosive rate of growth is expected to continue. Within the next five years, the population is projected to reach more than 50,000 residents, requiring the addition of more than 7,000 new homes. City leaders recognize that residential growth is just part of what is necessary to create a successful and resilient community. Businesses are also needed to provide jobs for existing and future residents. Commercial services, shops and restaurants are required not only to meet local demand, but also to contribute to the tax base that finances municipal services and amenities. Finally, cultural, recreational and civic destinations are vital to a healthy and vibrant community.

One such destination that will have a significant impact on the city's future is the planned construction of the 100-acre Leander campus of Austin Community College (ACC). The ACC campus will bring a large population of students, faculty and staff to Leander each week. It is also likely that many of these individuals will make Leander their permanent residence. The city must prepare to accommodate this community and capitalize on the market opportunity of having a significantly-increased daytime population.

The projected population and need for additional jobs, shopping options and services, along with the opportunities generated by the completion of the ACC campus, will result in significant development, land use, and transportation impacts on the city. For these, as well as many other reasons, the City of Leander once again decided to proactively address the direction of growth through an update to the comprehensive plan.

Throughout the comprehensive planning process public opinion was gathered through a variety of methods. These included many public meetings, workshops, and online interaction; through these, several consistent themes emerged. The themes include an emphasis on creating great destinations, recruiting new employers, promoting development within Old Town and around Leander Station and preparing for ACC. This plan recognizes these themes and therefore proposes some significant new ideas to focus the city's efforts in the short-term on the opportunities that will have the greatest return for Leander and its citizens.

The following set of priorities are the short-term (1-5 year) strategies that City Council has identified to kick-start plan implementation. They are a subset of a comprehensive list set forth in Chapter Five.



SHORT-TERM PRIORITIES



Position Leander as a destination for employers.

Identify target industries.

Establish local recruiting targets that complement the eight regional target industries identified by Opportunity Austin 3.0 (listed in Chapter 5).

Develop a strategy to market local targets.

Partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market these targets.

Evaluate the city's existing set of economic development incentives to determine their effectiveness in attracting and retaining businesses. Consider the following in the evaluation:

- Economic benefits to local economy vs. cost of incentive
- Fiscal impacts to city
- Total impact of incentive to tax base

Expand economic development tools to match city priorities.

- Adopt Old Town Development Incentives and identify a sustainable funding source.
- Establish a Tax Increment Finance District (TIF) for business park development.



Promote Old Town as a civic and culture destination within the city.

Encourage entrepreneurs and small business owners to locate their operations in Old Town.

Adopt Old Town Development Incentives and identify a sustainable funding source.

Develop an Old Town Strategic Plan.

Develop a plan for Old Town that outlines action items that are feasible in the short-term. The plan should include the following:

- A market analysis that reveals opportunities to position Old Town as a unique destination within the network of suburban Austin communities.
- A list of catalyst project sites and infill project opportunities within Old Town.
- A set of urban design guidelines that includes a prioritized list of pedestrian infrastructure projects that promote walkability.

Promote walkability within Old Town.

Develop and implement streetscape projects within Old Town starting with N. Brushy Street between W. South Street and W. Broade Street.



Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.

Recruit TOD Developers.

Building on the findings of the TOD Leander Development Plan completed by CapMetro and subsequent studies of the area, the city should actively market the TOD area to a variety of experienced developers.

Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.

Public investment in projects that are typically carried out by private developers may be delayed or never realized without the participation of the public sector. Public-private partnerships that overcome barriers to development can expedite desirable development in the TOD.

SHORT-TERM PRIORITIES



Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.

- Identify key development project(s) that have the potential to transform the area and stimulate additional investment.
- Assemble and acquire key parcels, as needed, to create a development opportunity.
- Issue a developer request for proposals (RFP) to partner with the private sector in development.

Enhance Leander's public spaces to create and link destinations.

Continue to expand Leander's park and recreation system.

Build a community senior center.

Update the Parks and Recreation Master Plan.

The community has suggested numerous enhancements to the existing parks, recreation and trail system. Ideas gathered that should be explored for the update include:

- Build additional active recreation facilities.
- Connect trails and greenways to all existing city and county parks.
- Provide restrooms, pet waste disposal facilities, and adequate lighting along trails.
- Provide a trailhead every two miles, and signage along all trails.

Prepare a Public Space Master Plan.

As a component of an update to the Parks and Recreation Master Plan, or as a separate effort, the city should prepare a Public Space Master Plan. Such a plan can aid economic development efforts, as quality of life is a key factor in employer relocation.



Connect destinations.

Connect the Austin Community College (ACC) to Leander Station.

- Construct the north branch of Brushy Creek Trail segment from East Metro Drive to Mel Mathis Avenue.
- Build the following roadway connections as complete streets:
 - Metro Drive from East Street to 183A Toll
 - East Street from Hero Way to East Metro Drive Extension
- Develop a funding source to acquire right-of-way and construct trails to complete the connection along the North Branch of Brushy Creek.
- Work with the ACC design and construction team to ensure that their trail/sidewalk planning is in harmony with the city's plans.

Connect Old Town to Leander Station.

- Partner with TxDOT to improve bicycle/pedestrian access and safety features to reconnect the city across US 183 Business.
- Extend the Brushy Creek Trail to Mel Mathis Avenue.
- Coordinate with Parks Department to complete the south branch of Brushy Creek Trail.

Improve and maintain roadways.

- Reconstruct Old 2243 West from Lakeline Boulevard to US183.
- Reconstruct Bagdad Road from Old 2243W to CR 280.



2. A PLAN FOR LEANDER'S FUTURE

HOW WAS THIS PLAN DEVELOPED? WHO WAS INVOLVED?

Chapter Two

A PLAN FOR LEANDER'S FUTURE

THE PLAN AND ITS PURPOSE

Destination Leander is the city's planning effort to update the current comprehensive plan.

A comprehensive plan is best described as a guide to the city's future. It informs current and future decision makers on where they are now, where they want to go, how they intend to get there, and who will help them along the way.

The city needs an updated comprehensive plan because it is growing and changing. Leander has evolved from a small, ranching community to a thriving suburban destination in Central Texas (Map 1: Context Area). Its location, high quality school system and relatively low cost of living continue to draw thousands of residents to its boundaries.

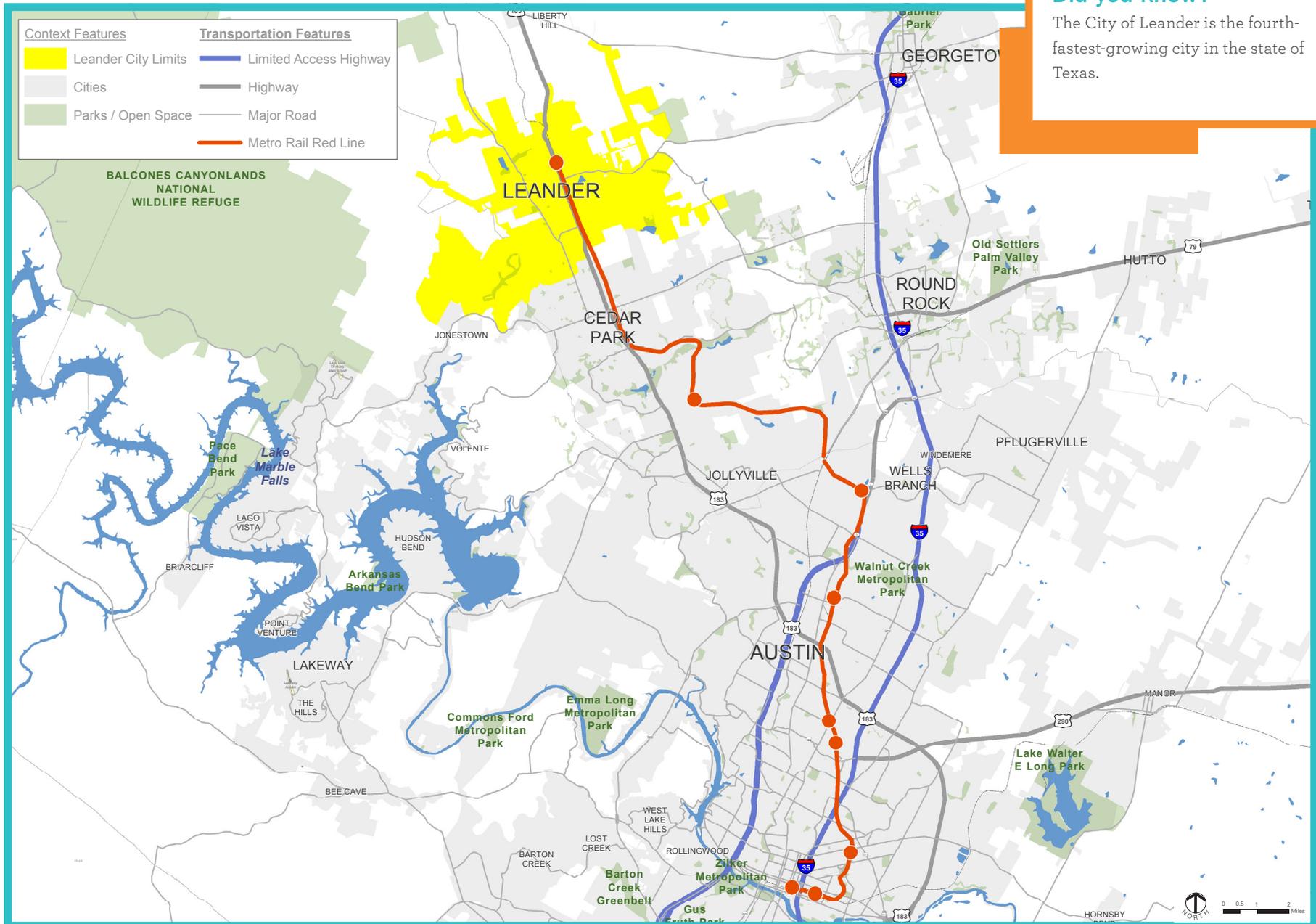
As outlined in section 10.02 of Leander's Charter, the city's comprehensive plan provides the basis for Leander's regulations and policies that guide its physical development. The plan establishes priorities for public action and direction for complementary private decisions. It provides a flexible framework that can be updated, revised, and improved upon over time to stay relevant to the issues the city must address as well as the opportunities the city chooses to pursue. It serves as a tool to evaluate new development proposals and direct capital improvements and to guide public policy in a manner that ensures that Leander continues to grow as a premier destination within the greater Austin region.

SECTION 10.02 COMPREHENSIVE PLAN. The Council shall adopt and maintain a comprehensive plan, and all public and private development shall conform with the adopted comprehensive plan, or the applicable elements or portions thereof. The comprehensive plan may be amended at anytime and shall be reviewed and considered for amendment or revision every five years.

Plan Objectives

- Define the city's biggest assets and challenges
- Make recommendations about the type and character of development appropriate in different parts of the city
- Recommend and prioritize policies, key projects, and resources and determine implementation partners
- Provide guidance to the city in developing and directing future capital budgets
- Serve as the basis for zoning decisions throughout the city

Map 1: Context Area

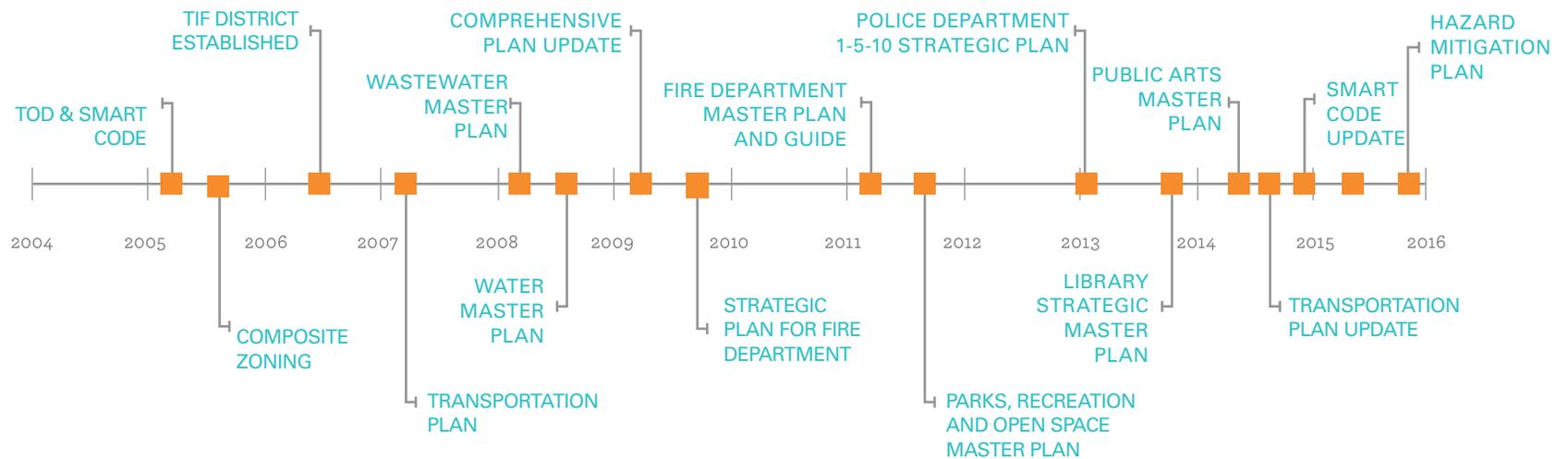


Did you know?
 The City of Leander is the fourth-fastest-growing city in the state of Texas.

ONE COMMUNITY, ONE PLAN

Leander has a long-standing tradition of preparing plans to manage city operations. Each department undertakes a regular planning process to identify a program of work to strengthen and assist in the management of the city and its extraterritorial jurisdiction. Together, all of these plans, ordinances and programs make up a growth management system intended to guide development and create opportunities within

the community. A comprehensive plan considers how each of these elements are interrelated and interdependent. It builds on previous planning efforts and provides an opportunity to examine these individual efforts collectively. The result, this comprehensive plan, is one that aligns individual departmental programs and serves as the general plan for the development of and investment by the city.



CITY OF LEANDER PLANS 2005-2015

(Refer to the Appendix.)

THE PLANNING PROCESS

The process to update Leander's Comprehensive Plan was divided into five phases. Each phase of work was guided by an inclusive public engagement process. The first phase focused on project initiation tasks such as data collection, a review of existing plans, and studies and a kick-off meeting and study

area tour. During Phase Two, the consultant team inventoried existing conditions in the study area to provide an overview of issues and opportunities to be considered in subsequent phases. Land use concepts supported by illustrations and imagery were developed in Phase Three. Based on the results of the

previous phases, a set of recommendations and implementation strategies that support the concepts were developed during Phase Four. The final phase of the process consisted of merging all plan components into a single comprehensive document. This report is the deliverable of this final phase of work.

THE FIVE PHASES

PROJECT KICKOFF

Data collection, review of existing plans and studies, kick-off meeting, study area tour

1

INVENTORY AND ASSESSMENT

Inventory and assessment of existing conditions, identification of issues and opportunities

2

PLAN DEVELOPMENT

Development of land use concepts with supporting illustrations and imagery

3

GOALS AND RECOMMENDATIONS

Creation of recommendations and implementation strategies that support the land use concepts

4

PLAN DOCUMENTATION

Collection of plan components into this final plan report document to be presented for adoption

5

PUBLIC INVOLVEMENT

Guiding development of the plan was an extensive public engagement process. Understanding community values today ensures that this plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term. The process combined both traditional and innovative techniques to encourage a diverse group of citizens to contribute to the plan. These public engagement methods included public meetings and workshops, a robust online presence, and leadership from a Steering Committee to help guide the process.

Public meeting participation ranged from large open house type meetings to small stakeholder roundtables. Additionally, online methods such as surveys, project web page updates, MindMixer social media engagement, e-mail notifications, and Facebook posts were employed to elicit public participation. Each of these techniques encouraged the public to learn about the plan and convey their opinions regarding what was important for the city to consider over the next 20 years.

“Planning is bringing the future into the present so that you can do something about it now.”

-Alan Lakein

STEERING COMMITTEE

The Steering Committee, a diverse group of Leander residents, business owners and community leaders, guided this effort. Regular meetings of this group were held throughout the process to set goals, provide feedback and advise the project team on plan concepts and recommendations. A list of the Steering Committee members is found in the Acknowledgements section of this report.

TECHNICAL COMMITTEE

A committee made up primarily of Leander staff provided technical support to the planning effort. Representatives from public safety, parks, economic development, engineering, planning and development, finance and city management. A list of the Technical Committee members is listed in the Acknowledgements section of this report.

STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted to verify and supplement the data gathered, to explain the conditions observed and to further understand the issues and opportunities that affect the study area. The input from these interviews supplemented



▲ Community members attend the third public meeting of the process.



▲ Regular communication among the technical committee allowed the plan to develop smoothly.



▲ Regular public meetings were held to gather public opinion about the goals and future vision for Leander.

the feedback received directly from citizens and property owners participating in the process. The stakeholders included key personnel from city and county departments as well as representatives from a variety of interest groups including real estate developers and brokers, home owners associations, religious institutions, the school district, health department and others.

COMMUNITY MEETINGS

Community meetings were held throughout the planning process to provide an opportunity for the public to come together and learn about the project and guide development of the vision for the future of Leander. During the first meeting, residents met to learn about the project and refine the goals

established by the Steering Committee. Participants also participated in a live polling exercise to set priorities and identify major issues and opportunities in Leander. The second community meeting was designed as an interactive visioning session to develop the Future Land Use element of the project and to identify strategies to realize this vision. During the third and final meeting, participants refined the Future Land Use concept and suggested ways in which the plan can be effectively implemented over time.

WEBSITE

A website, www.leandertx.mindmixer.com, was developed to create a virtual meeting experience and provide an online resource for community members.

Online Participation

- Over 1,300 individuals participated online.
- Nearly 9,000 combined views on both the city's website and the MindMixer website.
- Community members contributed over 160 ideas via the website.
- The average participant was a 43-year old, female.

COMMUNITY IDEAS

Community members contributed over 160 ideas via the website. The ideas highlighted on this page are some of the ones that received the most online “likes” from the community.

“We’re fortunate to reside in one of the fastest growing counties in the nation, near one of the most popular cities for a wide variety of people and events, and within one of the most pro-business states in the country. Leander has received good press and high praise from the local and statewide media and people are starting to notice. The proverbial iron is hot - now we need to strike with the direct intention of forming a community we can all be proud to call home.” -Joel W.

“I hope Leander will one day have bus stops all over town along with sidewalks so you don’t have to drive a car to get around town so people can walk ride a bike all over town to get where they need to be along with buses to get you not just around town but to Austin and other city’s nearby.” -Michael F.

“I see Old Town Leander as a place that keeps some of the historical value we have at this location. We do not have many places in town that can be viewed as historical. Old Town will be a complement to the TOD (rail station) and should have a different feel. Should be laid out for strolling and exploring with plenty of sidewalks and connectivity to the rail station. Where possible, the old buildings should be retained and new construction should be designed to complement the existing structures. A collection of boutique restaurants, shops, residences, etc.” - David S.

“Leander needs a 'hub'.... a place to walk around, eat, shop, get coffee etc. & let kids play all in 1 area. Even on a small scale, that would be huge for this area. A few restaurants, play areas and shops.”

- Shannon P.

“The best decision I ever made was buying a house in Leander. Being from Austin, I naturally wanted to look for a house in the Austin area, my husband is from Leander/Cedar Park, convinced me to look at some houses in the area. Granted they were a lot more within our price range but since starting a family, I feel so comfortable walking the kids to school and how friendly the school cross guards are. When thinking about growing our family and looking somewhere else to live, I now can't imagine not living in Leander or around the area we currently live in.”- April B.

“I would love to see our community grow to offer more parks, a recreation center, a hike/bike trail and pedestrian friendly streets. I would also love to see new businesses come to our community, offering a wide variety of services from restaurants to gyms to professional services. This community is changing so fast-for the better-and is growing so fast! I am very excited about the new ACC campus coming and I am encouraged by the parks planning that is happening now! Great job, city leaders and residents!” - Rebecca Z.



3. LEANDER TODAY

WHAT ARE LEANDER'S BEST OPPORTUNITIES AND MOST PRESSING ISSUES?



Chapter Three LEANDER TODAY

Leander has experienced exceptional growth over the past two decades. From a population of 3,398 in 1990 to an estimate of 38,206 in 2015, Leander grew by 1,024%. The city has evolved from a small ranching community to a thriving suburban destination in Central Texas.

With this growth comes a variety of opportunities and challenges. Continued population growth will demand more housing. Additional households will boost retail spending potential in the area and drive commercial development. In addition, there will be demand for more community services such as schools, parks, and recreation facilities. New facilities for police, fire, and EMS will also be required to adequately serve the area. Similarly, infrastructure improvements will be needed to manage the demand placed on transportation and utility systems.

In order to pay for all of these community services and facilities, Leander needs to diversify its tax base. Currently, 78% of Leander's tax base is supported by residential property taxes. Over time, this imbalance

will result in costs that exceed available funding, and meeting the needs of the residents will become increasingly difficult. Costs incurred to meet the demands of existing and future residents can be partially offset through tax revenue generated by nonresidential development. City leaders know that for Leander to capitalize on these opportunities, and maintain its appeal, it must diversify its tax base and become a destination for employers and retailers.

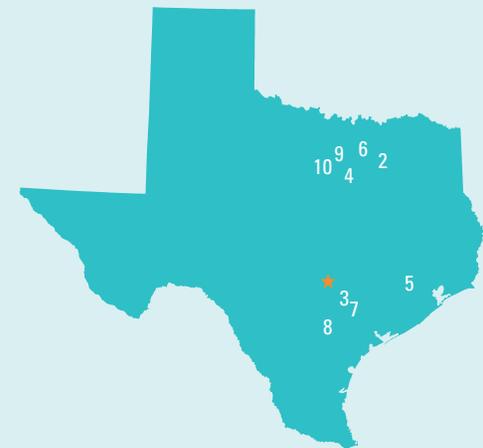
The recommendations provided in this plan will inform decision makers and future policies so that the city can leverage its attractive location, the availability of transit and quality of life in order to draw future residents and, just as important, additional employers and commercial businesses that will contribute additional revenue to the city's economy. The following pages summarize the benefits and opportunities in Leander today. A full report of the city's existing conditions can be found in the State of the City document found in the Appendix of this report.

COMMUNITY COMPARISON: POPULATION GROWTH

Texas is growing. A strong, diversified economy continues to attract people to the Lone Star State which fuels local housing markets. According to 2013 Census reports, three of the ten fastest growing metro areas in the nation are in Texas: Houston, Dallas and Austin. The following table illustrates Leander's recent population growth in comparison to other high-growth communities across the state.

COMPARATIVE CITIES GROWTH SINCE 1990								
MAP REF	CITY OR TOWN	1990	2000	% CHG	2010	% CHG	2013	% CHG
★	LEANDER	3,398	7,596	124%	26,521	249%	31,717	20%
2	ROCKWALL	10,486	17,976	71%	37,490	109%	40,922	9%
3	ROUND ROCK	30,923	61,136	98%	99,887	63%	109,821	10%
4	MANSFIELD	15,607	28,031	80%	56,368	101%	60,872	8%
5	MISSOURI CITY	36,176	52,913	46%	67,358	27%	70,185	4%
6	FRISCO	6,141	33,714	449%	116,989	247%	136,791	17%
7	PFLUGERVILLE	4,444	16,335	268%	46,936	187%	53,752	15%
8	KYLE	2,225	5,314	139%	28,016	427%	31,760	13%
9	FLOWER MOUND	15,527	50,702	227%	64,669	28%	68,609	6%
10	KELLER	13,683	27,345	100%	39,627	45%	42,907	8%

SOURCE: AMERICAN COMMUNITY SURVEY 2009-2013, US CENSUS BUREAU





RESIDENTIAL DESTINATION

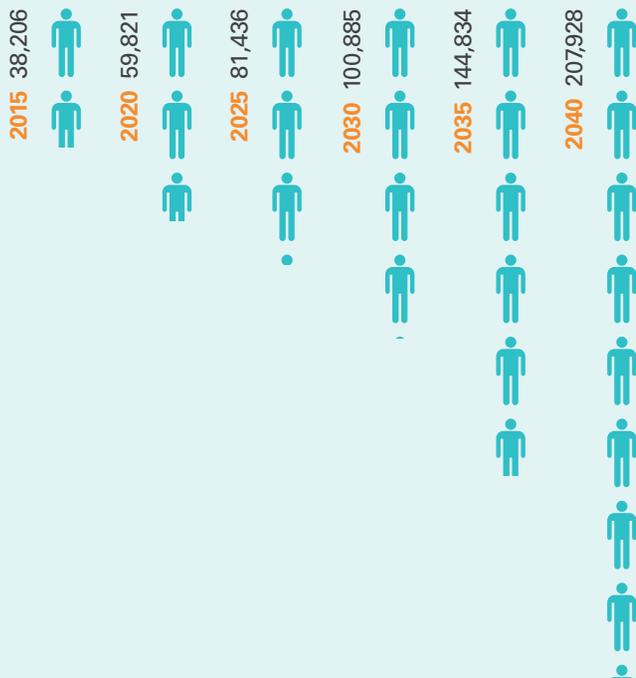
Leander will remain a place that attracts residents. The top-rated school system, housing availability and affordability and convenience to Austin and other employment centers make Leander a great choice for households looking for an easy and convenient lifestyle.

1,024%

POPULATION
INCREASE SINCE 1990



POPULATION GROWTH AND PROJECTIONS



= 25,000 PEOPLE

SOURCE: US CENSUS BUREAU (PROJECTIONS ARE FOR LEANDER ETJ)



HIGH-QUALITY LIVING

HOUSING TRENDS

Demographic trends, such as the “graying” of the population, will drive demand for more housing options for seniors. In addition, generational preferences and economic conditions will continue to impact the homeownership rate in Leander. The inability to obtain a mortgage and the

Millennial’s inclination toward renting are two of the contributing factors to this trend. To accommodate this diversity of housing demand, Leander will need to encourage the development of a variety of housing types, including townhomes, duplexes, bungalow courts and apartments.



360%

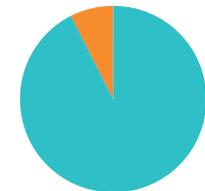
INCREASE IN
HOUSING UNITS
(2000-2014)

Since Leander has recently emerged as a bedroom community to Austin, the majority of its housing stock has been built since 2000.

CURRENT HOUSING MIX

7.5%
MIXED HOUSING*

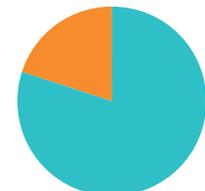
92.5%
SINGLE FAMILY HOUSING



FUTURE HOUSING MIX

20%
MIXED HOUSING*

80%
SINGLE FAMILY HOUSING



*MIXED HOUSING INCLUDES A VARIETY OF HIGHER DENSITY HOUSING TYPES INCLUDING TOWNHOMES, DUPLEXES, APARTMENTS, ETC.



ACTIVE COMMUNITY

The Leander Parks and Recreation Department operates and maintains 10 parks and a variety of recreational facilities. Leander Parks and Recreation also offers a variety of recreation programs and coordinates special events.

KEY STATS



232 Acres

OF PUBLIC PARK LAND IN LEANDER



100 Acres

OF PRIVATE PARK LAND



142 Acres

OF PUBLIC GOLF COURSE CRYSTAL FALLS GOLF CLUB

HIKE & BIKE TRAILS

15 Miles

COMPLETE

140 Miles

PLANNED



SAFETY FIRST

Leander was named the **17TH SAFEST CITY IN TEXAS**

(of all population sizes) by Safe Wise!

On a national level, Leander is ranked in the **TOP 100 SAFEST CITIES** in the United States.

The Leander Police Department is a full-service public safety agency that is committed to providing a wide range of community services. The Leander Fire Department is a value driven organization that is in place to protect the lives and the property of the area from fire and/or other types of disaster.



COMMUNITY COMPARISON: HOUSING

Leander offers an affordable yet high quality of living. Many residents indicated housing cost as one of the primary reasons for choosing Leander as their home. The following table illustrates median owner-occupied home value in comparison to other high-growth communities across the state.

MEDIAN OWNER-OCCUPIED HOME VALUE (2013)



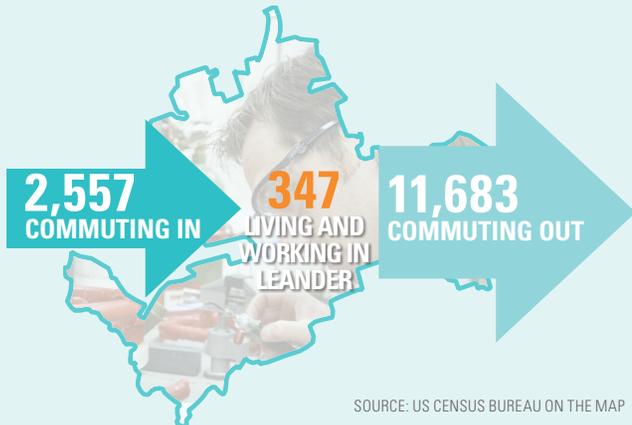
SOURCE: AMERICAN COMMUNITY SURVEY 2009-2013



EMPLOYMENT DESTINATION

The majority of Leander residents, 97%, commute outside of the City for work. In addition, the city's job to housing ratio is the lowest among neighboring jurisdictions.

More local employment options would not only provide jobs for residents and increase the non-residential tax base but also result in reduced vehicle-miles-traveled, fewer air pollution emissions, lower costs to businesses and commuters, lower public expenditures on facilities and services, and a higher quality of life.



The City of Leander has a 0.3 jobs/housing unit ratio. Comparatively, Williamson County has a 0.76 jobs/housing unit ratio, and the City of Austin reported a ratio of 1.7. A ratio of 1.0 jobs per household is a target for suburban markets.



ECONOMIC OPPORTUNITY

RETAIL GROWTH POTENTIAL

More people living and working in Leander results in a day-time population that would also support retail and commercial business. According to the Retail

Coach 2013 Primary Retail Trade Area Gap Analysis, Leander loses potential sales in a variety of categories including the following:

<p>-\$13.5 Million HARDWARE STORES</p>	<p>-\$3.3 Million DRINKING PLACES</p>
<p>-\$3.7 Million SPORTING GOODS, BICYCLE AND GUNS STORES</p>	<p>-\$38 Million GROCERY STORES</p>
<p>-\$88 Million RESTAURANTS</p>	<p>-\$76 Million GENERAL MERCHANDISE STORES</p>



CONVENIENT ACCESS TO TRANSIT

The Red Line Rail service along with the three CapMetro bus routes currently comprise the existing transit in the City of Leander. CapMetro bus service provides weekday-only service on the following three routes (two express and one direct):

- **983-N US183 EXPRESS**
Connects Leander with the University of Texas and Downtown Austin.
- **985-LEANDER/LAKELINE DIRECT**
Connects Leander with East Riverside /Travis Heights, downtown Austin, University of Texas and Lakeline Mall.
- **987-LEANDER/NW EXPRESS**
Connects Leander with East Riverside /Travis Heights, University of Texas, downtown Austin and Lakeline Mall.

AVERAGE DAILY RIDERS FALL 2014 SERVICE PERIOD

Route	Service	Riders
983	Express	600
985	Express	167
987	Express	337
550	Rail	3,175
Total		4,279

FALL SERVICE PERIOD COVERS MID-AUGUST - MID-JANUARY. CAPMETRO RIDERSHIP, 2014



EDUCATIONAL DESTINATION

Leander is a destination because of its schools. In 1855, Leander opened the first school in the area. The planned Austin Community College (ACC) will build on this history and continue the tradition of learning in the community.

ACC CAMPUS

The 100-acre Campus of ACC is projected to open in Leander in 2017, bringing more than **2,000 STUDENTS** and **500 FACULTY** and staff members to the city.



LEANDER ISD STATS AND FACTS

- 10th Fastest Growing School District in Texas
- Low Economically Disadvantaged population (18.9%) [59.8% in Texas]
- Leander ISD ranked 3rd in Texas High STAAR passage rate (83.3%) [71.8% in Texas]
- 53% of Leander 8th Graders are considered college-ready according to a national College Board Assessment. 25% is the national average.
- 15:1 Students/Teachers
- \$7,118 spent per student (\$7,127 statewide average)



4. LEANDER TOMORROW

WHAT'S THE VISION FOR THE FUTURE OF LEANDER?

Chapter Four

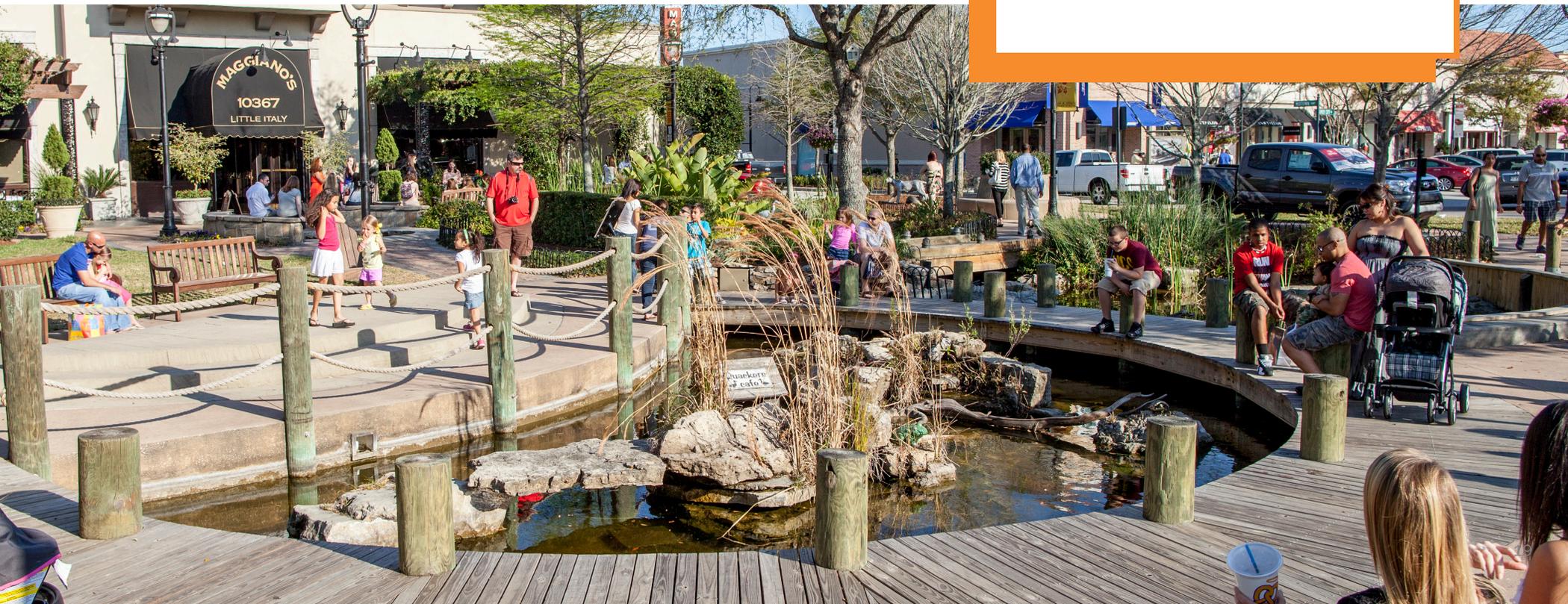
LEANDER TOMORROW

Destination Leander is a policy document intended to guide development of the city to desired, community-supported outcomes. By defining a direction forward, public investment decisions can be better informed and result in opportunities that will improve Leander's quality of life and competitive position in the region, and stimulate subsequent private-sector investment.

This section outlines the vision, goals, future land use and transportation policies that will help shape the physical development of the city over the next 20 years.

Vision for Leander

The community of Leander envisions a future where the city will continue to grow and prosper in a way that promotes a high quality of life, builds an identity through a diversity of experiences and destinations and ensures that all Leander residents have access to a variety of housing, transportation and employment options.



GOALS

This vision is supported by a set of interrelated goals. Each goal addresses a variety of elements that are typical of a comprehensive planning process. For example, for Leander to work towards the goal of becoming a destination for employers, numerous elements such as economic development, mobility, utilities and facilities, etc., have to work in concert.

GOAL	LAND USE 	MOBILITY 	UTILITIES 	CONSERVATION/ ENVIRONMENTAL RESOURCES 	RECREATION 	HOUSING 	PUBLIC SERVICES/ SAFETY 	ECONOMIC DEVELOPMENT 	HEALTH AND HUMAN SERVICES 
 <i>Provide a balanced mix of complementary uses that support a strong and diverse tax base.</i>	◆			◆		◆		◆	
 <i>Position Leander as a destination for employers.</i>	◆	◆	◆			◆		◆	
 <i>Prepare Leander as a destination for education.</i>	◆	◆	◆			◆	◆	◆	◆
 <i>Promote Old Town as a civic and cultural destination.</i>	◆	◆		◆	◆	◆		◆	◆
 <i>Promote the Transit Oriented Development (TOD) as an urban destination within a suburban community.</i>	◆	◆	◆		◆	◆		◆	◆

GOAL	LAND USE 	MOBILITY 	UTILITIES 	CONSERVATION/ ENVIRONMENTAL RESOURCES 	RECREATION 	HOUSING 	PUBLIC SERVICES/ SAFETY 	ECONOMIC DEVELOPMENT 	HEALTH AND HUMAN SERVICES 
 <i>Enhance Leander’s public spaces to create and link destinations.</i>	◆	◆		◆	◆		◆	◆	◆
 <i>Connect destinations.</i>	◆	◆	◆		◆		◆	◆	◆
 <i>Create strong neighborhoods with a variety of housing choices.</i>	◆	◆	◆			◆		◆	
 <i>Foster civic pride.</i>	◆	◆	◆	◆	◆	◆	◆	◆	◆
 <i>Continue to expand infrastructure to serve Leander residents.</i>	◆		◆					◆	◆
 <i>Continue to provide premium public safety services to Leander residents.</i>							◆	◆	◆

LAND USE POLICIES

Provide a balanced mix of complementary uses that support a strong and diverse tax base.

Encourage a range of housing types at a variety of price points.

Focus commercial growth in Activity, Community and Neighborhood Centers.

Direct highest concentrations of land use intensity and mix within the TOD.

Consider both the land use pattern and roadway design in the development and redevelopment of corridors.

Direct job-generating uses to the Employment Mixed Use and Industrial areas.

Preserve and reserve open space to support healthy living and natural resource conservation.

Encourage development that creates a sense of place through architectural design and landscaping.



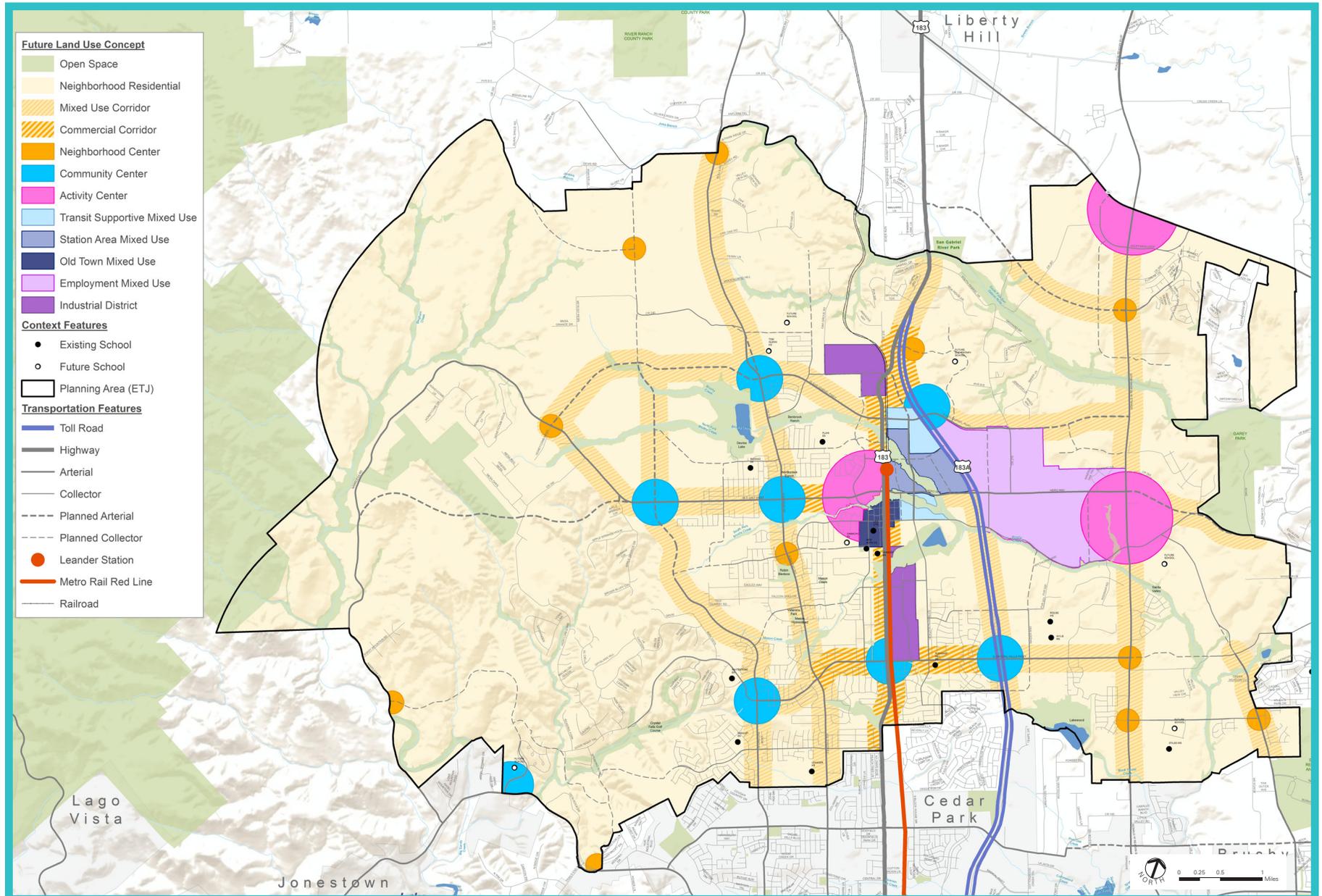
THE FUTURE LAND USE PLAN

The Leander Future Land Use Plan (Map 2) is a conceptual representation of the development pattern leaders and citizens of Leander envision for the future of the study area. The map is descriptive, not prescriptive, conveying the community's desires for the future and the flexibility needed to respond to market opportunities over the next two decades. It was developed with the community's goals in mind.

There are 12 land use categories illustrated on the map. Each land use category is intended to indicate a predominant land use—or set

of uses—as well as other features that define the character of development in connection with the category. A brief description of each category is provided below. Each description is consistent with the ideas and vision the community has for the future development pattern. These descriptions do not propose a change to existing development within each category; instead, they suggest an appropriate direction moving forward and describe the qualities to be embodied by new development and redevelopment.

Map 2: Future Land Use Plan



Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

NATURAL RESOURCES

Leander's system of natural resources support its high quality of life. The city's waterways support a wealth of wildlife and aquatic habitat, and provide a glimpse of nature in a suburban setting.



Water Quality Low Impact Development (LID) techniques such as reducing impervious surfaces, retaining and improving vegetated buffers, and depressional landscaping techniques can help reduce the quantity and improve the quality of stormwater runoff.



Steep Slopes Steeper slopes of the Edwards Plateau and some drainages present potential development constraints.



Species Rare species, including the Golden Cheeked Warbler, Black Capped Verio, and aquatic species in the San Gabriel River, Brushy Creek, and caves in the Edwards Karst Formation need to be protected in tandem with development.



OPEN SPACE

The Open Space land use category includes areas devoted to parks and recreational facilities as well as areas within the 100 year floodplain. Primary uses in these areas are intended to be open space, forestry or ranching. Additional parks and open space should be included in new developments as amenities, however the exact location of these areas will be dependent on the context sensitive design of individual properties and is not reflected on the Future Land Use Map.

LOW IMPACT DEVELOPMENT (LID)

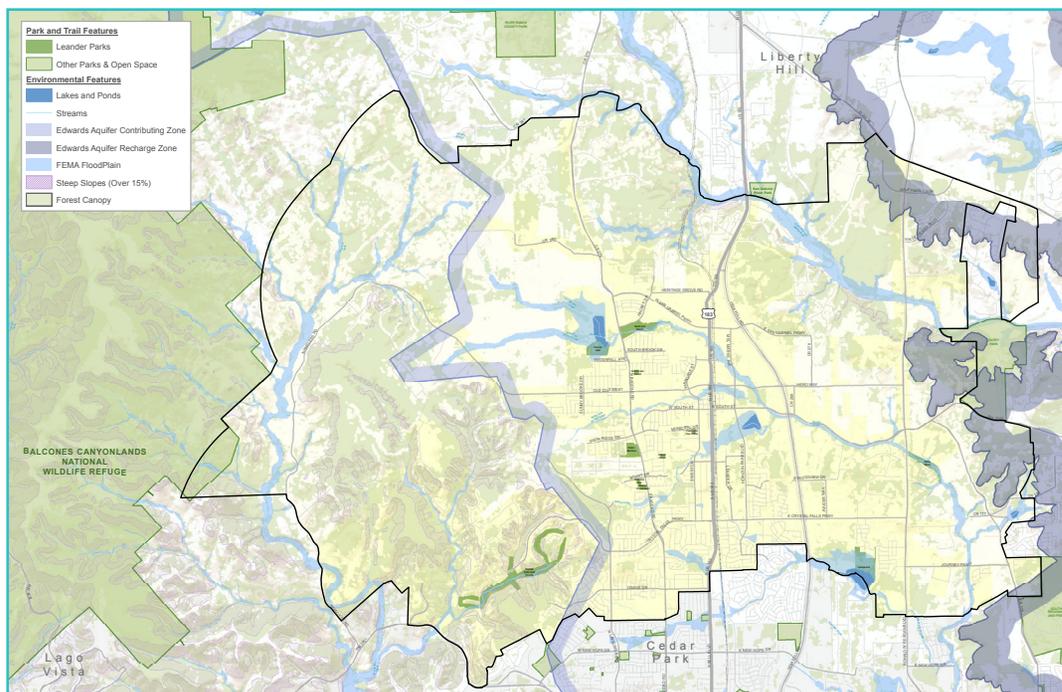
Low Impact Development (LID) is a general term used to describe, an innovative approach to site development and stormwater management that aims to minimize impacts to the land, water, and air, while reducing infrastructure and maintenance costs and increasing marketability. Research has shown that LID practices have cost savings of 25-30 percent over conventional development. In addition to preventing stormwater pollution (which saves money during water treatment) and improving aquifer recharge, LID practices provide community amenities which can increase the value of property. Types of low impact development techniques encouraged should vary based on the location of application. Some LID techniques are more applicable on greenfield developments others are more appropriate for infill areas.

LID design standards:

- Protection of existing vegetation
- Minimization of disturbed and impervious areas
- Management stormwater close to the source
- Disconnection of impervious areas
- Consolidation and connection of open space



Developments, especially those located in the Edwards Aquifer Contributing Zone and Recharge Zone as illustrated in the map below should incorporate LID techniques that focus on improving the quality of runoff, reducing peak flow and maintaining groundwater recharge. Stormwater control features such as bioswales, rain gardens, pocket wetlands, pervious pavement, infiltration devices, rain barrels, and cisterns should be included in new development to assist in reducing non-point source pollution and preserving the health of the Edwards Aquifer. Best management practices for erosion control, runoff management and site design are included in the Texas Commission on Environmental Quality’s technical document titled *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* (see <http://www.tceq.state.tx.us/publications/rg/rg-348> for more information).



▲ Natural Resource Map

STORMWATER QUALITY

Storm water pollution is one of the biggest threats to the health of Leander’s surface waters. The problem is magnified by widespread development, which puts stress on the environment. By converting land from an undisturbed condition to a developed state the amount of impervious (not allowing fluid to pass through) surfaces increases - buildings, roads, rooftops and parking lots. Rainwater that used to soak into the ground now becomes urban runoff. As it flows over the land, the runoff collects pollutants on its way to the nearest storm drain or creek. Unlike sewage, which is collected and treated, anything that flows into the storm sewer system empties directly into waterways without any treatment. In Leander, the polluted storm water runoff eventually flows into local waterways such as Brushy Creek.



▲ Stormwater Best Management Practice

To reduce the impacts of storm water pollution on surface waters, The Texas Commission on Environmental Quality has issued regulations to protect local waterways. A TCEQ regulation designated Leander as a Phase II City, and requires the City to guide efforts to reduce water pollution. Under the rules, the City is issued a permit and is required to develop a program to minimize the amount of contaminants discharged from the storm sewer system.

THE MISSING MIDDLE

The Missing Middle is a range of housing types compatible in scale with single-family homes that help meet the growing demand for walkable living. As Leander grows, it will need to provide this range of housing within its neighborhoods to accommodate an increasingly diverse population.



side-by-side duplex



stacked duplex



quadplex



carriage house



bungalow court



townhomes



live/work units



apartments

For more information:
www.missingmiddlehousing.com
 Source: Opticos Design, Inc.



NEIGHBORHOOD RESIDENTIAL

Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network. A suitability analysis was conducted to further understand the type and scale of residential appropriate in different areas of the city. A copy of this analysis, titled *Land Suitability Map*, is located in Appendix A of this document.

- Low-density, single-family detached residential development is appropriate in areas with steep topography, floodplain or other natural features. This includes areas within the Lower Colorado River Basin that is marked by steeper slopes and subject to strict regulations on wastewater discharge. Residential areas in the Lower Colorado River Basin should have larger lots if dependent on septic systems. If access to a public or private sewer systems is available, then a clustered development pattern is ideal in order to maintain views and reduce the need for mass grading.
 - with adjacent existing neighborhoods. Significant natural features, such as stands of mature forest, floodplains and areas critical to infiltration for groundwater supply should be preserved as open space. Lot size, setbacks, and frontage requirements should be flexible to allow for clustering and maximize the ability to achieve context sensitive design.
- Areas located proximate (within 1/2 mile) to identified neighborhood and community centers and roads with sufficient capacity and connectivity will provide for higher density residential. Single-family of all types, townhomes, duplexes and quadplexes are appropriate in these areas. Apartment complexes are most appropriate within the TOD or in an Activity Center. Neighborhoods should provide street and trail connections to each other and to neighborhood and community center nodes.
- Areas that are relatively flat and where sewer systems exist or extensions are feasible will be of medium density. This includes the Brushy Creek Basin and most of the San Gabriel River Basin within the Planning Area. New development may consist of a variety of single-family detached and attached units but should be compatible

COMPATIBLE ZONING USE COMPONENTS: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, PUD



CENTERS

Centers are destinations within the community. They are concentrated mixed-use areas that contain a diverse mix of commercial, office, institutional and residential uses designed in a walkable, pedestrian-oriented form. A mixture of uses activates streets, creates places people want to be, and provides opportunities for safe walking and biking. They are or will be located near concentrations of existing or planned residential neighborhoods, and in areas with access to major roadways and utilities. The highest intensity uses should be located at the intersections of major streets. Such uses should be discouraged from “midblock” locations where it is more difficult to distribute traffic flows.

Centers are an efficient alternative to conventional development. They create walkable environments, reduce sprawl and increase efficiency in delivering basic urban services. These areas provide residents choices, leading to a more resilient community to live, work, and play.

Key characteristics of centers include an interconnected street system that provides access to shopping, services, housing and amenities, and a well-connected pedestrian and bicycle network. Centers should create a “park once” environment.

Where possible, new commercial buildings should be oriented to activate streets; parking should be placed to the rear or side of the structure. Driveways should be consolidated and parking lots should be connected.

Centers should be seamlessly connected to adjacent neighborhoods with an appropriate transition of uses and buildings types that are compatible with single-family residential. Parks and community open spaces should be integrated and connected by a network of sidewalks and greenways. Each center should evoke a sense of place and have elements that contribute to a cohesive identity such as consistent architecture, landscaping and signage.

There are three types of centers defined for Leander: neighborhood, community and activity. Each type varies in size, the intensity and mixture of uses, and service trade area. Centers are illustrated as circles on the Future Land Use Map. This illustration is representative and not to be interpreted literally. The market should determine the ultimate size of the center. A service trade area analysis was conducted to further the city’s understanding of the appropriate location and scale of the centers throughout the community. A copy of this analysis, titled *Commercial Center Services Areas*, is located in Appendix A of this document.

Three Types of Centers:

- Neighborhood
- Community
- Activity

NEIGHBORHOOD CENTER

Neighborhood Centers are the smallest of the three types of Centers. They typically serve a local population and provide a few daily convenience uses and personal services to surrounding neighborhoods, such as corner markets, day care centers, dry cleaners and salons. Neighborhood Centers should be walkable and well-connected to existing and planned neighborhoods.

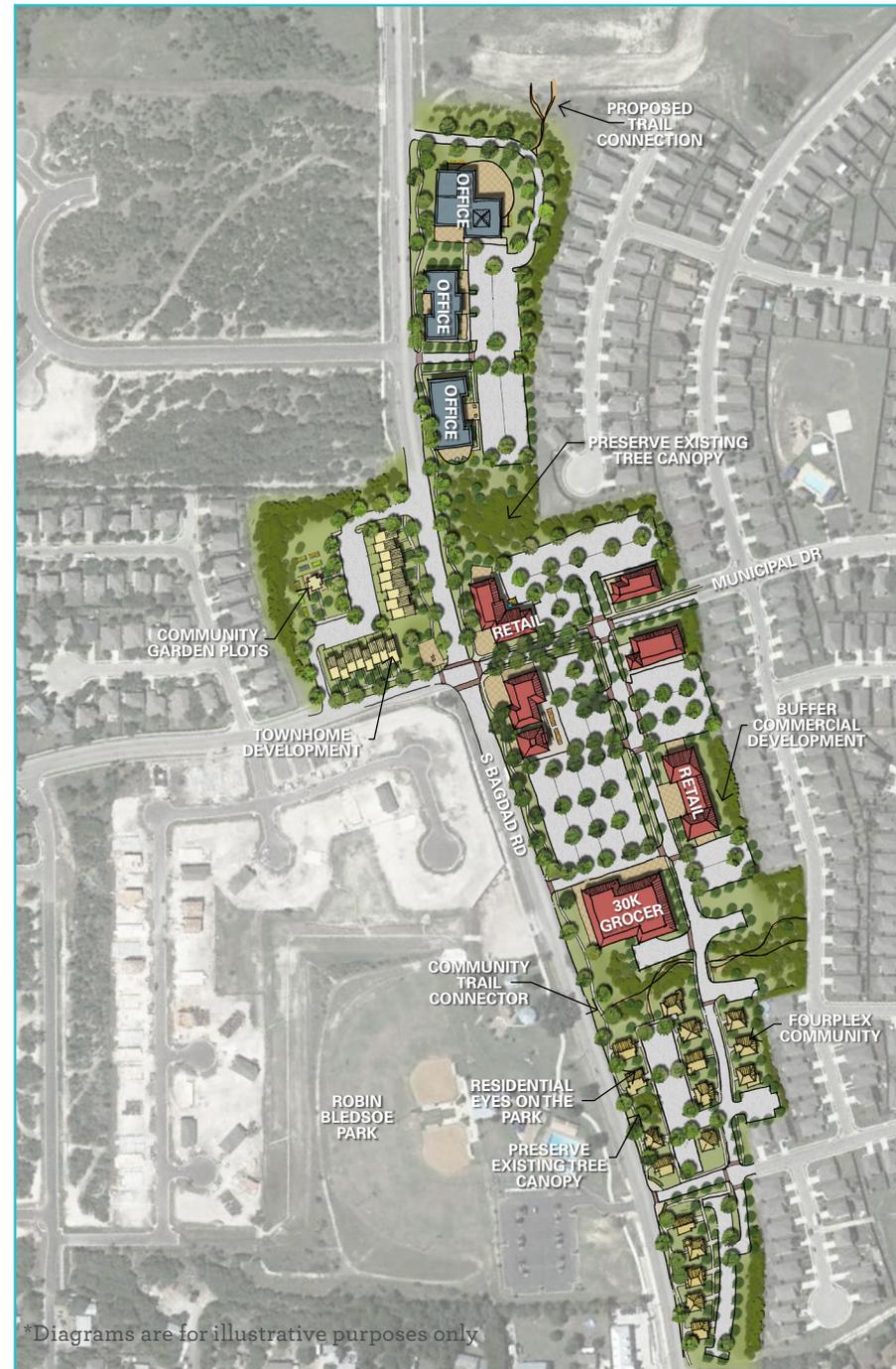
Size: Neighborhood Centers typically have fewer than 30,000 square feet of commercial uses and serve the immediate surrounding neighborhoods.

Typical Uses: Retail and service-oriented businesses; small professional offices; small-lot single-family, townhouses, duplexes and quadplexes; churches, gyms, child care centers, and other civic and institutional uses; parks and public spaces.

Targets: 55% Residential, 45% Non-residential

Compatible Zoning Use Components: LC*, LO*, TF, SFT, SFL, PUD

*LC and LO is only appropriate at intersections.



*Diagrams are for illustrative purposes only

COMMUNITY CENTER

Community Centers also provide the same uses and services offered by a Neighborhood Center. Additionally, Community Centers include uses that are demanded less frequently than daily, and are typically anchored by grocery stores. Community Centers should have an internal network of streets and promote walkability within the Center.

Size: Compared to Neighborhood Centers, Community Centers serve a larger population and typically have service areas up to one mile and include up to 125,000 square feet of commercial space.

Typical Uses: Community-serving commercial uses (grocery stores, restaurants and services); small professional offices; small-lot single-family, townhomes, duplexes, quadplexes; parks and public spaces.

Targets: 50% Residential, 50% Non-residential

Compatible Zoning Use Components: GC, LC, LO, TF, SFT, SFL, PUD



*Diagrams are for illustrative purposes only

ACTIVITY CENTER

Activity Centers are the shopping destinations within the community. They provide a wide range of commercial uses including restaurants and a mixture of big box (i.e., Target, Best Buy) and junior retail anchors (i.e., Ulta, PetSmart). Activity Centers should also be developed along an internal network of streets. Parking requirements should maximize land efficiency while encouraging pedestrian-oriented design.

Size: Compared to Neighborhood and Community Centers, Activity Centers serve a larger population, typically have a service area radius of up to six miles, and include up to 400,000 square feet of commercial space.

Typical Uses: Region-serving commercial uses (big box retailers, restaurants, entertainment facilities and services); office; townhomes, apartments; institutional uses; civic uses, such as libraries or recreation facilities; parks and public spaces.

Targets: 45% Residential, 55% Non-residential

Compatible Zoning Use Components: GC, LC, LO, MF, TF, SFT, PUD





Two Types of Corridors

- Commercial
- Mixed Use

CORRIDORS

Corridors are the areas between centers that support a broad range of uses and activities, including retail, offices, residential and institutional. Compared to other areas, corridors are critical both to the mobility and livability of a city. They serve as the major links between destinations within a community. As corridors develop and redevelop over time the land use pattern and roadway design should be planned together and reinforce each other.

Since corridors serve as the major gateways into Leander, special attention should be paid to the aesthetics, access and uses of these areas as redevelopment or development occurs. Landscaping, streetscaping and signage, including wayfinding, should create a cohesive identity along the corridor. New commercial buildings should be oriented

to the street; parking should be placed to the rear or side of the structure. New development should avoid fronting the “service side” of commercial buildings as well as the “backs” of residential developments along corridors or appropriately screen these areas. Driveways should be consolidated and parking lots should be connected.

This category distinguishes between two types of corridors: Commercial and Mixed Use. Commercial Corridors are areas of existing strip retail development (i.e., US 183, Old 2243 West and Crystal Falls Parkway). Mixed Use Corridors are areas along roadways not yet built-out that could accommodate a mixture of lower intensity uses (i.e., Lakeline Boulevard, Ronald Reagan Boulevard and San Gabriel Parkway).

ACCESS MANAGEMENT

Key to successful corridor development and redevelopment is integrated land use and transportation planning. Access management is one strategy that address both mobility and development along a corridor.

Access management is the process of coordinating, planning, designing and implementing land use and transportation strategies so that the flow of traffic between the road and the surrounding land is efficient and safe.

No Access Management



183 between Leander
Middle School and
FM 2243

Access Management



183 at Gateway at
Leander

To increase roadway capacity and make corridors safer and more efficient, corridor development and redevelopment plans must take every opportunity to implement driveway consolidation, side-street access to properties, use of rear alleys for access and loading, appropriate signal controls and signage, and restriction and control of left-turn movements.



COMMERCIAL CORRIDOR

The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:

- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD



MIXED USE CORRIDOR

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC*, LO, TF, SFT, SFL, PUD

*LC is only appropriate at intersections

CORRIDORS & CENTERS

Centers are destinations within the community. They are concentrated mixed-use areas that contain a diverse mix of commercial, office, institutional and residential uses designed in a walkable, pedestrian-oriented form. Corridors are the areas between centers that also support a broad range of uses and activities.

As Leander continues to grow and develop, the highest intensity commercial uses should be focused in its Centers with lower intensity uses along its Corridors.

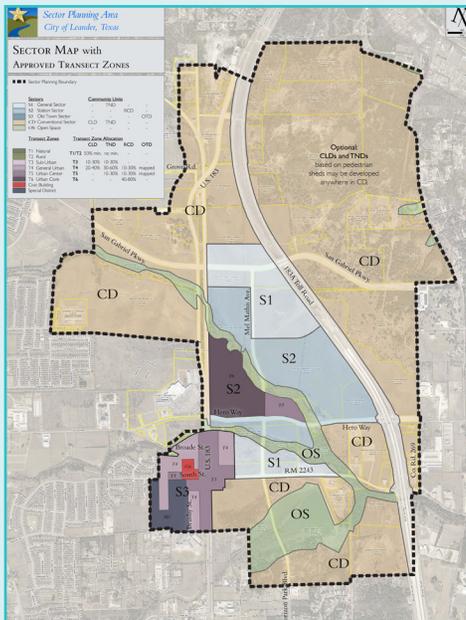
The following example of this development pattern is from neighboring Avery Ranch.



CITY OF LEANDER SMART CODE

The City of Leander recently completed a major update to the land development regulations known as the SmartCode.

The SmartCode governs the development of land within the Transit Oriented Development (TOD) District. It includes standards for the mix of uses, types and orientation of buildings, design of streets, location of parks and open spaces and architectural standards for each Transect Zone. It's primary focus is on the appropriate urban form based upon the intensity of land use. The land use categories described in this section support the intent and vision of the SmartCode in guiding growth and development in the TOD District.

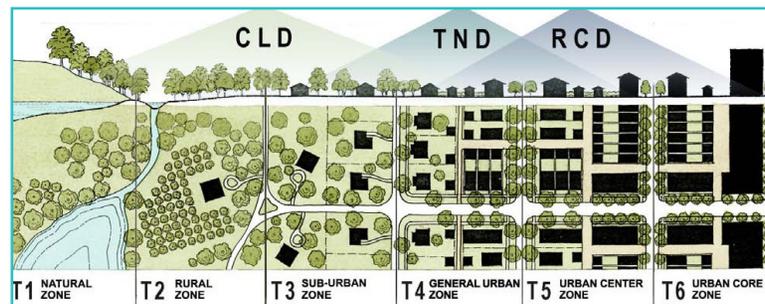


For more information on Leander's SmartCode please visit the City's website at www.leandertx.gov.



TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT

The TOD District is the area in the northeast quadrant of the city, including Old Town, the Station Area and the Transit Supportive Area. Development within each of these areas is governed by the Leander Smart Code. In the SmartCode, emphasis is placed on the location and public interface of development, i.e. "form", rather than the use of the property. The SmartCode is based upon New Urbanism principals designed to create traditional pedestrian-oriented communities with neighborhoods and town centers with a mix and integration of residential, commercial and retail uses. The transect from the adopted SmartCode is illustrated below.



▲ Leander SmartCode Transect



OLDTOWN MIXED USE

This land use category is intended to enhance and reestablish the historic character of Old Town Leander. Development within Old Town should promote the revitalization and adaptive reuse, where appropriate, of existing historic structures. Infill development should complement the existing historic fabric of Old Town. A mix of uses, including office, retail and restaurants, should complement existing civic uses along North Brushy Street. Key to the success of Old Town is encouraging people to live in the immediate area. Therefore, a variety of housing types, including higher density residential, is appropriate, provided the scale of new development is compatible with existing development in Old Town. In addition, Old Town should be extremely walkable, providing for safe and convenient pedestrian access throughout the area.



STATION AREA MIXED USE

The area considered Station Area Mixed Use is within approximately a half-mile of Leander Station. This area can support substantial mixed use development because of its proximity to existing regional thoroughfares and transit. Multi-story mixed use with retail, service, and/or restaurant uses on the ground floor should be oriented to the station. If one-story commercial buildings are present, they should be roughly equivalent in height to a two-story building or have false fronts to help hold the “outdoor room” of the street space. This category also provides several of the more urban dwelling types, including single-family, attached units, townhomes, apartments, and, in the center, mixed-use buildings such as live-work units and apartments over commercial. Station Area Mixed Use should simultaneously achieve a compact, walkable form of development while also providing the amount of parking projected for residents, workers, visitors and park-n-ride commuters. Public gathering spaces of varying sizes are desired. Block sizes and street types should facilitate safe pedestrian and bicycle movement, especially near the station.



TRANSIT SUPPORTIVE MIXED USE

The Transit Supportive Mixed Use area supports a variety of uses oriented to the Station Area. Residential uses including small-lot, single-family attached and detached residential units, townhomes, and some small-scale, multi-family units should be integrated into this area. The higher-density residential development should be encouraged, particularly proximate to the Station Area. Convenience retail, small office, neighborhood service and civic uses are also appropriate in the Transit Supportive Mixed Use area.



EMPLOYMENT AREAS

EMPLOYMENT MIXED USE

Employment Mixed Use is an area intended to accommodate a mix of light industrial, office, retail and service uses. It should complement these other mixed use areas by providing opportunities for large-footprint, single-tenant buildings that accommodate large numbers of employees but are inappropriately scaled for the walkable environments intended for Station Area Mixed Use and Transit Supportive Mixed Use Areas. With convenient access to 183A and Leander Station, and served by adequate utility service, this area is envisioned as the focus of economic development efforts to attract desirable employment and commercial uses to increase the city's tax base. In order to be competitive, and as an alternative to conventional business park development of past decades, this employment-focused, mixed use area should be developed in accordance with contemporary land use and design principles. Commercial and retail uses should be located at the intersection of major roadways, higher-density housing types along a network of internal streets and office and business park uses in a campus-like setting. An interconnected street system and well connected pedestrian and bicycle network should provide access within and between all uses.

COMPATIBLE ZONING USE COMPONENTS:

HC, GC, LC, LO, MF, TF, SFT, PUD





INDUSTRIAL

The Industrial District land use category is intended to be located in close proximity to major transportation systems, including highways, tollways, railroads, etc. These areas are intended for industrial and employment land uses that may generate traffic and noise. These uses are important for the city's economic development, and should be protected to avoid encroachment by incompatible use issues while aiding existing businesses expansion. Industrial uses should be developed with attention to aesthetics through the provision of landscaping along street frontages, screening of outdoor storage and assembly areas, and high-quality design and materials where buildings are visible from roadways or adjacent residential development areas.

COMPATIBLE ZONING USE COMPONENTS: HI, HC, PUD

TRANSPORTATION POLICIES

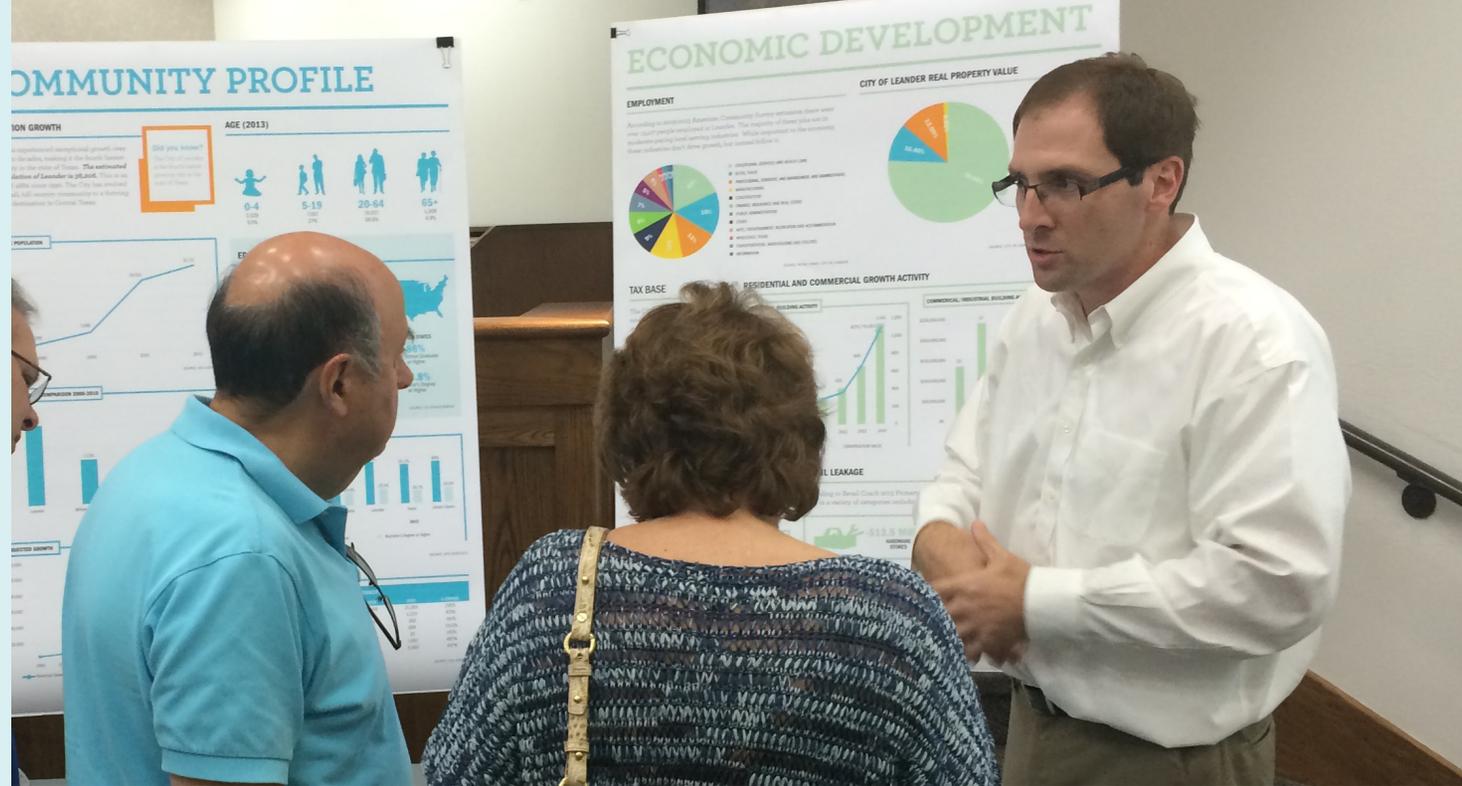
Ensure that the roadway network is consistent with current and future growth.

Land use and development should be taken into account when planning functional classifications and roadway design.

During every new roadway project, ensure that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users.

Apply access management concepts along corridors to improve safety and mobility.

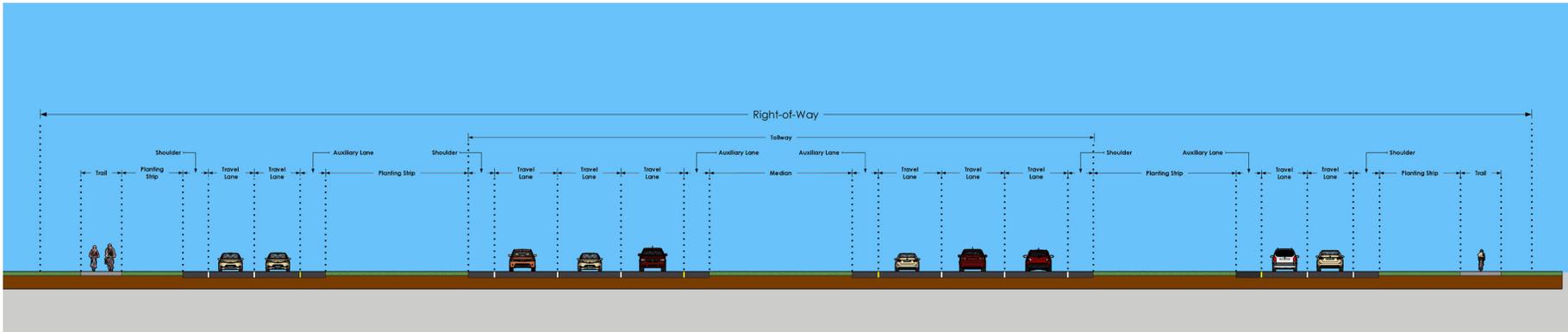
Provide a safe and interconnected network of hike and bike trails throughout the community with connections to parks, neighborhoods, schools, the TOD and centers.



THE TRANSPORTATION PLAN

Traditionally, suburban communities have relied on their neighboring urban center for most jobs, service, and entertainment needs, and their priorities included maintaining or improving access between the community and the urban center. The City of Leander is now looking to transform beyond a bedroom community into a sustainable and attractive place to live, work, and play. The key to help achieve this vision is to develop a high quality multimodal transportation network that complements the overall community character and provides local accessibility and livability to its residents and visitors.

To develop a successful multimodal transportation network, the City of Leander must take into account important concepts such as land use and appropriate functional classifications when planning its roads and highways. Transportation and land use are inevitably interconnected. The specific use of the land impacts a city's transportation facilities and modes of travel, and vice versa. Improved integration of land use and transportation planning can reduce the need for roadway expansion and enhance the quality of life in a community.



▲ Toll Road Cross Section

FUNCTIONAL CLASSIFICATION

The concept of functionally classifying the roads within a network provides guidance for future development and suggests that the idea of a complete system consists of a mixture of roadway types. The functional classification system is a hierarchical organization of streets and highways that facilitate the safe and efficient operation of vehicles along different types of facilities. The functional roadway system facilitates a progressive transition in the flow of traffic from roads that focus on movement to those that provide access. The classification designation assists in selecting the appropriate roadway widths, design speeds, intersection features (stop controlled or traffic signal), and other design features. Freeway and arterial facilities are at one end of the classification system, primarily providing the function of moving vehicles. Collector and residential streets are at the opposite end of the spectrum, providing access to property. To enable streets and highways to accomplish their intended function, the planning and design of the facilities should consider design elements that support the intended functions. Descriptions of the various roadway functional types and related planning and design considerations are provided in the following sections.

TOLL ROADS

Toll Roads are access controlled roadways whose primary function is to provide for the rapid and efficient movement of large volumes of traffic between regions and within one region. Direct access to abutting property is not an intended function of these facilities. Design characteristics support the function of traffic movement by providing multiple travel lanes, a high degree of access control, and limited or no at-grade intersections.





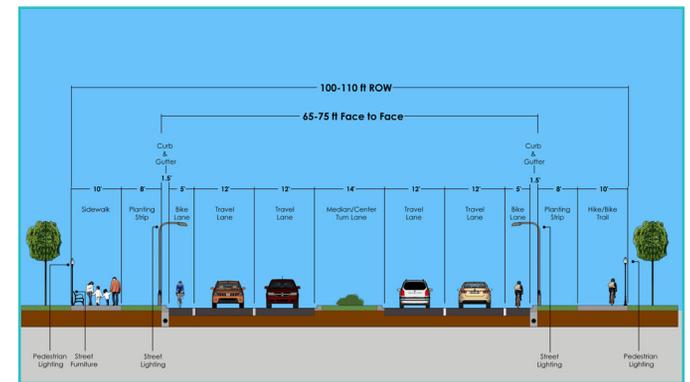
▲ Arterial Cross Section with Median

ARTERIALS

Arterials primarily provide for traffic movement, with a minor function of providing direct access to abutting property. Arterials typically serve as connections between major traffic generators and land use concentrations, and facilitate large volumes of through traffic traveling across a community. Because direct access to abutting property is a secondary function of arterial streets, access should be carefully managed to avoid adverse impacts traffic flow on these facilities. Arterials located in Mixed Use Corridors and Centers designated on the Future Land Use Plan should include medians with intermittent center turn lanes. Arterials along commercial corridors should have a center turn lane to provide access.

Streetscape Design Elements:

- Four travel lanes
- Center turn lane or raised medians with turn pockets where appropriate
- Minimal driveway cuts
- Bulbouts/pedestrian refuges at some intersections to reduce the crossing distance for pedestrians
- On-road bicycle accommodations (on road bike lanes or wide outside lanes)
- Landscaped planting strip and sidewalk and/or multi-use path
- Transit accommodation (pull-outs for bus stops and/or u-turns)



▲ Arterial Cross Section (for illustrative purposes only)



▲ Collector Cross Section

COLLECTORS

Collector streets provide for a balance of traffic movement and property access functions. Traffic movement is often internal to localized areas, with collectors connecting residential neighborhoods, parks, churches, etc with the arterial system and commercial areas. These streets tend to carry a high volume of traffic over a much shorter distance while providing for land access. As compared to arterial streets, collectors accommodate smaller traffic volumes over shorter distances. There are three basic types of collectors: Residential (R), Neighborhood (N) and Commercial (C).

Streetscape Design Elements:

- Two travel lanes
- Center turn lane or raised medians with turn pockets where appropriate
- Bulbouts/pedestrian refuges at some intersections to reduce the crossing distance for pedestrians (C)
- Sidewalks and/or multi-use path
- On-street parking (R, N)
- On-street bike accommodations (R, N)
- Landscaped planting strip
- Possible transit accommodation



▲ Commercial Collector Cross Section (for illustrative purposes only)



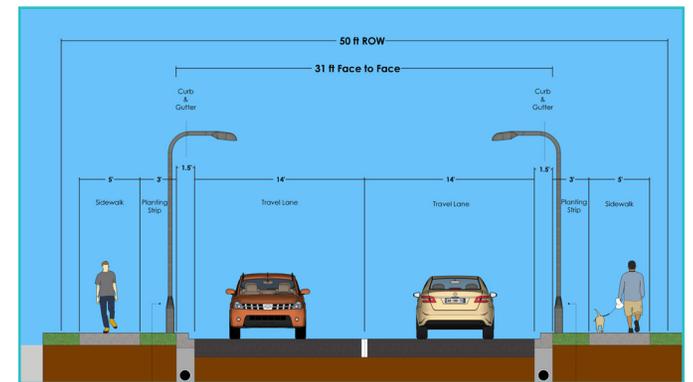
▲ Residential Cross Section

RESIDENTIAL

Residential streets are typically all other streets within the City of Leander that are not listed in any of the other descriptions. These streets provide access to adjoining residential land uses and distribute traffic to the surrounding roadway network. The character of residential streets can change from neighborhood to neighborhood. It should be noted that the roadways are not entirely for vehicular movement. They traditionally have a pedestrian and bicycle component in addition to vehicles.

Streetscape Design Elements:

- Two travel lanes
- On-street parking
- Sidewalk
- On-street bike accommodations
- Landscaped planting strip
- Possible transit accommodation



▲ Residential Cross Section (for illustrative purposes only)

PEDESTRIAN AND BICYCLE FACILITIES

There is a growing demand for access to active transportation facilities (pedestrian and bicycle accommodations) on the City's roadways. The majority of non-work based vehicle trips are relatively short. Safe routes to walk, jog and bike are key to providing viable transportation options and are increasingly seen as amenities that contribute to quality of life. Creating an interconnected system of sidewalks and bike facilities that compliments a roadway system and connects destinations is key to creating a healthy, vibrant City.

COMPLETE STREETS

Complete Streets are necessary to accommodate all potential users in the roadway realm. The roadway was once just considered the vehicular travel lanes from curb line to curb line. The introduction of the Complete Street encompasses all potential users within the right-of-way. This includes bicyclists, pedestrians, walkers/joggers, and ADA needs in addition to the automobile user. There are a number of different design elements that are included within the Complete Streets concept. There are some overlaps for each of the cross-sections and design elements, but in general, all the complete street encompassing details are outlined below:

- Travel Lanes - The travel lanes are the areas designated for use by motor vehicles. They are the primary component within the travel way. Depending on the roadway functional classification and location within the community, other uses are permitted within the travel lane boundaries. These can include dedicated bike lanes, shared bike lanes or on-street parking. When a mixture of uses is permitted, the travel lanes are typically wider than normal.
- Roadway Median - A roadway median may be constructed on high speed, high traffic volume roadways. The median can be removed or reduced at



▲ Complete Streets accommodate all users safely.



▲ Medians can provide access control and improve safety and aesthetics.

future date when the full roadway cross-section is required. Medians can also be utilized to improve safety and/or aesthetics of roadways with lower speeds or volumes. A median can help with access management or to provide pedestrian refuge area needs.

- On-Street Parking - The need for on-street parking varies greatly by both area type and roadway classification. The On-Street Parking element can take many forms depending on the intended character of the roadway. Traditional parallel parking, angle or reverse angle parking with an accompanying planting strip can increase the comfort for pedestrians and make mixed use centers more appealing, while providing needed parking.
- Bike Facility - Since the bike facilities can be on- or off-street, these are either part of the travel way or the pedestrian cross-section. Historically Leander has not aggressively encouraged construction of on- or off-street bicycle facilities. However, as the City population continues to increase and areas become more developed, the City shall consider the implementation of bike facilities including on-street (bike lanes, shared lane markings, wide outside lanes or wide shoulders) or off-street facilities (bike trails or multi-use paths).
- Sidewalk - The gaps within the existing system of sidewalks should be completed and sidewalks should be provided with all new construction and can have varying widths dependent on projected use. The sidewalk does not have to be the traditional five-foot concrete path; it can be part of a trails plan or other planned part of a development. Larger sidewalks are warranted near neighborhood, community and activity centers, in Old Town and in the TOD area. In addition to providing sidewalks adjacent to the travel way, safe pedestrian crossings should also be provided. Pedestrian crossings are a critical part of the travel way because the potential for motorist and pedestrian conflict is at its highest. Crossings are implied at all intersections, but safety and accessibility is improved with enhanced pedestrian crossings.

- Pedestrian Buffer - The Pedestrian Buffer is truly dependent on the nature and classification of the adjacent roadway. The buffer is designed to provide a vegetative or other natural area between the travel way and the pedestrian area. There are established recommendations for the buffer widths, but a general rule is that the higher speed on the adjacent road the wider the buffer should be. While it is desirable to have this buffer on both sides of the street, circumstances may warrant the construction on only one side.



▲ Bike lanes are one option to reduce conflicts on roadways.



▲ Landscaped planting strips increase comfort for pedestrians.



5. FROM VISION TO ACTION

HOW DO WE MOVE FROM VISION TO REALITY?



Chapter Five FROM VISION TO ACTION

The following recommendations are likely to have the greatest impact on Leander over the next 20 years. The implementation of the Comprehensive Plan must be facilitated through strong political will and effective tools. By implementing these strategies, the city can address some of its most pressing issues and capitalize on its most viable opportunities.

The recommendations are organized by goals. The recommendations provide a measurable, intermediate end that directs progress toward a goal. The strategies provide a specific action or recommendation to achieve an identified goal or recommendation.

DESTINATION LEADER: COMMUNITY GOALS



Provide a balanced mix of complementary uses that support a strong and diverse tax base.



Position Leander as a destination for employers.



Prepare Leander as a destination for education.



Promote Old Town as a civic and cultural destination.



Promote the Transit Oriented Development District (TOD) as an urban destination within a suburban community.



Enhance Leander's public spaces to create and link destinations.



Connect destinations.



Create strong neighborhoods with a variety of housing choices.



Foster civic pride.



Continue to expand infrastructure to serve Leander residents.



Continue to provide premium public safety services to Leander residents



Provide a balanced mix of complementary uses that support a strong and diverse tax base.

Growth in the City will be managed to desired community outcomes.

Leander continues to be a bedroom community to Austin. The mix of non-residential and residential uses is not very diverse which affects the area's ability to support and sustain a strong tax base. Thirty-four percent of the City is currently residential. Commercial and industrial uses only make up 5% of the city. The remaining 60% is either parkland, vacant or agricultural. Leander has the opportunity to diversify land uses and capitalize on market opportunities in order to generate revenue to continue to provide facilities, services, and infrastructure that ensure Leander remains a great place to live, work, and play. The following set of strategies support this goal.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Continue to refine the city's development process.

A streamlined review process is accomplished through development codes with provisions that are clearly written, feasible, and easily followed and administered, as well as through a minimal amount of steps to obtain documented approvals. By continually examining both codes and review procedures, the city can identify opportunities for improvement and, more importantly, be competitive in business retention and attraction while maintaining its signature business-friendly environment.

Strategy 1.1

Review development proposals for consistency with the Future Land Use Plan.

Strategy 1.2

Revise development codes to ensure implementation of the Plan is possible.

Strategy 1.3

Compare the city's codes and review procedures to those of other jurisdictions, especially those that have demonstrated effective use of regulations, to achieve quality development.

Strategy 1.4

Continue to refine the city's codes and procedures to reflect changing market conditions.

Strategy 1.5

Revise the review procedures to eliminate or expedite steps that add time to the process, which can increase development costs.

Strategy 1.6

Continue the high level of customer service the city currently provides.

RECOMMENDATION 2

Continue to plan for growth and development.

Strategy 2.1

Conduct detailed small-area plans for key growth areas. Immediate small area plans to consider include:

- Old Town
- Hero Way
- Ronald Reagan Boulevard at SH 29

Strategy 2.2

Revise the Plan every 5 years, with a major update every 10 years.



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Position Leander as a destination for employers.

More residents will be able to live and work in Leander. People will commute to Leander for jobs. There will be a significant day-time population to support restaurants and shops.

Ninety-seven percent of Leander's residents commute outside of the city for work. In addition, the city's jobs to housing ratio is the lowest among neighboring jurisdictions. More local employment options would not only provide jobs for residents and increase the non-residential tax base but also result in reduced vehicle-miles-traveled, fewer air pollution emissions, lower costs to businesses and commuters, lower public expenditures on facilities and services, and a higher quality of life.

The following strategies support the city's economic development efforts that focus heavily on the attraction of major employers, which in turn will serve as a catalyst for a diversity of nonresidential development.



OPPORTUNITY AUSTIN 3.0: Regional Target Industries

- Advanced Manufacturing
- Clean Energy
- Power Technology
- Data Management
- Creative and Digital Media Technology
- Life Sciences
- Corporate Headquarters
- Regional Offices

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Conduct a target industry analysis.

Strategy 1.1

Establish local recruiting targets that complement the eight regional target industries identified by Opportunity Austin 3.0.

Strategy 1.2

Explore local target industry possibilities based on the curriculum of the area colleges and universities. Texas State at Round Rock, Concordia, Southwestern and Texas Tech at Marble Falls are four area institutions that are graduating people from programs that could attract industry growth.

RECOMMENDATION 2

Develop a strategy to market local targets.

Strategy 2.1

Partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market these targets.

RECOMMENDATION 3

Evaluate and expand the city’s existing set of economic development incentives/tools.

Strategy 3.1

Determine the effectiveness of incentives in attracting and retaining businesses. Consider the following in the evaluation:

- Economic benefits to local economy vs. cost of incentive
- Fiscal impacts to city
- Total impact of incentive to tax base

Strategy 3.2

Expand economic development tools to match city priorities.

Strategy 3.2.1

Adopt Old Town Development Incentives and identify a sustainable funding source.

Strategy 3.2.2

Establish a Tax Increment Finance District (TIF) for business park development.

Strategy 3.3

Create a citizens task force to work with the city’s economic development team to explore alternative funding sources (i.e., grants, major gifts) to fund economic development projects.

RECOMMENDATION 4

Increase “product” to attract and retain businesses.

A lack of prepared sites and leasable building space for nonresidential uses is a deterrent for businesses wanting to locate in Leander, which affects the city’s competitive edge in attracting and retaining businesses.

Strategy 4.1

Based on the target industries’ site requirements, conduct a land analysis to identify and reserve tracts that would be suitable for future employment locations.

Strategy 4.2

Identify sites and partner with the Greater Austin Chamber of Commerce and Opportunity Austin to market them to potential developers and occupants. These sites should be inventoried in a readily-accessible and searchable database.

Strategy 4.3

Coordinate with willing property owners to extend utilities, or provide other assistance as feasible and appropriate.

Strategy 4.3.1

Secure funding for infrastructure development in the TIF district.

Strategy 4.3.2

Strategically rezone parcels that are highly suitable for employment uses. This may require a zoning amendment to provide districts that are not cumulative.

Strategy 4.4

Preserve access and visibility for these sites that could be developed as employment centers.

**RECOMMENDATION 5
Support existing business.**

Strategy 5.1

Continue to develop programs that support existing businesses.

Strategy 5.1.1

Structure a regular visitation program in conjunction with the Chamber of Commerce.

Strategy 5.1.2

Conduct the first of an annual survey of existing business to determine issues of concern.

Strategy 5.1.3

Develop an annual program to engage and recognize existing business contributions to job growth in the city.

Strategy 5.2

Partner with ACC to develop workforce development programs that support existing businesses' talent needs.

Strategy 5.3

Strengthen relationships between the business community and city leadership.

Strategy 5.3.1

Create a lunch conversation program for existing employers with the City Council and City Manager.

Strategy 5.3.2

Conduct a regular business bus tour of major employer facilities for the City Council.

RECOMMENDATION 6

Position Leander to become a 'start-up' and entrepreneurial city.

With so many executives, retirees, and entrepreneurs living in the same city, there is an opportunity to bring them together and establish an environment of entrepreneurship and mentoring that could lead to a number of small business startups within the city.

Strategy 6.1

Partner with the Chamber to host an annual entrepreneur's forum or startup competition in the city.

Strategy 6.2

Create avenues for regular communication between local leaders, policy makers and small business owners.

Strategy 6.3

Mitigate policy and procedural barriers that impede speed-to-market for small businesses.



▲ Shops at Crystal Falls.



▲ Speculative commercial space on Bagdad Drive.



▲ Leander Chamber of Commerce and Economic Development Office.



 **ACC**
FUTURE HOME OF
ACC LEANDER CAMPUS
austincc.edu



Prepare Leander as a destination for education.

Leander will be known throughout the region as a destination for learning.

Leander is a destination because of its schools. In 1855, Leander opened the first school in the area. The planned Austin Community College (ACC) will build on this history and continue the tradition of learning in the community. The city recognizes that in order to welcome students, faculty and staff to the community and capitalize on the opportunities created by the campus and its population a variety of short-term investments and longer-term strategies are needed. The following set of strategies support this goal.

RECOMMENDATION 1

Connect the Austin Community College (ACC) to Leander Station.

Strategy 1.1

Construct the North Branch of Brushy Creek Trail segment that will connect the new apartment development adjacent to Mel Mathis to Leander Station.

RECOMMENDATIONS AND STRATEGIES

Strategy 1.2

Develop a funding source to acquire right-of-way and construct trails to complete the connection along the North Branch of Brushy Creek.

Strategy 1.3

Work with the ACC design and construction team to ensure that their trail/sidewalk planning coincides with the city's plans.

RECOMMENDATION 2

Leverage the economic development opportunities of the future ACC campus.

Strategy 2.1

Work with ACC to promote the presence of the Leander campus in marketing and recruitment efforts and to develop a focused curriculum that not only complements the emphases of other campuses but also supports the target industries.

Strategy 2.2

Collaborate with ACC to establish and market a workforce development program that is focused on the skill sets required by existing businesses and the target industries.

Strategy 2.2.1

Partner with representatives of potential Leander employers to define specific skills training programs.

Strategy 2.3

Promote the early college program offered within the ACC system at the Leander Campus, and assist Leander ISD in the expansion of an early college high school within the system.

RECOMMENDATION 3

Jointly plan for growth with Leander ISD.

Strategy 3.1

Continue to support and facilitate coordination of planning with Leander ISD for both the location and development of public educational facilities to support both existing and future population growth.

Strategy 3.2

Work with LISD to retain and expand its administrative headquarters in Old Town.





Promote Old Town as a civic and cultural destination.

Old Town is the city's civic and cultural center. It should develop as a thriving neighborhood, a commercial destination and a place people want to visit and explore.

The community envisions Old Town as a place where neighbors are able to safely walk and bike; a destination that offers a variety of activities and opportunities for people to shop and eat; and a neighborhood with a variety of living options. Old Town should provide the stage for the majority of Leander's events and festivals. It is the area of the city that visitors should remember and associate with Leander.

A revitalized and reinvigorated Old Town is one of the most important elements of a future Leander. This plan presents the following strategies to realize the potential of Old Town and Leander Station to act as two unique but linked destinations in the city. In combination, they present an opportunity to connect the nostalgia of Leander's past and the promise of Leander's future.





CASE STUDY (SUPPORTS STRATEGY 3.2)

Roanoke: The Unique Dining Capital of Texas

The City of Roanoke was officially appointed by the Texas House of Representatives as “The Unique Dining Capital of Texas.” The historic downtown is home to over 40 restaurants including the famous Babe’s Chicken Dinner House. The city has embraced this identity and has supported the development of Oak Street with a variety of investments including, streetscape improvements, roadway enhancements, landscaping, wayfinding and signage. In addition, the city and private partners have invested in numerous façade improvements, the rehabilitation of historic buildings and the development of complementary infill projects. Numerous other destination restaurants have since located on Oak Street. The result is a vibrant, pedestrian friendly destination with a cohesive identity that attracts visitors and diners from around the region.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Encourage entrepreneurs and small business owners to locate their operations in Old Town.

Strategy 1.1

Adopt Old Town Development Incentives and identify a sustainable funding source.

Strategy 1.2

Inventory existing small and in-home businesses to develop a database of potential targets.

Strategy 1.3

Consider a reduction in certain fees for businesses locating in Old Town.

Strategy 1.4

Develop an incubator space that provides low/no cost rent.

Strategy 1.5

Work with the Chamber to provide legal and financial technical assistance.

RECOMMENDATION 2

Develop an Old Town Strategic Plan.

Strategy 2.1

Develop a plan for Old Town that outlines action items that are feasible in the short-term. The plan should be implementable, but it should also be illustrative so that it can be used as a marketing tool to promote the vision of Old Town, build political will, and recruit champions who will advocate the plan and ensure its implementation. The plan should include the following:

- A market analysis that reveals opportunities to position Old Town as a unique destination within the network of suburban Austin communities.

- A list of catalyst project sites and infill project opportunities within Old Town.
- A set of urban design guidelines that includes a prioritized list of pedestrian infrastructure projects that promote walkability.

RECOMMENDATION 3

Develop an Old Town brand.

Strategy 3.1

Develop a brand and identity to reinforce and communicate the findings of the Old Town Strategic Plan.

Strategy 3.2

Reinforce this identity through wayfinding, signage, street toppers, etc.

Strategy 3.3

Recruit businesses that support and build on the brand.

RECOMMENDATION 4

Seek opportunities to enhance the character of Old Town.

Strategy 4.1

Develop and implement a plan for public art in Old Town. The plan should define a range of opportunities for public art in terms of appropriate locations to guide the placement and themes that emphasize Old Town’s unique character and history. The plan should also address strategies for implementation and funding.

Strategy 4.2

Activate and inventory the system of alleys and “left over spaces” in and around Old Town. Art that is approachable and interactive, such as murals, sidewalk enhancements, and sculptures, could be placed in these spaces. The spaces would then create a unique experience for residents and visitors alike, celebrate the character and diversity of Leander, and activate the streetscape and public.

Strategy 4.3

Enhance the vacant lot on the corner of S. Brushy Street and W. South Street as a temporary community gathering space until such time when the lot will be developed. Farmers markets, band shelters and other unique amenities could attract users from throughout the community.

RECOMMENDATION 5

During the development of the new City Hall campus, consider a civic institution as a secondary anchor.

Strategy 5.1

Revise plans for City Hall to include a joint-use of the main building(s).

Strategy 5.2

Identify a short-list of civic institutions such as the Thinkery in Austin that might be interested in developing a satellite campus to help anchor Old Town.

Strategy 5.3

Consider incentives and partner with the Chamber to recruit such an institution.

RECOMMENDATION 6

Promote walkability within Old Town.

Strategy 6.1

Develop and implement streetscape projects within Old Town starting with N. Brushy Street between W. South Street and W. Broade Street.

Strategy 6.2

Prioritize capital investments to build pedestrian infrastructure identified in the Old Town Strategic Plan.

Strategy 6.3

Develop a wayfinding strategy for Old Town.

RECOMMENDATION 7

Create opportunity to attract more residents to Old Town.

Strategy 7.1

Identify and promote land available for residential infill.

Strategy 7.2

Modify any policies that would discourage development of higher-density residential in Old Town.

Strategy 7.3

Consider incentives that enable residential options such as live/work units and townhomes to increase residential density in Old Town.

RECOMMENDATION 8

Help Old Town become a more vibrant, “24/7” environment where businesses can thrive.

Strategy 8.1

Sponsor programs and events that bring both residents and visitors into Old Town.

Strategy 8.2

Establish a regularly occurring public event showcasing Old Town businesses.

Strategy 8.3

Allow for outdoor entertainment.

Strategy 8.4

Adopt regulations that would allow food trucks, vendor carts or pop-up retail in appropriate destinations within Old Town.



▲ City Hall.



▲ Old Town Street Festival.



▲ DFD Architects, Old Town Leander.





Promote the TOD as an urban destination within a suburban community.

The TOD area will attract businesses and residents of all types. It will become a 24/7 environment that is the centerpiece of Leander's economy and identity.

The TOD is of critical importance to the future of Leander. It is not only an entry and gateway to the community, but it also provides access to the regional economy. Leander Station and the MetroRail uniquely differentiate Leander from other suburban Austin communities. Undoubtedly, these amenities are one of the main reasons that the ACC campus decided to locate in the city. In ten years, the TOD will evolve into a very different, vibrant destination with a diversity of uses. People will be drawn to Leander Station to live, work, shop and explore. The city and its partners can facilitate growth envisioned by the plan in the TOD by implementing the following strategies.





RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Recruit TOD Developers.

The city should actively market the TOD area to a variety of experienced developers.

RECOMMENDATION 2

Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.

Public investment in projects that are typically carried out by private developers may be delayed or never realized without the participation of the public sector. Public-private partnerships that overcome barriers to development can expedite desirable development in the TOD.

RECOMMENDATION 3

Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.

Strategy 3.1

Identify key development project(s) that have the potential to transform the area and stimulate additional investment.

Strategy 3.2

Assemble and acquire key parcels, as needed, to create a development opportunity.

Strategy 3.3

The city should issue a developer request for proposals (RFP) for catalyst sites within the TOD.

Strategy 3.3.1

Define the specific requirements for development as conditions for the partnership.

Strategy 3.3.2

Offer public participation in the project in the form of site-related assistance.

Strategy 3.3.3

Local governments can assist with development by participating in or leading a range of development activities pertaining to the site development. The following could be considered as the city's potential responsibilities in partnering with a developer, and should be specified in the RFP:

- Donate site (whole or in part) to the developer
- Purchase and demolish existing structures
- Commission environmental reports
- Initiate preliminary design drawings and site planning
- Construct or cost share in infrastructure
- Expedite plan review and approval



RECOMMENDATION 4

Incentivize new development in the TOD.

The city should evaluate a variety of financing tools to stimulate development in the TOD including the following:

Strategy 4.1

Utilize Tax Increment Reinvestment Zone (TIRZ).

How It Works: The TIRZ provides funding based on the property's value for eligible infrastructure projects within the TOD.

Strategy 4.2

Consider developing an infrastructure grant program.

How It Works: Infrastructure grants are project-specific, and can be underwritten by either local or state governments. The amount of the grant is directly related to the capital investment. The cost recovery schedule is based on property taxes.

Strategy 4.3

Issue General Obligation Bonds.

How It Works: General Obligation Bonds are municipal bonds with fixed interest rates and terms. These bonds can be used for a variety of improvements, and typically offer a lower interest rate than would be available privately.

Strategy 4.4

Issue Revenue Bonds.

How It Works: Revenue Bonds use fees from services to repay debt. Common forms of Revenue Bonds are for water/sewer improvements and toll roads.

Strategy 4.5

Consider developing a low interest loan program.

How It Works: Low interest loans are underwritten by a public entity to provide debt for specific projects. These loans typically offer lower interest rates than would be available in the private market.

RECOMMENDATION 5

Develop a highly visible public space within the TOD.

Strategy 5.1

Partner with Capital Metro to develop a public open space at Leander Station. Consider unique architectural elements and amenities that would attract users from throughout the community.





Enhance Leander's public spaces to create and link destinations.

Leander's parks, trails, streets and other public open spaces will be a key component that supports and enhances the community's unique identity.

For Leander to truly become a destination, a city not just through which to travel, but rather to experience or explore, it needs places that cause people to stop and linger. These places are the vantage points from which the city is viewed and first impressions are formed. The city's system of parks, trails and public spaces are these places that support a variety of activities that enhance the quality of life in Leander. The following set of strategies support this goal.





▲ Leander Spring Egg Stravaganza.



▲ Crystal Falls Golf Club



▲ Leander gateway marker.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Prepare a Public Space Master Plan.

As a component of an update to the Parks and Recreation Master Plan (see next recommendation) or as a separate effort, the city should prepare a Public Space Master Plan. A plan that is well-conceived and implemented can aid economic development efforts, as quality of life is a key factor in employer location decisions.

Strategy 1.1

The plan should address all elements of the public realm including gateways, parks, greenways and trails, streetscape and other forms of public open space. Partners in the development of a Public Space Master Plan should include the Chamber, ACC, Leander ISD, Williamson and Travis Counties.

RECOMMENDATION 2

Continue to expand Leander’s park and recreation system.

Strategy 2.1

Update the Parks and Recreation Master Plan.

Strategy 2.1.1

During this process, the community suggested numerous enhancements to the existing system of parks, recreation facilities, trails and greenways. Ideas gathered from the public that should be explored during the next update to the Parks and Recreation Master Plan include the following:

- Construct a recreation center (with a pool, programming for all ages, etc.)
- Build additional active recreation facilities
- Connect trails and greenways to all existing city and county parks
- Provide restrooms, pet waste disposal facilities, and adequate lighting and signage along all trails
- Provide a trailhead every two miles

Strategy 2.2

Create a sustainable funding and governance structure to ensure the long-term acquisition, creation and maintenance of parks, streetscapes, gateways, and other elements of the public realm.

RECOMMENDATION 3

Develop and implement streetscape designs for key corridors.

Strategy 3.1

Identify a prioritized list of corridors for streetscape projects.

Strategy 3.2

Start with a streetscape project for N. Brushy Street between W. South Street and W. Broade Street.

Strategy 3.2.1

Define a plant palette and standards for placement. The installation of trees, shrubs, groundcovers and seasonal plants for color, particularly along N. Brushy Street and connecting to arterials, will create a more cohesive appearance and welcoming environment.

Strategy 3.2.2

Specify street furnishings and appropriate use and placement of each type. Lighting, benches, trash cans and other furnishings should improve aesthetics, reinforce the character of Leander, and add to the comfort and safety of those visiting, living and working downtown.

RECOMMENDATION 4

Develop a wayfinding and signage program and create a sense of arrival into the city with gateways that reflect Leander's identity.

Strategy 4.1

Initiate a wayfinding and signage development process.

Strategy 4.2

Identify primary and secondary gateway locations into the city. An initial list of gateways to consider include the following:

- US 183 at city limits (south)
- US 183 at River Park
- RM 2243 at Ronald Reagan Boulevard
- Ronald Reagan Boulevard at city limits (south)
- Lakeline Boulevard at city limits (south)
- Ronald Reagan Boulevard at SH 29

Strategy 4.3

Establish a highly visible gateway design that reflects Leander's brand through a combination of signage, art and landscape.

Strategy 4.4

Ensure signage is appropriate for a variety of users including pedestrians, bicyclists, and motorists.

RECOMMENDATION 5

Develop a corridor beautification strategy.

Strategy 5.1

Establish a city-led task force to coordinate elements of a corridor beautification strategy and create an Adopt-a-Corridor program.

Strategy 5.2

Develop a funding and maintenance protocol to enhance and maintain Leander's corridors.

Strategy 5.3

Consider providing mini-grants to HOAs and community groups as part of the Adopt-a-Corridor program.

Strategy 5.4

Develop design standards for intersections.

RECOMMENDATION 6

Enhance Leander's tree canopy.

Strategy 6.1

Increase tree preservation standards or offer incentives for protecting additional trees.

Strategy 6.2

Require street trees in new development and develop a program for planing street trees in already developed areas.

Strategy 6.3

Partner with local non-profits, such as Tree Folks, to educate neighborhood residents on the benefits of tree canopy and plant neighborhood trees.



CASE STUDY (SUPPORTS STRATEGY 7.2) TreeFolks

Established in 1989, TreeFolks volunteers and staff have planted 1 million trees in Central Texas at schools, parks, in medians, right of ways, community gardens, greenbelts and on private lands in fire ravaged Bastrop County. TreeFolks impact preserves the Central Texas quality of life by cooling the air, cleaning precious water, sheltering us from the hot Texas sun, and by providing a shaded sense of place that fosters a healthy, connected community. The following programs could be of interest to the City of Leander in its local efforts to maintain and enhance the tree canopy:

- City Shade: environmental education program
- Sapling Days: tree giveaway program
- Urban Forest Steward and Habitat Steward Training program

For more information: www.treefolks.org





Connect destinations.

*Leander residents will have a variety of transportation options to choose from.
Residents will be able to walk and bike safely to and from community destinations.*

The City of Leander is now looking to transform beyond a bedroom community into an attractive place to live, work, and play. The key to help achieve this vision is to develop a high quality multimodal transportation network that complements the overall community character and provides regional mobility as well as local accessibility and livability to its residents and visitors. The following transportation recommendations outline implementation strategies to address the current and future transportation challenges faced by the City of Leander.



RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Implement a Complete Streets Policy to encourage safety, mobility and an active lifestyle in the City of Leander.

A Complete Streets policy ensures that every time there is a new project, the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users.

Strategy 1.1

Develop a Complete Streets Policy.

Strategy 1.1.1

Establish a task force for identifying local complete streets goals and corridor priorities.

Strategy 1.1.2

Begin drafting a complete streets policy that meets local needs.

Strategy 1.1.3

The complete streets task force should host a work session with representatives from various departments and organizations.

Strategy 1.2

Adopt and Implement the Complete Streets Policy

Strategy 1.2.1

After successfully developing a customized Complete Streets policy, the task force should seek adoption and prepare for implementation such as updating or adopting new design standards.

Strategy 1.2.2

Refine the Transportation Plan to include detailed, long-term cross section needs for existing and planned collectors and arterials that integrates complete streets features to produce a connected bicycle and pedestrian network while accomplishing the city's land use, access

management, safety and aesthetic goals.

RECOMMENDATION 2

Work with Capital Metro and other interested partners to develop local area circulator(s) for convenient access between neighborhoods, activity centers, and the regional transit network.

Strategy 2.1

Assemble a transit task force or committee with members of the City of Leander, Capital Metro, Williamson County, TxDOT, and interested private-sector stakeholders to form a public-private partnership (P3) and plan the development of a local area circulator.

Strategy 2.2

Develop an implementation plan that establishes a community vision with goals and objectives for the local area circulator. The plan should identify priority routes and an appropriate circulator type. In addition, the plan will address organizational structures, staffing requirements, and funding sources to implement the circulator.

RECOMMENDATION 3

Partner with TxDOT to rehabilitate US 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users.

Strategy 3.1

Establish a task force of a variety of public and private sector stakeholders to create public support, develop a community vision and coordinate rehabilitation efforts.

Strategy 3.2

Develop a conceptual corridor rehabilitation plan. With the program task force as the lead, funding should be sought through grants from TxDOT or Federal Highway Administration (FHWA) to finance the plan development. The plan should be developed in coordination with TxDOT and formally

adopted by the City of Leander in its comprehensive plan.

Strategy 3.3

Seek funding strategies as the first step toward getting the project implemented, after identifying a transportation need through a corridor plan. The City of Leander should attempt to include the Business 183 Rehabilitation project in CAMPO's 2040 Regional Transportation Plan through an amendment process which will allow it to qualify for CAMPO funding. The city should also seek additional funding strategies through county and state sources such as Statewide Transportation Improvement Program (STIP) funds and bond elections.

RECOMMENDATION 4

Review and revise access management policy to achieve mobility goals along corridors.

To increase roadway capacity and make corridors safer and more efficient the City of Leander should revise its access management policy to result in driveway consolidation, use of intersecting collectors, frontage or backage service roads for property access and loading, appropriate signal controls and signage, and restriction and control of left-turn movements.

RECOMMENDATION 5

Continue to plan and develop a functional transportation system that is coordinated with the Future Land Use Plan.

Strategy 5.1

Through a review and analysis of current roadway deficiencies and expected future growth, a list of recommendations with specific improvements to the city's thoroughfares was developed as a starting point to an update to the city's Transportation Plan. The city should continue to review these recommendations and incorporate those improvements to the city's Transportation Plan that most effectively meet the needs in the City of Leander's transportation network for the coming years.

Strategy 5.2

In the short-term address the following:

- Reconstruct Old 2243 West from Lakeline Boulevard to US 183.
- Reconstruct Bagdad Road from Old 2243 West to CR 280.
- Reconstruct Horizon Park Boulevard from E Crystal Falls Parkway to E South Street.
- Reconstruct S West Drive from Crystal Falls Parkway to West Broade Street.

RECOMMENDATION 6

Improve bicycle and pedestrian amenities.

Strategy 6.1

In the short-term address the following:

- Construct the north branch of Brushy Creek Trail segment from E Metro Drive to Mel Mathis Avenue.
- Extend the South Street Trail to Mel Mathis Avenue.
- Complete the Crystal Falls Parkway Trail gaps from Lakeline Boulevard to US 183.
- Complete the Bagdad Road Trail gaps from Crystal Falls Parkway to Municipal Drive.
- Improve bicycle and pedestrian amenities on Crystal Falls Parkway from Lakeline Boulevard to US 183.

Strategy 6.2

Develop a bicycle and pedestrian plan.

- Identify and prioritize gaps within the existing sidewalk network.
- Update long-term plans for and prioritize on-road and off-road bicycle and pedestrian facilities.
- Ensure constructed and planned trails have logical beginnings and endings.

RECOMMENDATION 7

Review street naming protocols to ensure consistency.





Create strong neighborhoods with a variety of housing options.

Leander residents will have a variety of housing options at a diversity of price points to choose from.

Leander is a place that attracts family households. The high-quality school system, cost of housing, small town lifestyle and convenience to major employment centers make Leander an ideal destination for families. However, consistent with state and national trends the population is also diversifying. Demographic trends, such as the “graying” of the population, will drive demand for more housing options for seniors. Multigenerational living is also on the rise. Families will continue to need living options to accommodate an evolving household composition. In addition, generational preferences and economic conditions will continue to impact the homeownership rate in Leander. To accommodate this diversity of housing demand, Leander will continue to need to allow and encourage the development of a variety of housing types. The following recommendations support a diverse housing supply in the City.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Amend ordinances to accommodate a mixture of housing types.

Strategy 1.1

Review and update the city’s code to allow housing options that accommodate a variety of age and income groups. Examples of housing options to investigate include the following:

- Co-housing
- Granny flats, accessory dwelling units
- Bungalow courts

Strategy 1.2

Update the subdivision ordinance to include the design of areas for various housing types and lot sizes in the planning of new subdivisions to provide for transitions between land uses.

RECOMMENDATION 2

Provide safe, sound, and well-maintained neighborhoods.

Strategy 2.1

Partner with public safety providers and residents to inventory existing neighborhoods to identify issues.

Strategy 2.2

Establish a Neighborhood Improvement Program to improve and maintain the public realm in existing neighborhoods including landscaping, lighting, sidewalk connections, boundary fencing, etc.

Strategy 2.2.1

Partner with HOAs to implement the Neighborhood Improvement Program.

Strategy 2.2.2

Provide organizational support to neighborhoods without strong HOAs.

- Identify the informal network of neighborhood leaders and convene those individuals on a regular basis to identify, discuss and mitigate issues.

Strategy 2.3

Host regular neighborhood-level clean up days. Continue to refine the city’s codes and procedures to reflect changing market conditions.



read all over



Foster Civic Pride.

Leander residents will be actively engaged in their community. A sense of community pride and ownership will continue to develop as the city grows.

The majority of Leander's residents have moved to the city within the past ten years. And with new residents entering each year, Leander has the opportunity to build the city and story to fit the preferences of this new crop of residents. These residents will be able to take an active role in shaping the city where they live, work and play. The following recommendations offer suggestions as to how city leaders can foster activities and policies that unite residents and make them proud to call Leander their home.



CASE STUDY (SUPPORTS STRATEGY 1.1)
**HICKORY, NC –
“Life. Well Crafted.”**

This branding effort has established an identity for Hickory that celebrates its long history of craftsmanship, particularly in furniture manufacturing. Once considered the furniture capital of the world, the city is still home to many artisans and engineers who take great pride in the creation of all types of products ranging from furniture to pottery to fiber optic cable. This brand has helped bolster employer recruitment strategies, clarify the missions of local organizations, influence themes of local events and public art, and strengthen the cohesiveness of the Hickory community by generally increasing the community’s awareness of and appreciation for the city’s past.



RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Conduct a branding study for the entire city.

Leander needs to continue to build on the Destination Leander brand to establish an identity that not only helps create a sense of place and community pride, but can also influence decisions about the city’s growth and development, employer recruitment, promotion of tourism, programming of cultural events, and investment in civic infrastructure, etc.

Strategy 1.1

This branding effort should consider the city’s history and also recognize the various assets that can contribute to the definition of its identity. Potential ideas that could be generated during the process include the following:

- A center for educational excellence, building on its role—historically and currently—as a center for education
- A culinary arts and food hub that celebrates the city’s agricultural heritage
- An active, healthy lifestyle community (with a parks and trail system and recreational opportunities in the surrounding hill country)

RECOMMENDATION 2

Consistently promote the city.

With or without a brand that reinforces Leander’s identity, the city’s positive attributes should still be clearly defined and communicated through coordinated marketing efforts.

Strategy 2.1

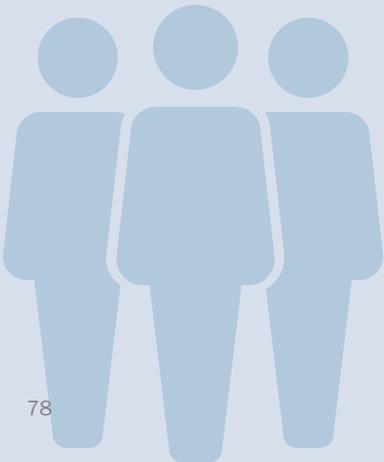
Coordinate with the Chamber, Economic Development Department and local real estate professionals to develop a marketing strategy for the city.

Strategy 2.2

Consider a public outreach strategy to effectively and consistently promote the city both internally (to residents) and externally (to potential businesses, future residents, etc.).

Strategy 2.3

Consider adding a public information officer position within the city.





RECOMMENDATION 3

Capitalize on current and potential future visitor activities.

The city is currently a draw for a narrow set of activities and because the city lacks hotels and other hospitality services, the city loses these retail and hospitality dollars to neighboring communities.

Strategy 3.1

Inventory the types of activities that could be catalysts for additional development that would help to expand tourism and reduce the retail leakage.

Strategy 3.2

Build a recruitment strategy to attract businesses that complement these activities.

RECOMMENDATION 4

Increase programming that brings the community together while simultaneously attracting visitors from outside Leander.

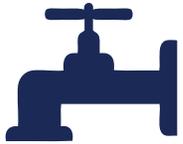
Hosting events that bring residents together helps build a sense of community. If such events are unique, and reinforce the identity of the community by celebrating its assets, they can increase tourism. City parks, greenway trails, local schools, and the heart of Old Town are among the locations to host such events.

Strategy 4.1

Build on existing events with complementary programming. For example, add a Farmer's Market component to the Leander Car Show event. Other events to bolster include the following:

- Old Town Leander Festival
- Bluegrass Festival
- Christmas Parade and Tree Lighting
- Liberty Fest
- Kite Festival
- Full Moon Concert Series
- Movies and Music in the Park





Continue to expand infrastructure to serve Leander residents.

Leander's infrastructure will help the community achieve its land use and growth management objectives.

As Leander continues to grow, there will be increased demands for improvements. The systems and services that support growth in the City will become increasingly complex. The following recommendations address how those services can be delivered at the highest level possible for resources that are available.

RECOMMENDATION 1

Invest in utility planning that supports the land use pattern envisioned by the Future Land Use Plan.

Strategy 1.1

Ensure adequate water service in the city.

Strategy 1.1.1

Construct a waterline and an elevated storage tank at Ronald Reagan Boulevard and SH 29.

Strategy 1.1.2

Complete design and construction of the Hero Way Waterline.

RECOMMENDATIONS AND STRATEGIES

Strategy 1.1.3

Study and begin implementation of waterline upgrades for fire protection in Old Town.

Strategy 1.1.4

Construct a Bagdad Road Water Main to Liberty Hill.

Strategy 1.1.5

Identify a regular schedule to update the Water Master Plan regularly.

Strategy 1.2

Ensure adequate wastewater service in the city.

Strategy 1.2.1

Monitor wastewater interceptor flows to identify when additional capacity is needed.

Strategy 1.2.2

Develop the Falcon Oaks Service Plan.

Strategy 1.2.3

Construct a San Gabriel Basin Infrastructure Lift Station.

Strategy 1.2.4

Identify a regular schedule to update the Wastewater Master Plan regularly.

Strategy 1.3

Support the conservation and reuse of water.

Strategy 1.3.1

Support innovative site and street design that reduces the impact of the built environment on water quality, including exceeding requirements for riparian buffers and incorporating pervious pavements, rain gardens, bio-swales, stormwater planters and other features in new development.

Strategy 1.4

Consider the creation of a drainage utility fund.

Strategy 1.4.1

Conduct a study to determine appropriate ways to fund long term maintenance of drainage infrastructure.

Strategy 1.5

Encourage the use of solar and wind energy systems.



LEARN
FIRE
RESCUE

Pierce

TEAM

TEAM
RESCUE

TEXAS
OFF-5160

TEXAS
FFR-0337



Continue to provide premium public safety services to Leander residents.

Leander will continue to be a safe and secure community that attracts new residents and businesses.

As Leander continues to grow, there will be increased demands for public safety services. The systems and services that support growth in the city will become increasingly complex. The following recommendations address how those services can be delivered at the highest level possible for resources that are available.

RECOMMENDATIONS AND STRATEGIES

RECOMMENDATION 1

Continue to provide excellent fire and emergency services in all areas of the community.

Strategy 1.1

Improve Performance Indicators for urban and suburban area.

- Increase station locations.
- Completely staff currently-built facilities.
- Increase support to match increases in staff, equipment, and facilities.

Strategy 1.2

Maintain or Improve ISO rating in 2018.

- Update the Fire Code.
- Increase the number of inspectors.
- Improve water distribution to match necessary fire flows in downtown area.
- Establish a multi-family distribution plan to eliminate safety risks.

Strategy 1.3

Gain Best Practices Accreditation.

- Pursue and receive Accreditation of the Fire Department.
- Review and update the policy for Accreditation Review.
- Update data collection capabilities to meet accreditation requirements.
- Obtain equipment for special events as measured by accreditation.

Strategy 1.4

Develop a Disaster Plan.

- Staff Emergency Management
- Implement Mitigation Plan Activities
- Improve preparedness education

Strategy 1.5

Plan for Horizon Issues.

- Workforce looking for alternative schedules
- Workforce looking for work live environment
- Increase demand for out of hospital medical needs
- Increase service demands and scope of service

RECOMMENDATION 2

Continue to provide excellent police services in all areas of the community.

Strategy 2.1

Reinforce the general mission of policing.

Strategy 2.1.1

Provide high-quality police work in the community.

Strategy 2.1.2

Strive to maintain a culture of service to the community through:

- High-profile and conspicuous patrol,
- Timely response to emergency and non-emergency calls,
- Crime prevention and public education, and
- Continued involvement of community stakeholders in the overall crime reduction effort.

Strategy 2.1.3

Expand Police Department transparency.

Strategy 2.2

Develop a comprehensive annual workload analysis to provide an on-going evaluation of staffing needs based on service demands, dedicated and undedicated patrol time, and the desires of the community for the amount of officer patrol.

- A “best practices” (ICMA Center for Public Safety) recommendation is that an officer should spend approximately 60% of their time on call response and other directed activities, and 40% on undirected patrol and public interaction activities.
- When the analysis indicates that more than 60% of a patrol officer’s time is spent on call response, then additional staffing should be considered. This does not include additional support or investigations staffing needs.

Strategy 2.3

Hire civilian staff members and leverage volunteers to handle work performed by sworn officer personnel that would be better accomplished by civilian staff. Civilian or volunteer staff could thereby allow sworn staff to focus solely on law enforcement duties.

Strategy 2.4

Purchase necessary vehicles, including traditional marked patrol cars and detective sedans; special-use vehicles for the traffic enforcement, K-9, special weapon, and tactics units; and any other special or support service vehicles required to accomplish the general goal.

Strategy 2.5

Achieve a median five-minute response time to emergency calls for police service.

Strategy 2.5.1

Ensure that all personnel, including communications and responding officers are handling calls in the most effective and efficient manner possible.

Strategy 2.5.2

Allow data made available from the CAD (Computer Aided Dispatch) system, to determine the factors that will drive the distribution and location of patrol officers. This data will ensure that personnel are geographically dispersed to respond in a timely manner to emergency calls and non-emergency calls.



Strategy 2.6

Enhance community education and involvement.

Strategy 2.6.1

Increase public education and involvement by 10% annually through:

- Strong crime reduction programs with neighborhoods and businesses
- Increase in outreach events, crime prevention and community policing programs
- Continual development of partnerships that solve problems, address crime and social disorder reduce the fear of crime, and improve the overall quality of life in the community.

Strategy 2.7

Add additional personnel to the Community Services Unit.

Currently the Community Services Unit is staffed with one full-time sworn officer.

Additional personnel will be needed as programs and projects evolve.

Strategy 2.7.1

Implement the LPD 1-5-10 Year Strategic Plan which indicates a desire to build a unit or division of staff members, including a full-time Sergeant, two full-time officers, and a number of support personnel necessary to administer developed programs and projects, as well as a growing number of volunteers and volunteer programs.

Strategy 2.7.2

Leverage volunteers to assist with administration of programs and projects. Many of the programs and projects are designed specifically to engage and involve members of the public, such as Citizens Police Academy, Citizens on Patrol, etc.

Strategy 2.7.3

Ensure that the unit is self-sufficient and able to respond to citizen requests for crime prevention presentations and public appearances by providing resources for the necessary public educational materials, printed documents and portable display and presentation equipment that such Community Services Unit programs generally require.

Strategy 2.7.4

Provide fleet vehicles for the unit that are versatile and suited for the special nature of the programs and projects. Vehicles purchased and used by this unit may vary from the traditional marked patrol unit, to pick-up trucks, small vans, passenger vans, and citizen patrol vehicles.



6. MEASURING SUCCESS

HOW DO WE ENSURE THE RECOMMENDATIONS ARE IMPLEMENTED?

Chapter Six

MEASURING SUCCESS

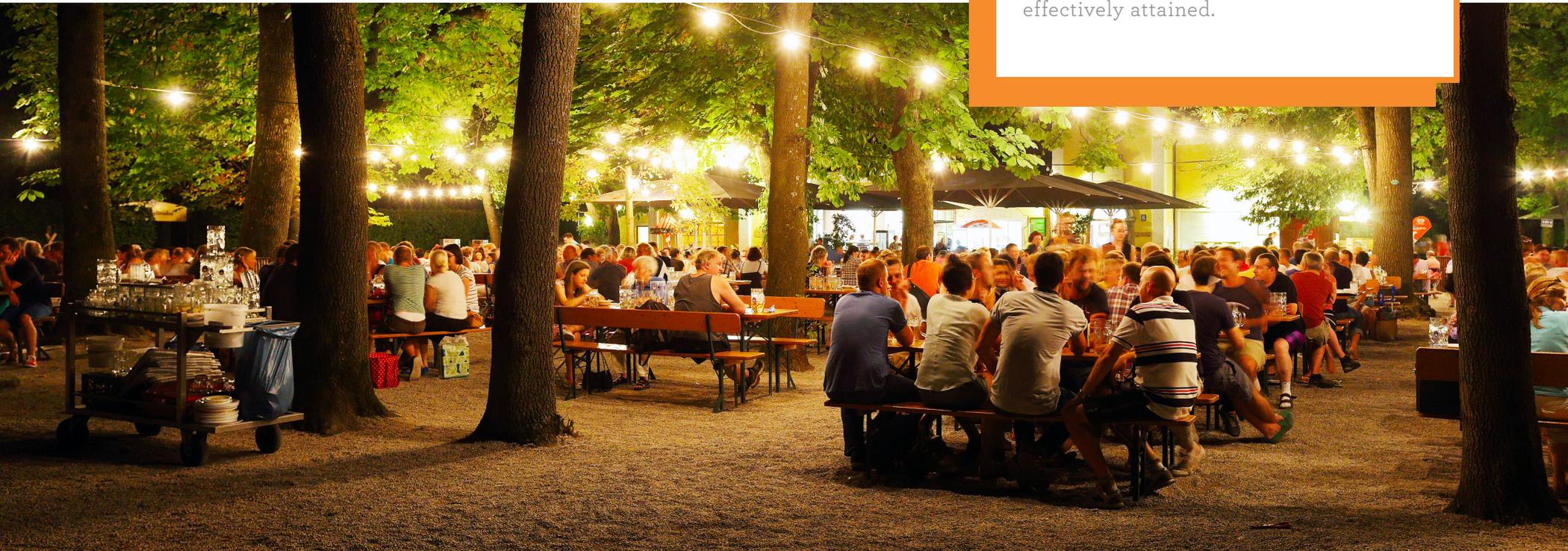
This plan is a document to guide policies and decision making in order to realize the community's vision for Leander's future. In order to ensure that the recommendations in this plan are implemented effectively, the city should create a Destination Leander Comprehensive Plan Implementation Committee consisting of city staff, key stakeholders, and other engaged citizens. This committee would be responsible for:

- Coordination and prioritization of plan implementation efforts
- Identification of funding opportunities
- Project outreach, education and advocacy efforts
- Monitoring and measurement of progress.

In addition, the city should update the Capital Improvements Program (CIP) to include the priority projects identified in the Comprehensive Plan via the annual budget.

Implementation Matrix

The following pages contain a matrix that reiterates the city's goals and priority projects along with their accompanying recommendations. The table also lists the appropriate timeframe, responsible entity and metric for success to ensure that the community's vision for Leander is effectively attained.



GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
<i>Position Leander as a destination for employers.</i>	Conduct a target industry analysis.	Short-term	Economic Development, Chamber of Commerce, Greater Austin Chamber of Commerce, ACC	<ul style="list-style-type: none"> • 10% growth in in-city jobs • 10% growth in average in-city wages • 15% growth in the value of non-residential tax base • 15% growth in retail sales • 25% growth in new investment prospects visiting the city
	Develop a strategy to market local targets.	Short-term		
	Evaluate and expand the city's existing set of economic development incentives.	Short-term		
	Increase "product" to attract and retain businesses.	Mid-term		
	Support existing businesses.	Ongoing		
	Position Leander to become a 'start-up' and entrepreneurial city.	Long-term		
<i>Prepare Leander as a destination for education.</i>	Connect the Austin Community College (ACC) to Leander Station.	Short-term	Economic Development, Planning, Engineering, ACC	<ul style="list-style-type: none"> • North Branch of Brushy Creek Trail between ACC and Leander Station is completed within 2 years
	Leverage the economic development opportunities of the future ACC campus.	Mid-term		
	Jointly plan for growth with the Leander ISD	Ongoing		
<i>Promote Old Town as a civic and cultural destination.</i>	Encourage entrepreneurs and small business owners to locate their operations in Old Town.	Short-term	Planning, Economic Development, Chamber of Commerce, Engineering, Public Works	<ul style="list-style-type: none"> • 5 participants in Old Town Incentive program (1 each year) • 25% growth in the value of non-residential tax base in Old Town • 10% increase in number of residential units in Old Town
	Develop an Old Town Strategic Plan.	Short-term		
	Develop an Old Town brand.	Mid-term		
	Seek opportunities to enhance the character of Old Town.	Mid-term		
	During the development of the new City Hall campus, consider a civic institution as a secondary anchor.	Mid-term		
	Promote walkability within Old Town.	Short-term		
	Create opportunity to attract more residents to Old Town.	Long-term		
	Help Old Town become a more vibrant, "24/7" environment where businesses can thrive.	Ongoing		

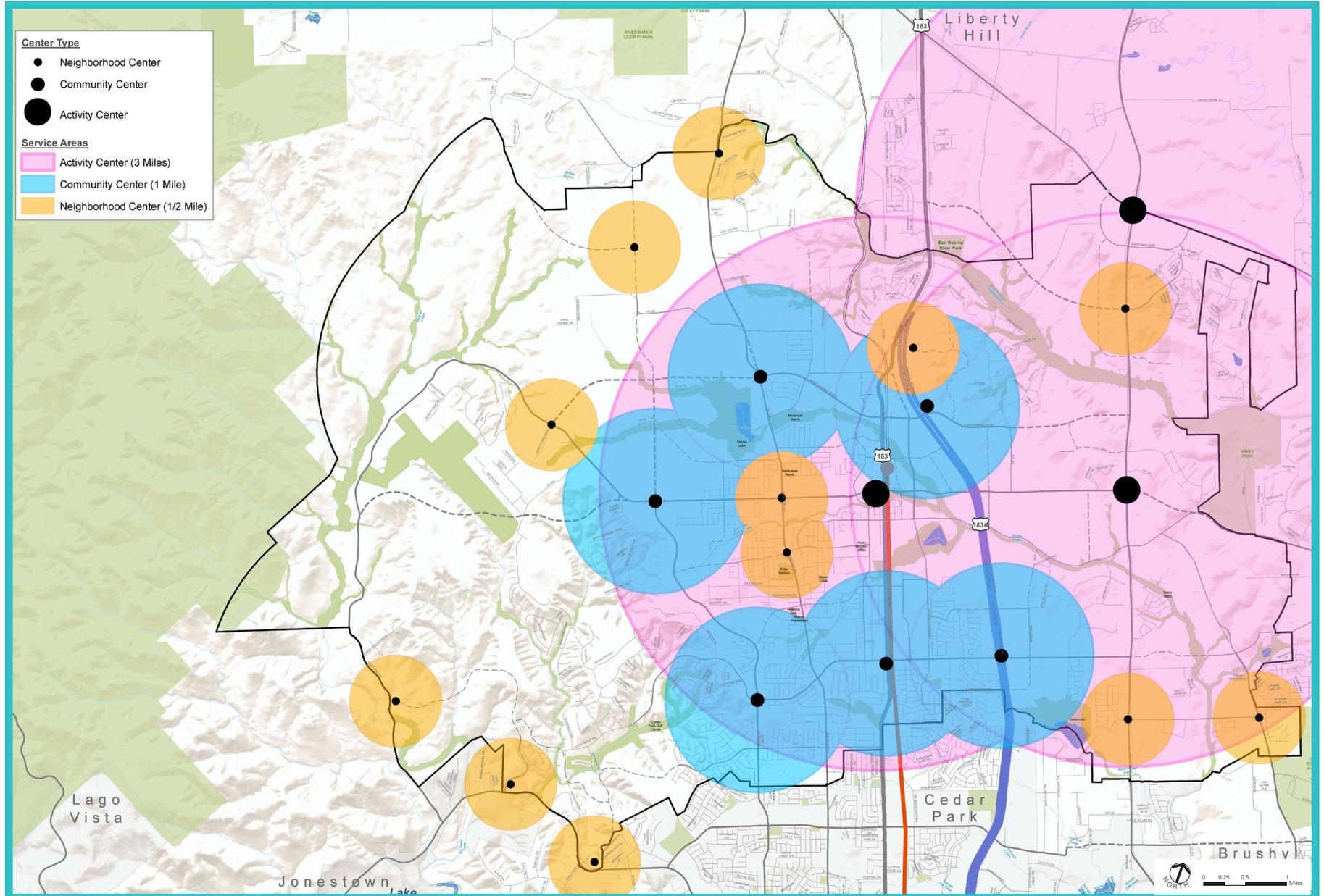
GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
Promote the TOD as an urban destination within a suburban community.	Develop a highly visible public space within the TOD.	Short-term	Planning, Economic Development, Engineering, Public Works, Park and Recreation	<ul style="list-style-type: none"> Amount of public space in TOD 15% growth in the tax base value in TOD 10% increase in number of residential units in TOD
	Recruit TOD Developers.	Short-term		
	Develop a P3 (Public/Private Partnership) Strategy for the TOD Area.	Short-term		
	Define and participate in catalyst projects that will build momentum in the TOD and spur private investment.	Mid-term		
	Incentivize new development in the TOD.	Mid-term		
Enhance Leander's public spaces to create and link destinations.	Prepare a Public Space Master Plan.	Mid-term	Planning, Engineering, Public Works, Park and Recreation	<ul style="list-style-type: none"> Reach 11 acres of parkland per 1,000 residents goal 15% increase in number of residents living within walking distance of a park, trail or recreation facility Recruit 5 Adopt-a-Corridor participants Host 1 community clean up every other quarter
	Continue to expand Leander's park and recreation system.	Short-term		
	Develop and implement streetscape designs for key corridors.	Short-term		
	Develop a wayfinding and signage program and create a sense of arrival into the city with gateways that reflect Leander's identity.	Short-term		
	Develop a corridor beautification strategy.	Mid-term		
	Provide safe, sound, and well-maintained neighborhoods.	Mid-term		
	Enhance Leander's tree canopy.	Mid-term		
Connect destinations.	Implement a Complete Streets Policy to encourage safety, mobility and an active lifestyle in the City of Leander.	Short-term	Planning, Engineering, Public Works, Park and Recreation	<ul style="list-style-type: none"> 15% growth in the number of residents within a quarter-mile of an hike or bike trail. 25% increase in miles of sidewalk constructed
	Work with Capital Metro and other interested partners to develop local area circulator(s) for convenient access between neighborhoods, activity centers, and the regional transit network.	Long-term		
	Partner with TxDOT to rehabilitate Business 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users	Mid-term		
	Continue to plan and develop a functional transportation system that is coordinated with the Future Land Use Plan.	Mid-term		
	Improve bicycle and pedestrian amenities.	Short-term		

GOAL	RECOMMENDATION	TIMEFRAME	RESPONSIBLE GROUP(S)	METRIC (5YR EVALUATION)
Create strong neighborhoods with a variety of housing options.	Amend ordinances to accommodate a mixture of housing types.	Short-term	Planning, Public Safety	<ul style="list-style-type: none"> Improve mix of housing to 10% mixed housing/ 90% single-family housing
	Provide, safe, sound and well-maintained neighborhoods.	Mid-term		
Foster civic pride.	Conduct a branding study for the entire city.	Short-term	Economic Development, Chamber of Commerce	<ul style="list-style-type: none"> No long-term vacancy on city-appointed boards and committees 10% increase in visitorship levels
	Consistently promote the city.	Ongoing		
	Capitalize on current and potential future visitor activities.	Mid-term		
	Increase programming that brings the community together while simultaneously attracting visitors from outside Leander.	Mid-term		
Continue to expand infrastructure to serve Leander residents	Invest in utility planning that supports the land use pattern envisioned by the Future Land Use Map.	Ongoing	Engineering, Public Works, Planning	<ul style="list-style-type: none"> Track the percentage of population served by water and sewer Monitor water and wastewater treatment capacity
Continue to provide premium public safety services to Leander residents.	Continue to provide excellent fire and emergency services in all areas of the community.	Ongoing	Fire Department, Police Department	<ul style="list-style-type: none"> Improve ISO rating (fire) Achieve a 5-min response time (police) 10% increase in public safety public engagement and participation
	Continue to provide excellent police and emergency services in all areas of the community.	Ongoing		
	Enhance community education and involvement	Ongoing		

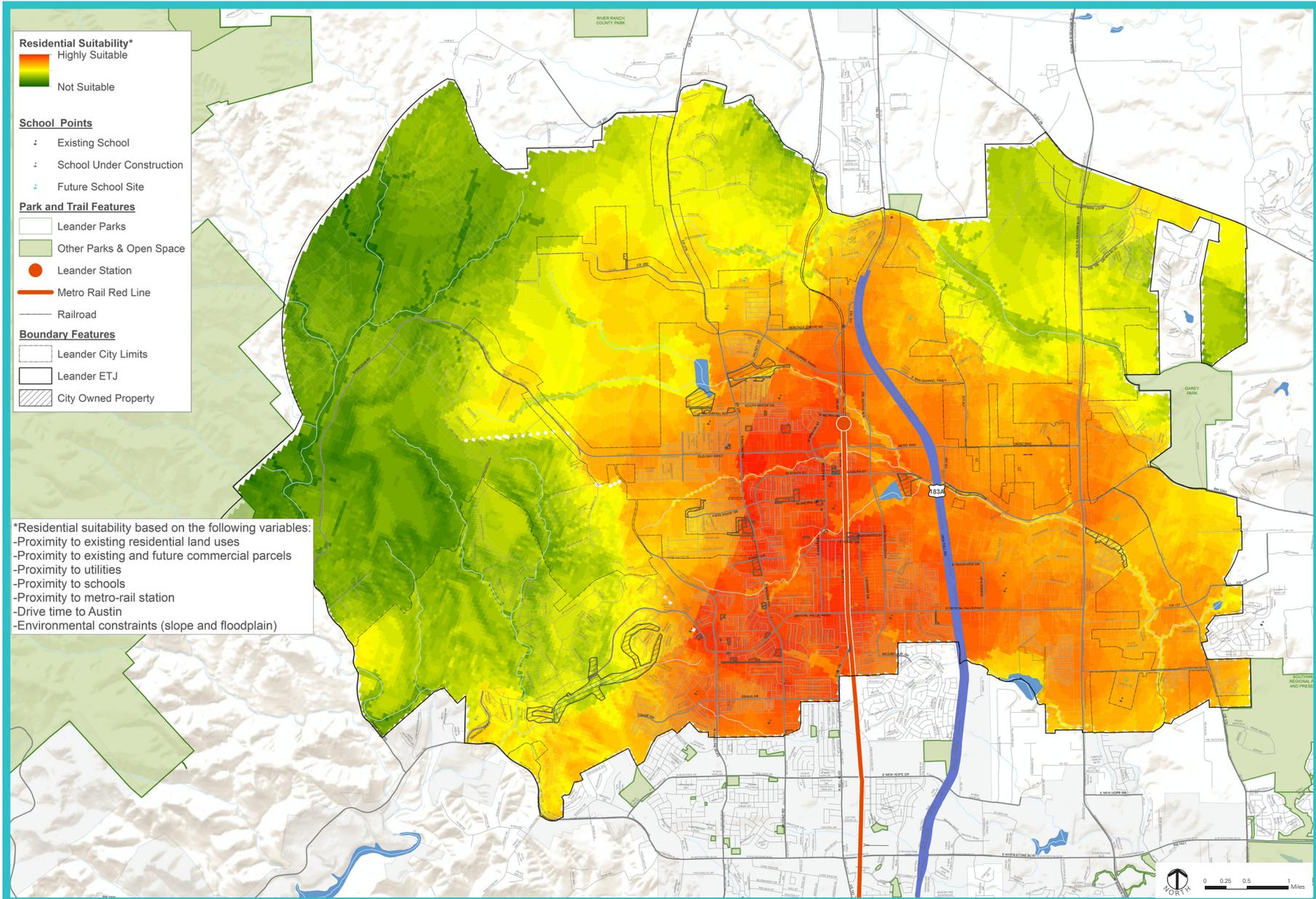


APPENDIX A: MAPS

Commercial Center Service Areas



Land Suitability Map





APPENDIX B: GLOSSARY

GLOSSARY

Austin Community College (ACC): Austin Community College was Founded in 1972 and has eleven campuses in the Austin-metro region. The Leander location will become the system's twelfth campus.

Access management: The process of coordinating, designing and implementing land use and transportation strategies so that the flow of traffic between the road and surrounding land is efficient and safe.

Bedroom Community: A term describing communities where the majority of residents commute elsewhere for work.

Bonds: As in General Obligation Bonds or Revenue Bonds. General Obligation Bonds are municipal bonds with fixed interest rates and terms. These bonds can be used for a variety of improvements, and typically offer a lower interest rate than would be available privately. Revenue Bonds use fees from services to repay debt. Common forms of Revenue Bonds are for water/sewer improvements and toll roads.

Bungalow Courts: A style of multi-family housing that features small homes design around a central garden or greenspace. Pocket neighborhoods are a more recent variation on this theme.

Capital Improvement Program (CIP): The CIP guides the development of public investments over a period of time, typically 3 or 5 years. It shows the arrangement of projects in order of priority, estimates costs and identifies responsible parties.

CapMetro: Capital Metro is Austin's regional public transportation provider.

Catalyst Project Site: A development or redevelopment project (public or private) on a key piece of property could spur additional development or redevelopment.

Co-housing: A development or neighborhood composed of private homes supplemented by shared facilities. Housing type and occupants vary significantly based on intention of development. Shared facilities could include greenspace, offices, child care facilities, gardens and/or kitchens and dining rooms.

Complete Streets: A transportation policy and design approach that requires streets to be planned, design, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities, regardless of their mode of transportation.

Context Sensitive: Context sensitive development is designed in order to respect topography, natural and cultural features such as scenic views, mature forest, floodplains, wildlife habitat and historic properties. Clustering, screening, and attention to architectural details are important parts of context sensitive design.

Cross Section: A visual representation of the layout and dimensions of design elements for street types.

Economic Development: Activities aimed at job creation, retention and expansion, which strengthen a community's economic base and provide employment opportunities.

Emergency Medical Services (EMS): This term refers to the treatment and transport of people in crisis health situations that may be life threatening. Emergency medical support is applied in a wide variety of situations from car accidents to drownings to incidents of heart attack. Various departments, including fire, police, and medical response is included under this term.

Extraterritorial Jurisdiction (ETJ): The extent to which the City of Leander can annex and extend regulations.

Fiscal Impact: New development generates income in the form of taxes and fees, but also causes expenditure due to consumption of services including police and fire protection, schools, utility service, etc. Fiscal impact refers to the net result of new revenue minus expenditures.

Granny Flats: Accessory or secondary dwelling units that are located on the same parcel as a primary residence. Often rented out or utilized by extended family.

Infill: Development on vacant or underutilized land within an established area.

Insurance Service Office (ISO): The ISO is a nationwide nonprofit organization that provides rating and other services to property and casualty insurance industries.

Land Use: A term which can be used to describe the activity, structure or use of a particular parcel of land.

Leander Leander Independent School District (LISD): Areas of the state are divided into school districts. The LISD is one of the fastest growing school districts in the state and educates 36,000 students on 39 campuses.

Leander Police Department (LPD)

Mixed Housing: A variety of higher density housing types including townhomes, duplexes, apartments and condos.

Multimodal: Utilizing or accommodating a variety of modes including motor vehicles, transit, bicycles, pedestrians, etc.

OldTown: An area of the City of Leander established in 1882 adjacent to the railroad near the intersection of US 183 and South Street.

Open Space: Any land which is provided or reserved for park and recreation purposes, the conservation of land and other natural resources or historic or scenic purposes.

Public Space: Areas owned or maintained by a public entity. Examples are road rights of way, parks and plazas. Related to quasi-public spaces, which may be owned and maintained by a private entity for the benefit of the public. Examples of quasi-public spaces include plazas and hardscape areas maintained as part of a privately owned residential or commercial development.

Public Private Partnership (P3): A government service or private business venture which is funded and operated through a partnership of public entities and one or more private sector companies.

Red Line Rail: A commuter rail service operated by Capital MetroRail which offers service between Leander and downtown Austin.

Redevelopment: Development activity generally characterized by clearance of existing structure and new construction. The new development may be the same type of land use or a new type, but it is usually at a higher level of intensity or density than that it replaces.

Request for Proposals (RFP): A solicitation, often made through a bidding process, by an agency or company interested in procurement of a commodity, service or valuable asset, to potential providers to submit business proposals.

SmartCode: A form-based code adopted by the City of Leander to govern urban form in the Transit Oriented Development (TOD) district.

Statewide Transportation Improvement Program (STIP): A statewide project list and funding program that outlines transportation investments that are scheduled to occur over the next four years. The STIP is required by state law and incorporates metropolitan and rural areas Transportation Improvement Programs (TIPs) into one program.

Streetscape Project: A transportation project that focuses on improving the operation, safety and aesthetics of a street.

Tax Base: The total amount of assets from which government revenue is generated.

Tax Increment Financing (TIF): Referred to in Tax Increment Reinvestment Zone (TIRZ). A funding tool used by local governments to promote public and private investment. Funds are used to build infrastructure and are usually in conjunction with private development projects. A base property tax value is acknowledged, then as property value increases, the increase or increment can be used to pay back bonds issued for upfront costs.

Transit Oriented Development (TOD): Compact, pedestrian- and bicycle-friendly, mixed-use development containing medium to high density residential, office, and retail uses within walking distance of rail transit stations.

Walkability: A measure of how friendly an area is to walking. Urban form, land uses and design influences how comfortable walking is and how likely citizens are to consider walking as a viable form of transportation.

Wayfinding: Spatial problem solving. Knowing where you are, where your desired location is and how to get there from your present location.

Zoning: Local government regulations which govern use of real property in terms of allowable dimensions of structures and improvements as well as the nature and extent of their use.



APPENDIX C: STATE OF THE CITY

ORDINANCE _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, ADOPTING AN UPDATED COMPREHENSIVE PLAN FOR THE CITY; PROVIDING FOR THE AMENDMENT OF THE PLAN; PROVIDING FOR RELATED MATTERS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Leander, Texas, a Texas home rule municipality, (herein the “City”) to provide for and maintain a comprehensive plan for the City in accordance with the City Charter and Chapters 211 and 213 of the Texas Local Government Code;

WHEREAS, the City Council finds that the adoption of the updated comprehensive plan herein promoteS the public health, safety, morals, and welfare and provide for the orderly development of the City; and

WHEREAS, after review, inquiry and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendments to the Comprehensive Plan hereinafter set forth;

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

Section 1. Findings. 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. Comprehensive Plan. The City Council hereby adopts the Comprehensive Plan spread upon the minutes of this meeting. The Comprehensive Plan replaces and supersedes the Comprehensive Plan that was in effect prior to the effective date of this Ordinance. The Comprehensive Plan, as it is amended from time to time, shall be kept in the office of the City Secretary and shall be available for public inspection during normal office hours. Zoning change applications, as considered from time to time at the request of the landowner or on motion of the City, shall be acted on in accordance with the Comprehensive Plan, as amended. The City may amend the Comprehensive Plan in the discretion of the City Council in accordance with the City Charter and state law to plan for the changing plans of the City.

Section 3. Savings Clause. All rights and remedies of the City of Leander are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning or the comprehensive plan within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be

prosecuted until final disposition by the courts.

Section 4. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

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 on this _____ day of October, 2015.

ATTEST:

**THE CITY OF LEANDER,
TEXAS**

Debbie Haile, City Secretary

Christopher Fielder, Mayor



Executive Summary

October 15, 2015

Agenda Subject: Development Agreement Case #14-DA-009: Discussion and possible action to approve a development agreement between the City of Leander and JSDJ for 78 acres more or less, generally located to the west of the intersection of CR 279/Bagdad Road and within the city limits and ETJ of the City of Leander, Williamson County, Texas.

Background: The Whitt Ranch Development Agreement includes establishing roadway adequacy fees for the improvements to CR 279/Bagdad Road and annexation of the property.

Origination: Applicant: David Marshall on behalf of Jodi L. Robinson.

Financial Consideration: None.

Recommendation: Staff recommends approval of the development agreement.

Attachments:

1. Development Agreement
2. Location Exhibit

Prepared By: Tom Yantis, AICP
Assistant City Manager

10/06/2015

**DEVELOPMENT AGREEMENT
FOR THE WHITT RANCH DEVELOPMENT**

This Development Agreement for the Whitt Ranch Development (the "**Agreement**") is made and entered into, effective as of the ___ day of _____, 2015 (the "**Effective Date**"), by and between the **City of Leander, Texas**, a Texas home rule municipal corporation (the "**City**"), and **JSDJ, _____**, a Texas _____ (the "**Developer**"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Article I. Purpose; Consideration.

Section 1. Property. The Developer owns or has under contract with the right to develop that certain 78 acre tract located in Williamson County, Texas, being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes (the "**Property**"). The Property is proposed for development as a large-lot, low-density single-family development with approximately 49 to 54 lots that are one acre or more in size (the "**Project**"). The Property is located in the city limits.

Section 2. Purpose; Consideration.

- (a) The Developer intends to develop the Property as a large-lot, low-density single-family development that preserves natural features of the Property and preserves as many existing trees as possible. The Developer desires that the City accept a fee-in-lieu of constructing certain required boundary street improvements in order to make the Project economically feasible.
- (b) The City is agreeable to accepting a fee-in-lieu of boundary street improvements under the terms and conditions set forth in this Agreement for the Project as proposed herein. Large lot developments facilitate tree preservation and the City desires to encourage large lot development by authorizing Roadway Adequacy Fees as provided herein to protect sites with heavy tree cover.
- (c) The benefits to the Parties set forth in this Article 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 3. Term; Termination.

- (a) The term of this Agreement shall be seven (7) years from the Effective Date hereof, subject to earlier termination as provided in this Agreement.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer fails to comply with this Agreement or fails to meet any deadlines imposed by this Agreement or the City's ordinances subject to the notice and cure provisions in Section 6; and provided further that, if Developer does not submit and obtain the City's approval of

a concept plan for the Property within five (5) years of the Effective Date, the City may terminate this Agreement.

Section 4. Roadway Adequacy Fee. Section 10.03.003(c), of the City’s Code of Ordinances (the “Code”) requires the Developer to make right-of-way dedications and improvements for streets located adjacent to the Property (the “Boundary Street Improvements”) in connection with the development of the Project. For purposes of this Agreement, Boundary Street Improvements shall include, without limitation, construction of or improvements in any of the following categories: new or additional lanes; roadway widening improvements; turn lanes; deceleration lanes; roadway shoulder improvements; or similar roadway or right of way improvements which could be determined necessary under the Code to accommodate the Project and account for its impact on the local roadway infrastructure. In the case of the Property, the City acknowledges and agrees that only boundary street for which Boundary Street Improvements would be required under the Code is the approximately 1510 linear feet of roadway abutting the eastern boundary of the Property, known as CR 279 (the “Roadway”). The City further represents to the Developer that the Roadway is a City roadway (as opposed to state or county) and that the City has the primary authority over the determining the nature and type of Boundary Street Improvement which are necessitated by the Project. The City agrees that the Developer may elect to pay (and the City shall accept) a fee in lieu of performing the Boundary Street Improvements in the amount of the greater of \$24,500.00 or \$500.00 per lot (the “Roadway Adequacy Fee”) to satisfy the Developer’s obligation to make Boundary Street Improvements to the Roadway due to development of the Property as required by Section 10.03.003(c) of the Code. The number of lots used to calculate the Roadway Adequacy Fee shall be based upon the number of lots shown in the preliminary plat or plats for the Property accepted by City staff as administratively complete. The Roadway Adequacy Fee shall be paid each time that the Developer submits a final plat application for the Property to the City. It shall be a condition of approval of a final plat for the Property that the Roadway Adequacy Fee has been paid. Further, the following conditions must be met in order for the City to accept the Roadway Adequacy Fee in satisfaction of the Boundary Street Improvements: a) a concept plan for the Project must be filed within five (5) years of the Effective Date; b) the preliminary plat and the final plat must be for the development of the Property as the Project; c) the final plat must be administratively complete and compliant with applicable City ordinances, subject to approved variances; d) the final plat must be filed within the timeframe required by the City’s subdivision regulations; and e) the Property must be in compliance with all applicable City ordinances, subject to approved variances. Once Developer has met the requirement of paying the entirety of the Roadway Adequacy Fee required under this Agreement for all of the lots, the City shall acknowledge the receipt of such funds and the full satisfaction of such obligation by Developer under this Agreement. The Roadway Adequacy Fee does not satisfy the Developer’s obligations, which may be required by any applicable local, state, or federal regulations, related to street or right-of-way improvements or dedications other than the Boundary Street Improvements for the Roadway.

Section 5. Assignment of Commitments and Obligations. Developer’s rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this

Agreement, which consent shall not be unreasonably withheld or delayed.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. A party shall not be liable to the other party for attorney fees or costs incurred in connection with any litigation between the parties, in which a party seeks to obtain a remedy from the other party, including appeals and post judgment awards.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except

as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Leander
Attn: City Manager
200 West Willis
P.O. Box 319
Leander, Texas 78646-0319

with copy to:

Knight & Partners, LLP
Paige H. Saenz
223 West Anderson Lane, #A105
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

JSDJ
Attn: Jodi Robinson
2703 E. University Avenue
Georgetown, Texas 78626

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. The Parties further acknowledge the City and Developer voluntarily elected the benefits and obligations of this Agreement, as opposed to the benefits available were Developer to have elected to develop the Property without the benefits and obligations of this Agreement, pursuant to and in compliance with the applicable City ordinances. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and

obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 14. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the City pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 15. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 16. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 17. Binding Obligations; Recordation. This Agreement shall be binding upon and inure to the benefit of the parties, their successors, and assigns. This Agreement or a memorandum of Agreement acceptable to the City and Developer shall be recorded in the Official Public Records of Williamson County, Texas.

Section 18. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Williamson County, Texas. Venue shall lie exclusively in Williamson County, Texas.

Section 19. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

EXECUTED in multiple originals this the ____ day of _____, 20____.

CITY:

City of Leander, Texas

a Texas home-rule municipal corporation

Attest:

By: _____
Name: Debbie Haile
Title: City Secretary

By: _____
Name: Christopher Fielder
Title: Mayor

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 2014, by Christopher Fielder, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

JSDJ, a _____

By: _____
Name: Jodi Robinson
Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

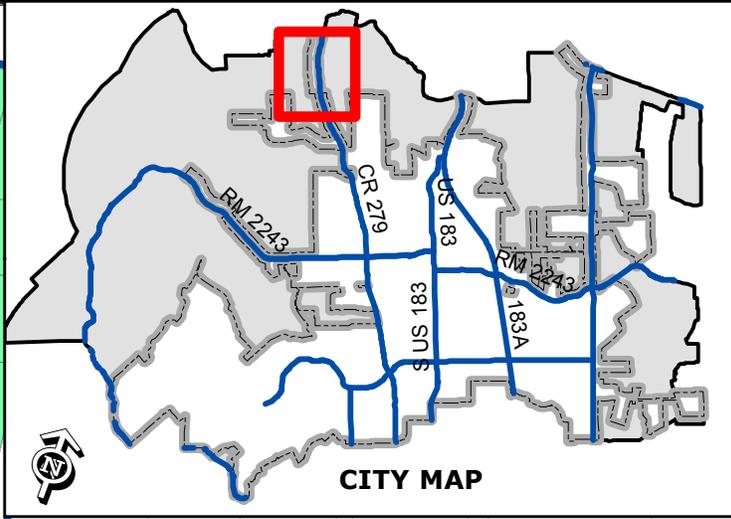
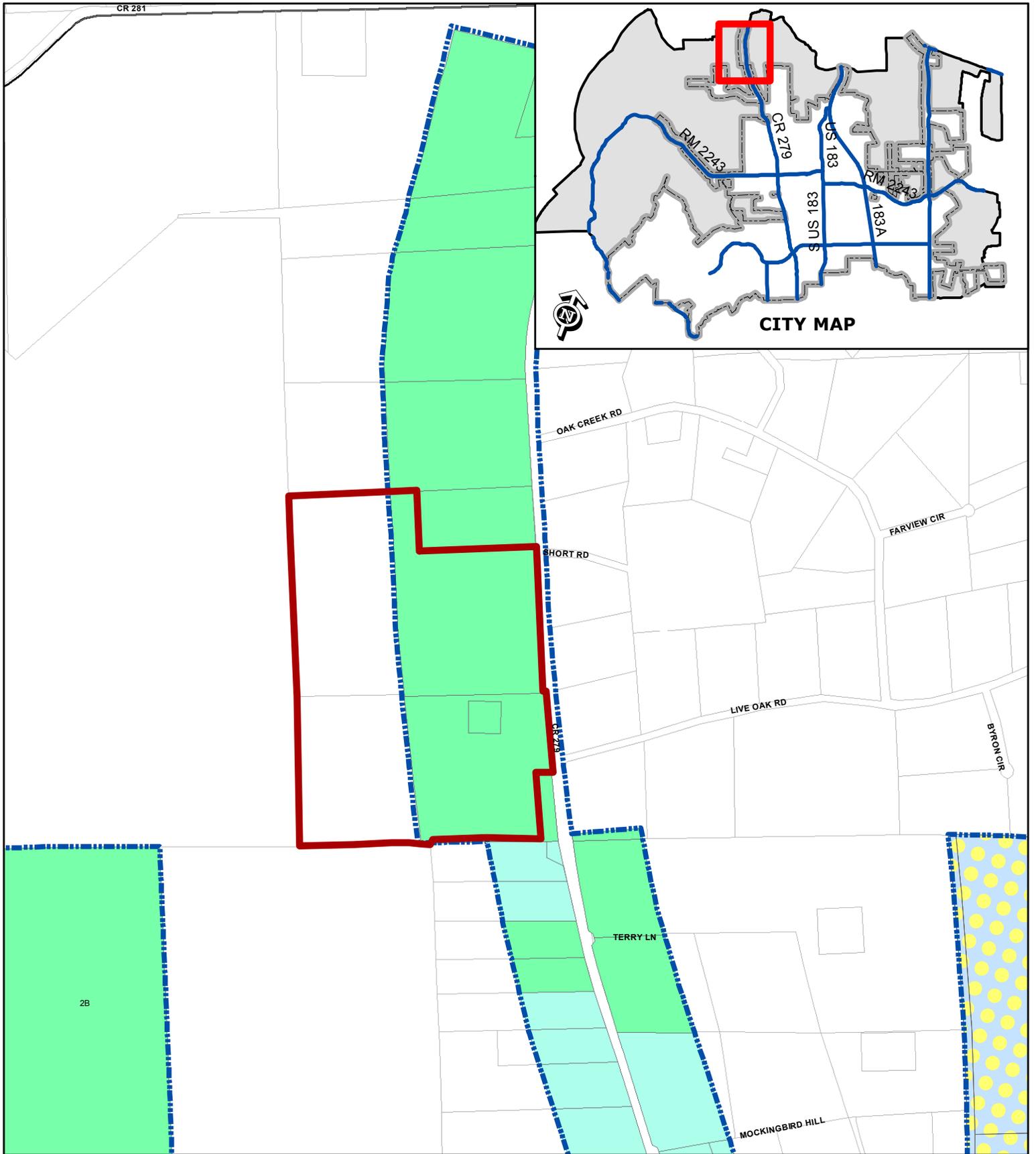
This instrument was acknowledged before me on this ____ day of _____, 2014, by Jodi Robinson, _____ of JSDJ, _____, a Texas _____, on behalf of said _____.

(SEAL)

Notary Public, State of Texas

EXHIBIT "A"

Description of Property



Whitt Ranch Development Agreement

Attachment #2

Location Exhibit
Whitt Ranch



-  Subject Property
-  City Limits
-  Extra-Territorial Jurisdiction

	SFR		SFT		GC
	SFE		SFU/MH		HC
	SFS		TF		HI
	SFU		MF		PUD
	SFC		LO		
	SFL		LC		





Executive Summary

October 15, 2015

Agenda Subject: Consideration of and Amendment to Addendum No. 1 to Facilities Agreement and Addendum No. 1 to Development and Annexation Agreement between the City of Leander, Texas; Hanna/Magee LP #1, a Texas limited partnership and Palmera Ridge Municipal Utility District of Williamson County, Texas.

Background: The City Council approved the Palmera Ridge Development Agreement and Facilities Agreement on December 5, 2013. That agreement authorized the creation of an in-city municipal utility district (MUD), established development standards and an annexation schedule for the property and included cost-sharing for the oversizing of off-site water and wastewater utilities. The agreement also contemplated the potential annexation of additional land into the MUD.

On March 5, 2015 the City Council approved an Addendum to the Development and Facilities Agreements that authorized the annexation of the 220 acre Toungate property into the Palmera Ridge MUD.

This amendment to Addendum No. 1 authorizes the annexation of 2 additional tracts of land into the Palmera Ridge MUD.

Origination: Applicant: Blake Magee

Financial Consideration: None.

Recommendation: Staff recommends approval of the amendment.

Attachments:

1. Amendment No. 1 to Addendum No. 1 of the Development and Facilities Agreements for Palmera Ridge

Prepared By:

Tom Yantis, AICP
Assistant City Manager

10/5/2015

**AMENDMENT TO ADDENDUM NO. 1 TO FACILITIES AGREEMENT
AND ADDENDUM NO. 1 TO DEVELOPMENT AND ANNEXATION
AGREEMENT**

This Amendment to Addendum No. 1 to Facilities Agreement and Addendum No. 1 to Development and Annexation Agreement (this "Amendment") is entered into effective as of _____, 2015 (the "Effective Date"), between the City of Leander, Texas, a home-rule municipal corporation (the "City"); Palmera Bluff Development, Inc., a Texas corporation ("PBD"), assignee and successor in interest of Hanna/Magee #1, L.P., a Texas limited partnership ("Hanna/Magee") and Palmera Ridge Municipal Utility District of Williamson County, Texas, a municipal utility district created and operating pursuant to Article XVI, Section 59, Texas Constitution and Chapters 49 and 54, Texas Water Code (the "District"). PBD, the City and the District are sometimes hereinafter referred to singularly as a "Party" and collectively as the "Parties". Hanna/Magee is entering into this Amendment for the sole purpose of evidencing its assignment of its rights and obligations under the Addenda, as provided in Paragraph 1, below and Palmera Ridge Development, Inc., a Texas corporation ("Original Owner") is entering into this Amendment for the sole purpose of evidencing its consent to this Amendment, as provided in Paragraph 2, below.

A. The City the Original Owner previously entered into a "Development and Annexation Agreement dated effective as of December 5, 2014 (the "Original Development Agreement") related to the development and annexation of approximately 145.26 and 52.29 acres of land in Williamson County, Texas (the "Original Property").

B. The City and the Original Owner also previously entered into a "Facilities Agreement" dated effective as of December 5, 2013, as amended by "Amendment to the Facilities Agreement for the Palmera Ridge Municipal Utility District" dated effective as of January 2, 2014 (collectively, the "Original Facilities Agreement") providing certain terms and conditions regarding the construction, acquisition, and financing of certain improvements to be constructed by or on behalf of the District and the issuance of District bonds.

C. By Addendum No. 1 to Facilities Agreement dated effective as of March 5, 2015 (the "Facilities Agreement Addendum") and Addendum No. 1 to Development and Annexation Agreement (Toungate Tract—Palmera Bluff) (the "Development Agreement Addendum") (collectively, the "Addenda"), the City and Hanna/Magee agreed on the terms and conditions on which approximately 220 acres of land, located in the extraterritorial jurisdiction of the City and more fully described in the Addenda (the "Additional Land") would be made subject to the Original Facilities Agreement, as supplemented and amended by the Facilities Agreement Addendum, and would be made subject to certain terms of the Original Development Agreement, as supplemented and amended by the Development Agreement Addendum.

D. Hanna/Magee wishes to assign its rights under the Addenda to PBD. PBD has advised the City that, in addition to the Additional Land described in the Addenda, PBD proposes to acquire the additional 8.92 acre tract and 2.38 acre tract described on

the attached **Exhibit "A"**, and PBD has requested that the definition of the Additional Land included in the Addenda be revised to include the 8.92 acre tract and the 2.38 acre tract, contingent upon PBD's acquisition thereof.

NOW, THEREFORE, for good and valuable the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Assignment by Hanna/Magee and Consent. Hanna/Magee hereby assigns its rights and obligations under the Addenda to PBD, and PBD accepts such assignment, and agrees to perform all of Hanna/Magee's obligations under the Addenda. The City and Original Owner consent to such assignment.
2. Amendment to Definition of Additional Land. Subject to PBD's acquisition of the 8.92 Acre Tract and/or the 2.38 Acre Tract, and providing proof of ownership to the other Parties in the form of a recorded deed, the definition of the "Additional Land" as used in the Addenda is amended to include the 8.92 Acre Tract and/or the 2.38 Acre Tract described on the attached **Exhibit "A"**.
3. Annexation of the 8.92 Acre Tract and/or the 2.38 Acre Tract. Within 10 days of the date that PBD acquires title to the 8.92 Acre Tract and/or the 2.38 Acre Tract, PBD will deliver to the City one or more executed petitions and municipal services plans in a form substantially similar to that set forth in the Original Agreement, requesting annexation of the tract that has been acquired.
4. Joinder by Original Owner. Original Owner consents to the inclusion of the 8.92 Acre Tract and/or the 2.38 Acre Tract in the Additional Land.
5. Effect of Amendment. Except as provided by this Amendment, the terms and provisions of Addenda will continue to govern the rights and obligations of the Parties, and all provisions and covenants of the Addenda, as amended by this instrument, will remain in full force and effect. In the event of any inconsistency between the Addenda and this Amendment, this Amendment will control and modify the terms and provisions of the Addenda.
6. Execution. This Amendment may be executed in any number of counterparts, and it will not be necessary that the signatures of all Parties be contained on any one counterpart. Additionally, for purposes of facilitating execution of this Amendment, the signature pages from separate, individually executed counterparts of this Amendment may be combined to form multiple fully executed counterparts and a facsimile signature will be deemed to be an original signature for all purposes. All executed counterparts of this Amendment will be deemed to be originals, but all counterparts, when taken together, will constitute one and the same instrument.

EXECUTED on the date or dates set forth below, to be effective as of _____, 2015.

EXECUTED in multiple originals, and in full force and effect as of the effective date.

CITY:

City of Leander, Texas, a Texas home-rule municipal corporation

Attest:

By: _____

Name: Debbie Haile

Title: City Secretary

By: _____

Name: Christopher Fielder

Title: Mayor

Date: _____

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 2015, by Christopher Fielder, Mayor of the City of Leander, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

HANNA/MAGEE:

HANNA/MAGEE L.P. #1, a Texas limited partnership

By: Hanna/Magee GP#1, Inc., a Texas corporation, its general partner

By: _____
Blake Magee, President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2015, by Blake Magee, President of Hanna/Magee GP#1, Inc., a Texas corporation, general partner of Hanna/Magee L.P. #1, a Texas limited partnership, on behalf of said corporation and limited partnership.

(SEAL)

Notary Public, State of Texas

PBD:

**Palmera Bluff Development, Inc., a
Texas corporation**

By: _____
Blake J. Magee, President

Date: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2015, by Blake J. Magee, President of Palmera Bluff Development, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

ORIGINAL OWNER:

Palmera Ridge Development, Inc., a
Texas corporation

By: _____
Blake J. Magee, President

Date: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2015, by Blake J. Magee, President of Palmera Ridge Development, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DISTRICT:

**PALMERA RIDGE MUNICIPAL
UTILITY DISTRICT OF WILLIAMSON
COUNTY, TEXAS**

By: _____
_____, _____
Board of Directors

Attest:

By: _____
_____, _____
Board of Directors

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

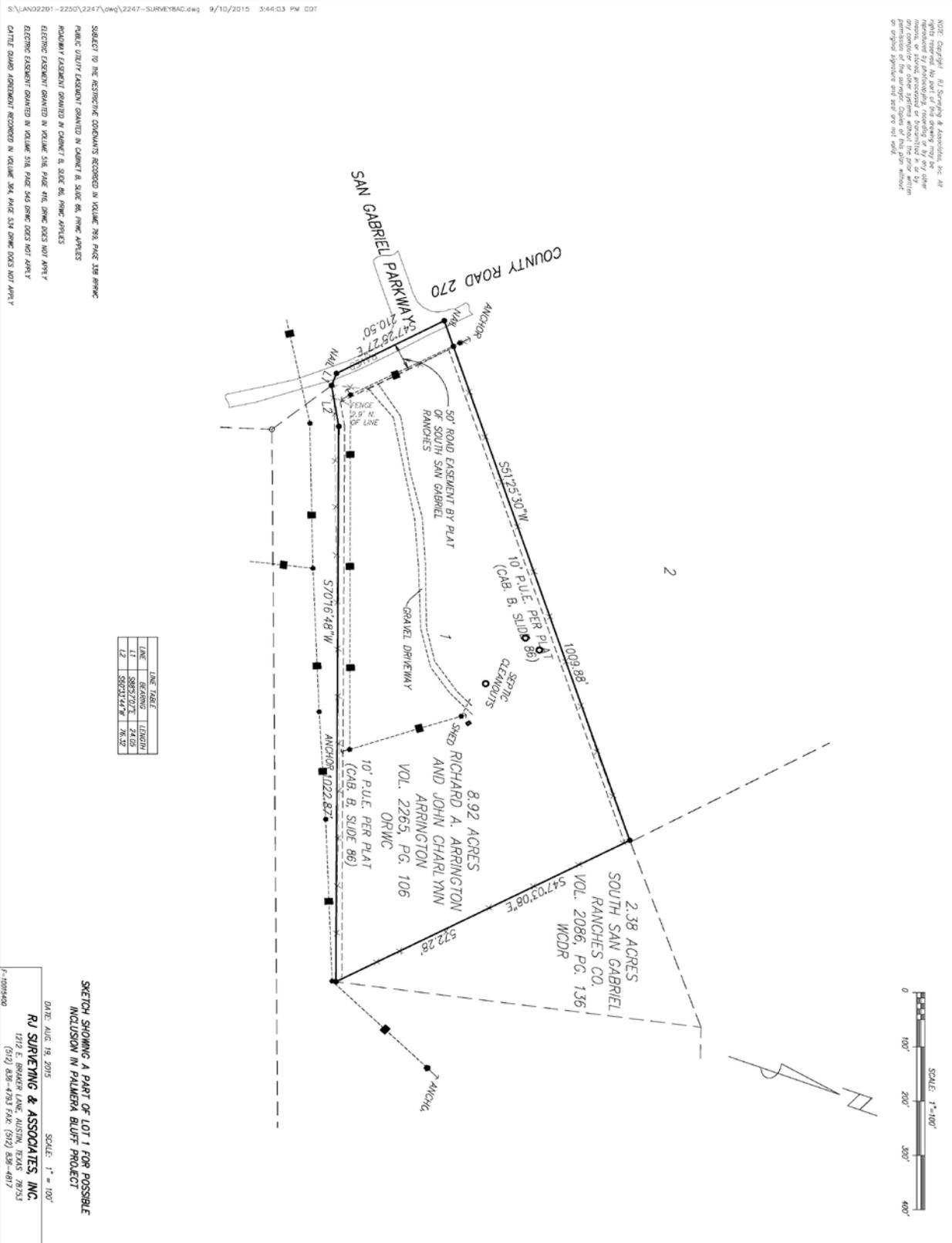
This instrument was acknowledged before me on this ____ day of _____, 2015, by Richard Munoz, Jr., Vice President and _____, Assistant Secretary of the Board of Directors of Palmera Ridge Municipal Utility District of Williamson County, Texas on behalf of said district.

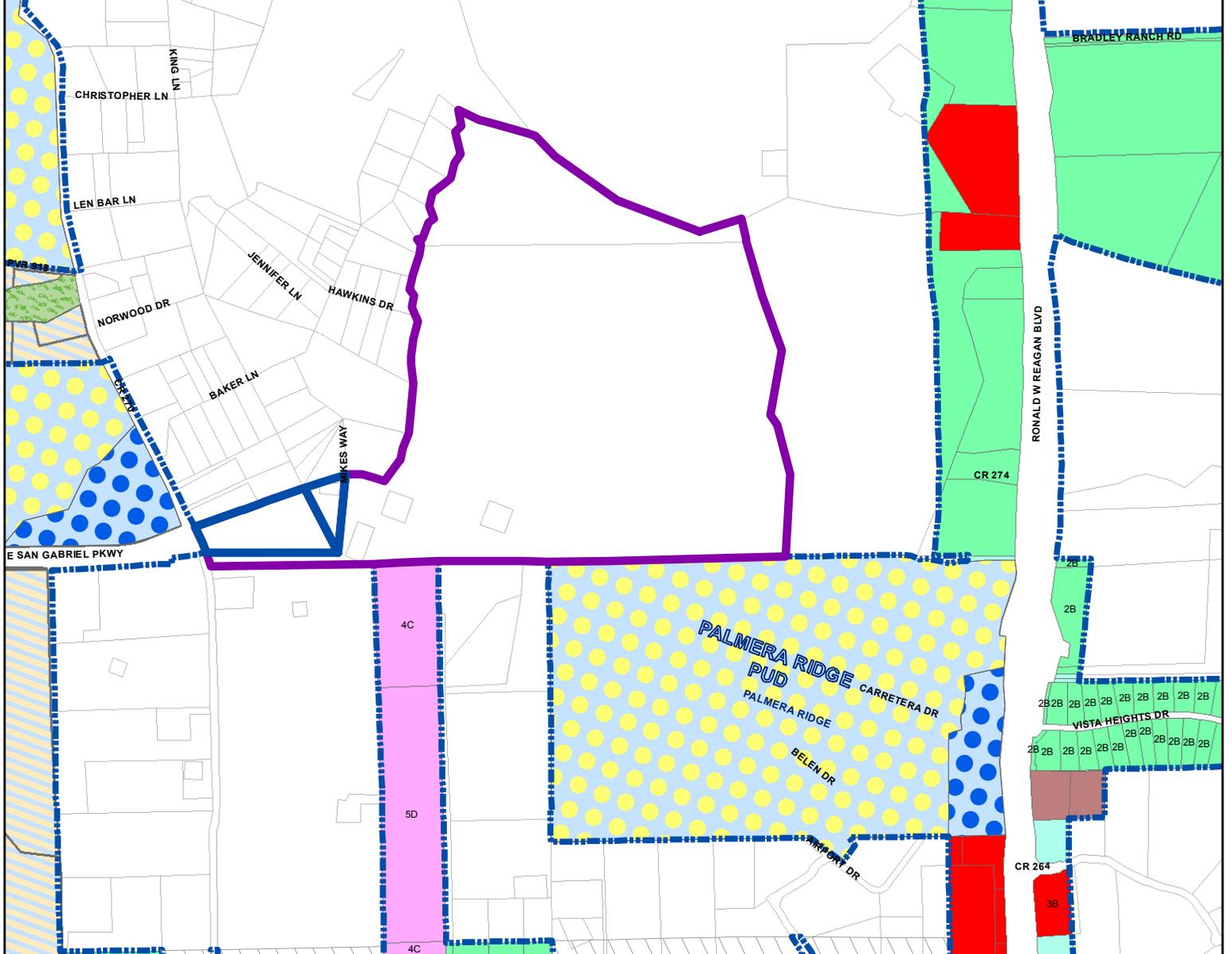
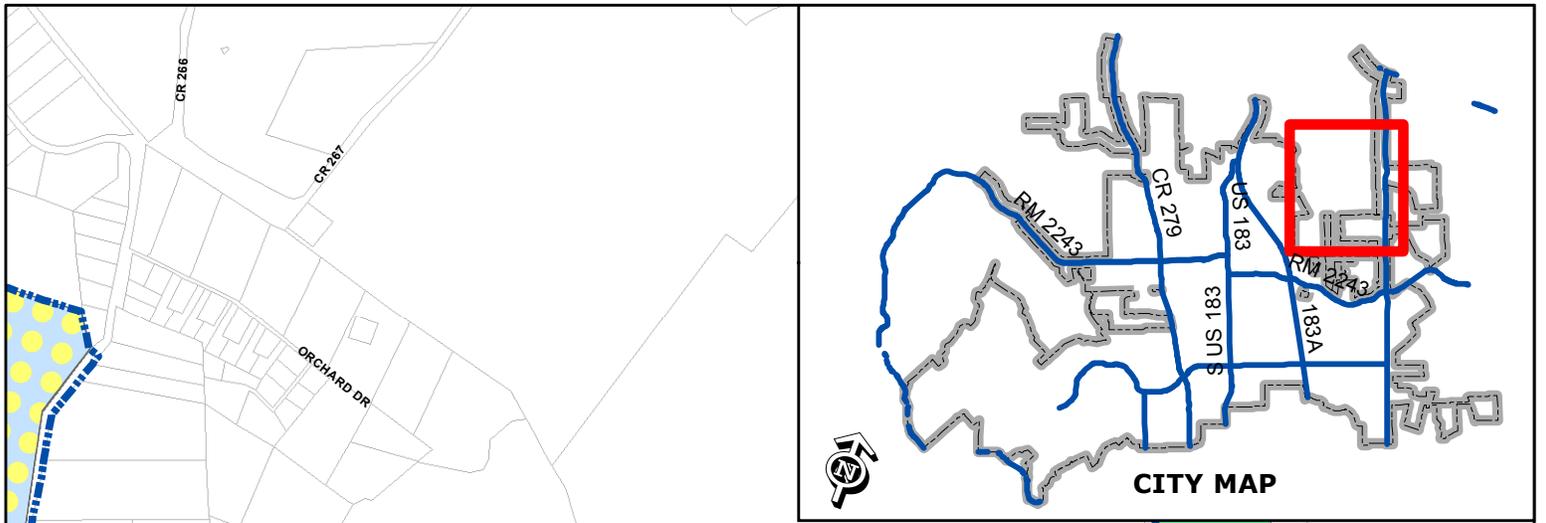
(SEAL)

Notary Public, State of Texas

EXHIBIT "A"

8.92 Acre Tract and 2.38 Acre Tract





Palmera Ridge Development Agreement Amendment

Attachment #2

Location Exhibit



-  Amendment
-  Toungate Property
-  City Limits

- | | | |
|---|--|---|
|  SFR |  SFT |  GC |
|  SFE |  SFU/MH |  HC |
|  SFS |  TF |  HI |
|  SFU |  MF |  PUD |
|  SFC |  LO | |
|  SFL |  LC | |

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Feet



Executive Summary

October 15, 2015

Agenda Subject: A resolution of the City Of Leander, Texas, accepting the petition for annexation of 37.079 acres, more or less, of land generally located west of Ronald Reagan Blvd. and north of the South San Gabriel River in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related matters.

Background: The resolution accepts the petition for voluntary annexation for the tracts of land as shown on the attached maps. The property includes approximately 37.079 acres on the west side of Ronald Reagan Blvd just north of the South San Gabriel River. The resolution sets the two public hearings for December 3, 2015 and December 17, 2015. The first reading of the ordinance is scheduled for January 7, 2016 and the second and final reading is scheduled for January 21, 2016.

Origination: Applicant

Recommendation: Staff recommends approving the resolution

Attachments:

1. Annexation Petition
2. Resolution with exhibits
3. Annexation Schedule
4. Location maps

Prepared by: Tom Yantis, AICP
Assistant City Manager

10/5//2015

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LEANDER
FOR ANNEXATION OF PROPERTY**

WHEREAS, the undersigned is the owner of certain tracts of property located within Williamson County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the “subject property”);

WHEREAS, the undersigned has sought the annexation of the subject property by the City of Leander, Texas, (hereinafter sometimes referred to as “City”), in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to §43.021, *Tex. Loc. Gov’t. Code* and the request of the property owner, is authorized to annex the subject property; and,

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Requests the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Leander, Texas, of all portions of the subject property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City and further described as follows:

All those certain tracts or parcels of land being 37.079 acres, more or less, situated in the Henry Garmes Survey, Abstract No. 269, located in Williamson County, Texas, to include tracts of land identified by Williamson County Appraisal District Property ID’s: R497583 and R473803 and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

SECTION TWO: Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the municipal services plan.

SECTION THREE: Acknowledges and represents having received, read and understood the attached “draft” Service Plan, attached hereto as Exhibit “B”, (proposed to be applicable to and adopted for the subject property) and that such “draft” Service Plan is wholly adequate and acceptable to the undersigned who hereby requests the City Council to proceed with the annexation

and preparation of a final Municipal Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees that all city services to the subject property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City of Leander and in the real property records of Williamson County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the subject property.

FILED, this ___ day of _____ 2015, with the City Secretary of the City of Leander, Williamson County, Texas.

Petitioner

By: _____

Name: Robert E. Tesch

Title: Owner

STATE OF TEXAS §

§

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert E. Tesch, Owner of the subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind the subject property and that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of _____ 2015.

(SEAL)

Notary Public - State of Texas

Exhibit “A”

SUBJECT PROPERTY DESCRIPTION

Exhibit “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

- E. Maintenance of parks and playgrounds within the City.
- F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.
- G. Maintenance of other City facilities, buildings and service.
- H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

- A. Water service and maintenance of water facilities as follows:
 - (i) Inspection of water distribution lines as provided by statutes of the State of Texas.
 - (ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for

service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) (a) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

(b) This paragraph shall apply, in addition to paragraph 2B(ii)(a), in the event the City contracts with City of Liberty Hill, Texas to provide wholesale wastewater service to an area that includes the subject property (the "Wholesale Wastewater Agreement"). The landowners, on behalf of themselves and the landowners' respective grantees, successors, assigns and subsequent purchasers of the subject property, agree to pay three hundred fifty dollars (\$350.00) per living unit equivalent (the "System Reservation Fee"), as that term is defined in the Wholesale Wastewater Agreement, for the purpose of reserving capacity in the South San Gabriel Plant, as that term is defined in the Wholesale Wastewater Agreement, at the time that the landowner submits a preliminary plat for the subject property, or any portion thereof, and acknowledges and agrees that payment of the System Reservation Fee shall be a condition of preliminary plat approval. Further, the landowners, on behalf of themselves and the landowners' respective grantees, successors, assigns, and subsequent purchasers of the subject property, agree that each lot, tract, parcel or building site within the subject property that will be provided with wastewater service by the City

shall pay the Connection Fee set forth in the Wholesale Wastewater Agreement. The Connection Fee shall be payable with respect to a lot, tract, parcel, or building site at the time the building permit for each building or structure is applied for, or if no building permit is required, then upon the date application is made to the City for connection to the City's wastewater system. The System Reservation Fee and the Connection Fee shall be in addition to any other fee, rates, and charges charged by the City for wastewater service to similarly situated customers. When evaluating the application of City policies, rules, and ordinances to similarly situated areas and customers of the City, land and customers located within the area served by the City pursuant to the Wholesale Wastewater Agreement are similarly situated areas and customers of the City, subject to individual development agreements that may be applicable to such land.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Service Plan is attached.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LEANDER, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF 37.079 ACRES, MORE OR LESS, OF LAND LOCATED IN WILLIAMSON COUNTY, TEXAS; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the owner of certain properties located within Williamson County, Texas, has petitioned the City of Leander, Texas, (herein the “City”), a home-rule City, for annexation of said properties, more particularly described herein (the “subject property”), into the City limits;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City and the owners have made application for annexation;

WHEREAS, after review and consideration of such petition for annexation, the City Council finds that the subject property is exempt from the City’s annexation plan pursuant to § 43.052 (h)(2) of the *Local Government Code*; and,

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

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

Section 1. Findings. 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. Proceedings. The petition for annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft services plan shown in Exhibit “B”, are hereby accepted:

All those certain tracts or parcels of land being 37.079 acres, more or less, situated in the Henry Garmes Survey, Abstract No. 269, located in Williamson County, Texas, to include tracts of land identified by Williamson County Appraisal District Property ID’s: R497583 and R473803 and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Two public hearings are set for the dates of December 3, 2015 and December 17, 2015. Notice of such hearings shall be posted and the hearings shall be open to the public to accept public comment on the annexation request. In the event of a conflict between the subject property descriptions contained herein, Exhibit “A” shall control.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution 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 15th day of October, 2015.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

Exhibit "A"

SUBJECT PROPERTY DESCRIPTION

Exhibit “B”

**MUNICIPAL SERVICES PLAN
FOR PROPERTY TO BE
ANNEXED INTO THE CITY OF LEANDER**

WHEREAS, the City of Leander, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties

and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) (a) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

(b) This paragraph shall apply, in addition to paragraph 2B(ii)(a), in the event the City contracts with City of Liberty Hill, Texas to provide wholesale wastewater service to an area that includes the subject property (the "Wholesale Wastewater Agreement"). The landowners, on behalf of themselves and the landowners' respective grantees, successors, assigns and subsequent purchasers of the subject property, agree to pay three hundred fifty

dollars (\$350.00) per living unit equivalent (the “System Reservation Fee”), as that term is defined in the Wholesale Wastewater Agreement, for the purpose of reserving capacity in the South San Gabriel Plant, as that term is defined in the Wholesale Wastewater Agreement, at the time that the landowner submits a preliminary plat for the subject property, or any portion thereof, and acknowledges and agrees that payment of the System Reservation Fee shall be a condition of preliminary plat approval. Further, the landowners, on behalf of themselves and the landowners’ respective grantees, successors, assigns, and subsequent purchasers of the subject property, agree that each lot, tract, parcel or building site within the subject property that will be provided with wastewater service by the City shall pay the Connection Fee set forth in the Wholesale Wastewater Agreement. The Connection Fee shall be payable with respect to a lot, tract, parcel, or building site at the time the building permit for each building or structure is applied for, or if no building permit is required, then upon the date application is made to the City for connection to the City’s wastewater system. The System Reservation Fee and the Connection Fee shall be in addition to any other fee, rates, and charges charged by the City for wastewater service to similarly situated customers. When evaluating the application of City policies, rules, and ordinances to similarly situated areas and customers of the City, land and customers located within the area served by the City pursuant to the Wholesale Wastewater Agreement are similarly situated areas and customers of the City, subject to individual development agreements that may be applicable to such land.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

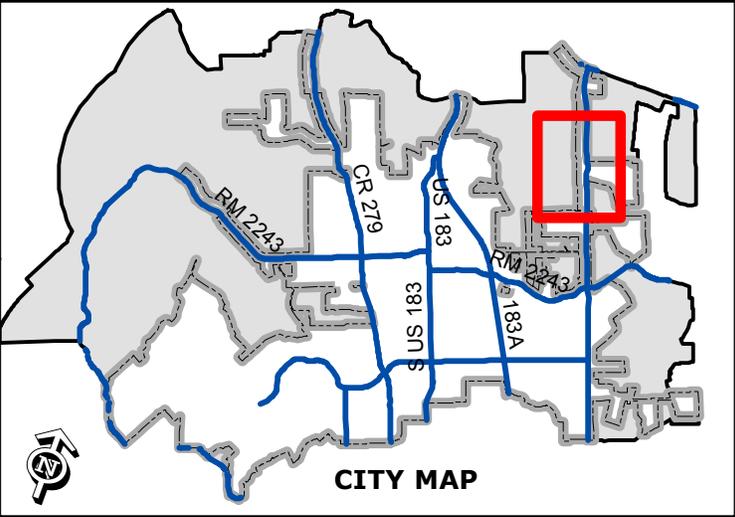
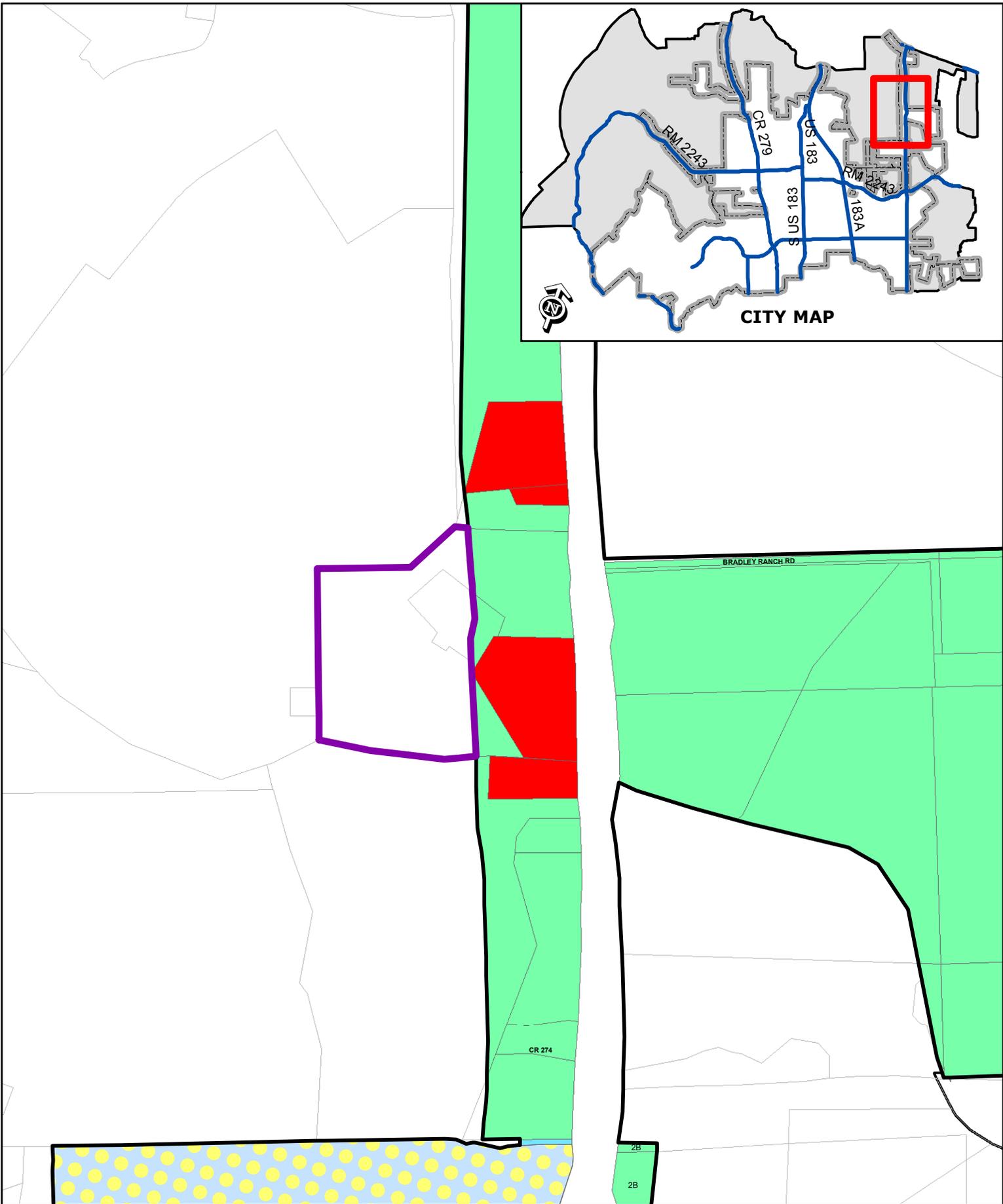
(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Service Plan is attached.

**SCHEDULE FOR VOLUNTARY ANNEXATION
TOUNGATE / PALMERA BLUFF +/- 220.30 Acres, VALLEY VISTA AND CR 269**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 15, 2015	COUNCIL BY WRITTEN RESOLUTION Directs notification to land owners; and sets two (2) Public Hearings December 3, 2015 and December 17 2015 ; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By November 2, 2015	NOTICE TO property owners & utility providers	Loc. Gov't Code § 43.062(a)
November 18, 2015** Publish notice of First Public Hearing and send school district notice	NEWSPAPER NOTICES RE: FIRST AND SECOND PUBLIC HEARINGS ; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c).
December 2, 2015** Publish notice of Second Public Hearing	SCHOOL DISTRICT NOTICE (notify each school district of possible impact w/in the period prescribed for publishing the notice of the <u>First Public Hearing</u> .)	Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
December 3, 2015*	1st PUBLIC HEARING AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
December 17, 2015*	2nd PUBLIC HEARING AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date January 7, 2016*	FIRST READING OF ORDINANCE <i>REGULAR MEETING</i>	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
January 21, 2016; Or at a special called meeting after the 1st First Reading	SECOND-FINAL READING OF ORDINANCE <i>REGULAR MEETING</i>	Not more than 90 days after 1 st reading of Ordinance § 43.064.
Within 30 days of Second Reading	CITY SENDS COPY OF MAP showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO: <ol style="list-style-type: none"> 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads 7. State Comptroller 8. Franchise Holders 	

*Dates in **BOLD** are **MANDATORY** dates to follow this schedule. Please advise if deviation.

**Newspaper notices to paper by 5p.m. the preceding Wednesday.



ANNEXATION 15-A-004

Valley Vista Annexation

 Subject Property



0 200
Feet



Executive Summary

October 15, 2015

Agenda Subject: A resolution of the City Of Leander, Texas, accepting the petition for annexation of a 229.22 acres, more or less, tract of land generally located north of Hero Way and west of Ronald Reagan Blvd. in Williamson County, Texas; setting an annexation schedule; providing for open meetings and other related matters.

Background: The resolution accepts the petition for voluntary annexation for the tracts of land as shown on the attached maps. The property includes approximately 229.22 acres on the west side Ronald Reagan Blvd north of Hero Way and is the additional land that was approved by the City Council on March 5, 2015 to be included in the Palmera Ridge MUD plus two additional tracts. The resolution sets the two public hearings for December 3, 2015 and December 17, 2015. The first reading of the ordinance is scheduled for January 7, 2016 and the second and final reading is scheduled for January 21, 2016.

Origination: Applicant

Recommendation: Staff recommends approving the resolution

Attachments:

1. Annexation Petition
2. Resolution with exhibits
3. Annexation Schedule
4. Location maps

Prepared by: Tom Yantis, AICP
Assistant City Manager

10/5//2015

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LEANDER
FOR ANNEXATION OF PROPERTY**

WHEREAS, the undersigned are the owners of a certain tract of property located within Williamson County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the “Subject Property”);

WHEREAS, the subject property is the “Additional Land” described in the Addendum No. 1 to Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City of Leander (the “City”) and Hanna/Magee L.P. #1, (“Hanna/Magee”) recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas (the “Addendum”), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District (the “District”) (the “Original Development Agreement”);

WHEREAS, in accordance with the Addendum, Hanna/Magee agreed cause a petition requesting annexation of the subject property, which is intended to be developed as provided in the Addendum, by the City, in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to §43.021, *Tex. Loc. Gov't. Code* and the request of the property owner, is authorized to annex the subject property; and

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted; subject to the terms of the Addendum and the Original Development Agreement;

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Requests the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Leander, Texas, of all portions of the subject property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City and further described as follows:

All that certain tract or parcel of land, being 220.30 acres, more or less, located in Williamson County, Texas, and being more particularly described in the **Exhibit “A”**, attached hereto and incorporated herein for all purposes.

SECTION TWO: Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the Municipal Services Plan.

SECTION THREE: Acknowledges and represents having received, read and understood the attached "draft" Municipal Services Plan, attached hereto as **Exhibit "B"** (proposed to be applicable to and adopted for the subject property), and that such "draft" Municipal Services Plan is wholly adequate and acceptable to the undersigned who hereby requests the City Council to proceed with the annexation and preparation of a final Municipal Services Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees that all city services to the subject property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City and in the real property records of Williamson County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the subject property.

SECTION SIX: Nothing contained herein will diminish or amend any provision of the Addendum or the Original Development Agreement. If there is any conflict between the terms of the Addendum or the Original Development Agreement and this Request and Petition, the terms of the Addendum or Original Development Agreement, as applicable, shall control.

FILED, this 21st day of July 2015, with the City Secretary of the City of Leander, Williamson County, Texas.

The remainder of this page has been left blank intentionally and the signature pages follow.

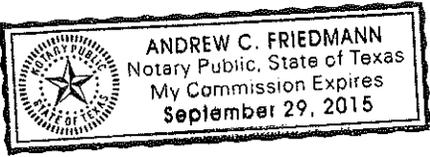
Petitioner:

Ernest Loyd Toungate
Ernest Loyd Toungate

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ernest Loyd Toungate, an owner of the subject property and a Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of July, 2015.



[Signature]
Notary Public - State of Texas

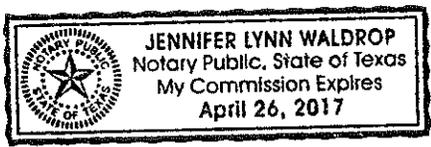
[Signature]
Mark Toungate

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Mark Toungate, heir-at-law of Lawrence Virgil Toungate, Jr. Deceased, an owner of the subject property and a Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of July, 2015.

(SEAL)



[Signature]
Notary Public - State of Texas

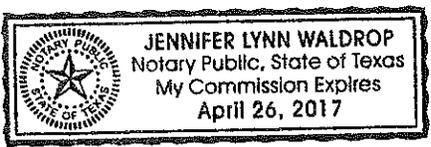
Nancy Cheryl Toungate
Nancy Cheryl Toungate

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **Nancy Cheryl Toungate**, heir-at-law of Lawrence Virgil Toungate, Jr. Deceased, an owner of the subject property and a Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind such entity and executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of July, 2015.

(SEAL)



Jennifer Lynn Waldrop
Notary Public - State of Texas

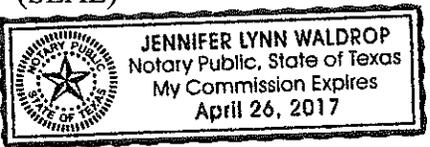
Laura Nicole Toungate
Laura Nicole Toungate

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **Laura Nicole Toungate**, heir-at-law of Lawrence Virgil Toungate, Jr. Deceased, an owner of the subject property and a Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind such entity and executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of July, 2015.

(SEAL)



Jennifer Lynn Waldrop
Notary Public, State of Texas

Exhibit “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, the subject property is the “Additional Land” described in the Addendum No. 1 to Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City of Leander (the “City”) and Hanna/Magee L.P. #1, (“Hanna/Magee”) recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas (the “Addendum”), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District (the “District”) (the “Original Development Agreement”);

WHEREAS, the Addendum and the Original Development Agreement provide for the construction of certain infrastructure to provide water and wastewater services to the subject property and certain other property described in the Original Development Agreement;

WHEREAS, such infrastructure and other existing infrastructure are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no other capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows: Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows: Fire protection by the

present personnel and equipment of the City fire fighting force and the volunteer fire fighting force within the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows: Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows: Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows: On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area and, until the zoning of the subject property is established by ordinance after annexation, the subject property shall be temporarily zoned "SFR-1-B"; provided that the subject property shall be entitled to developed in accordance with the land uses more specifically provided in the Addendum and Original Development Agreement. It is the City's intent to zone the subject property at the owner's request in a manner that is not inconsistent with such uses, as provided in the Addendum and Original Development Agreement. The Planning and Zoning Commission and the City Council will consider the applicant's request to process a zoning application and zone the subject property for such use and development following final annexation of the subject property.

I. Library service: service by present personnel, equipment and facilities within the City.

J. Storm Water Management: Owner will provide a storm water system at its own expense, which will be inspected by City Engineers at the time of completion. The City will then maintain the storm water system upon acceptance by the City.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property and the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) The City intends to provide water services to the subject property pursuant to the

Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to water service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, the City will provide water service in accordance with the applicable rules and regulations for the provision of water service, water service will be by the City in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. The owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the water lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The water system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) The City intends to provide wastewater services to the subject property pursuant to the Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to wastewater service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, wastewater service will be provided to the subject property, or applicable portions thereof, by the City in accordance the applicable ordinances, rules and regulations for the provision of wastewater service. The Owner shall construct the internal wastewater lines and pay the costs of line extension and construction of such facilities necessary to provide wastewater service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the wastewater lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for

service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, subject to and except as provided within the terms, conditions, and requirements of the Addendum and Original Development Agreement, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the subject property, provided that improvements may be required by the owner under the City Rules, as such term is defined in the Original Development Agreement.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None, except as provided in the Addendum and Original Development Agreement. Upon development of the subject property, save and except as

provided in the Addendum and Original Development Agreement, the Owner will be responsible for the development costs the same as a developer in a similarly situated area. Capital Improvements shall be designed, constructed and installed by the owner as provided in the Development Agreement.

(4) **Term.** If not previously expired, this Municipal Services Plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the exhibits attached to the Annexation Ordinance to which this Municipal Services Plan is attached.

(6) **Addendum and Original Development Agreement Controlling.** In the event of any conflict between this Municipal Services Plan and the Addendum or Original Development Agreement, as applicable, the Addendum or Original Development Agreement, as appropriate, will control.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LEANDER
FOR ANNEXATION OF PROPERTY

WHEREAS, the undersigned is the owner of a certain tract of property located within Williamson County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the “Subject Property”);

WHEREAS, the subject property is proposed to be included in the “Additional Land” described in the proposed Amendment to Addendum No. 1 to Facilities Agreement and Addendum No. 1 to Development and Annexation Agreement, which is proposed to amend Addendum No. 1 to Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City of Leander (the “City”) and Hanna/Magee L.P. #1, (“Hanna/Magee”) recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas (as it may be amended, the “Addendum”), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District (the “District”) (the “Original Development Agreement”);

WHEREAS, in accordance with the Addendum, as it is proposed to be amended, Hanna/Magee agreed cause a petition requesting annexation of the subject property, which is intended to be developed as provided in the Addendum by the City, in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to §43.021, *Tex. Loc. Gov't. Code* and the request of the property owner, is authorized to annex the subject property; and

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted; subject to the terms of the Addendum and the Original Development Agreement;

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Requests the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Leander, Texas, of all portions of the subject property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City and further described as follows:

All that certain tract or parcel of land, being 8.92 acres, more or less, located in Williamson County, Texas, and being more particularly described in the **Exhibit**

“A”, attached hereto and incorporated herein for all purposes.

SECTION TWO: Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the Municipal Services Plan.

SECTION THREE: Acknowledges and represents having received, read and understood the attached “draft” Municipal Services Plan, attached hereto as **Exhibit “B”** (proposed to be applicable to and adopted for the subject property), and that such “draft” Municipal Services Plan is wholly adequate and acceptable to the undersigned who hereby requests the City Council to proceed with the annexation and preparation of a final Municipal Services Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees that all city services to the subject property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agrees that a copy of this Request and Petition may be filed of record in the offices of the City and in the real property records of Williamson County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the subject property.

SECTION SIX: Nothing contained herein will diminish or amend any provision of the Addendum or the Original Development Agreement. If there is any conflict between the terms of or the Original Development Agreement and this Request and Petition, the terms of the Addendum or Original Development Agreement, as applicable, shall control.

FILED, this 6th day of October 2015, with the City Secretary of the City of Leander, Williamson County, Texas.

The remainder of this page has been left blank intentionally and the signature pages follow.

Petitioner:

Palmera Bluff Development, Inc., a Texas corporation

By: 
_____ **Blake Magee, President**

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Blake Magee, President of Palmera Bluff Development, Inc., the owner of the subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of October, 2015.




_____ **Notary Public - State of Texas**

Exhibit “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, the subject property is the “Additional Land” included in the Addendum No. 1 to Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City of Leander (the “City”) and Hanna/Magee L.P. #1, (“Hanna/Magee”) recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas, pursuant to proposed Amendment to Addendum No. 1 to Facilities Agreement and Addendum No. 1 to Development and Annexation Agreement (the “Addendum”), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District (the “District”) (the “Original Development Agreement”);

WHEREAS, the Addendum and the Original Development Agreement provide for the construction of certain infrastructure to provide water and wastewater services to the subject property and certain other property described in the Original Development Agreement;

WHEREAS, such infrastructure and other existing infrastructure are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no other capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows: Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows: Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force within the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows: Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows: Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows: On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area and, until the zoning of the subject property is established by ordinance after annexation, the subject property shall be temporarily zoned "SFR-1-B"; provided that the subject property shall be entitled to developed in accordance with the land uses more specifically provided in the Addendum and Original Development Agreement. It is the City's intent to zone the subject property at the owner's request in a manner that is not inconsistent with such uses, as provided in the Addendum and Original Development Agreement. The Planning and Zoning Commission and the City Council will consider the applicant's request to process a zoning application and zone the subject property for such use and development following final annexation of the subject property.

I. Library service: service by present personnel, equipment and facilities within the City.

J. Storm Water Management: Owner will provide a storm water system at its own expense, which will be inspected by City Engineers at the time of completion. The City will then maintain the storm water system upon acceptance by the City.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property and the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) The City intends to provide water services to the subject property pursuant to the Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to water service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, the City will provide water service in accordance with the applicable rules and regulations for the provision of water service, water service will be by the City in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. The owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the water lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The water system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) The City intends to provide wastewater services to the subject property pursuant to the Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to wastewater service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, wastewater service will be provided to the subject property, or applicable portions thereof, by the City in accordance the applicable ordinances, rules and regulations for the provision of wastewater service. The Owner shall construct the internal wastewater lines and pay the costs of line extension and construction of such facilities necessary to provide wastewater service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the wastewater lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be

installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, subject to and except as provided within the terms, conditions, and requirements of the Addendum and Original Development Agreement, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the subject property, provided that improvements may be required by the owner under the City Rules, as such term is defined in the Original Development Agreement.

(3) **Capital Improvements.** Construction of the following capital improvements shall be

initiated after the effective date of the annexation: None, except as provided in the Addendum and Original Development Agreement. Upon development of the subject property, save and except as provided in the Addendum and Original Development Agreement, the Owner will be responsible for the development costs the same as a developer in a similarly situated area. Capital Improvements shall be designed, constructed and installed by the owner as provided in the Development Agreement.

(4) **Term.** If not previously expired, this Municipal Services Plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the exhibits attached to the Annexation Ordinance to which this Municipal Services Plan is attached.

(6) **Addendum and Original Development Agreement Controlling.** In the event of any conflict between this Municipal Services Plan and the Addendum or Original Development Agreement, as applicable, the Addendum or Original Development Agreement, as appropriate, will control.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LEANDER, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF A 229.22 ACRES, MORE OR LESS, TRACT OF LAND LOCATED IN WILLIAMSON COUNTY, TEXAS; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the owners of certain property located within Williamson County, Texas, has petitioned the City of Leander, Texas, (herein the “City”), a home-rule City, for annexation of said property, more particularly described herein (the “subject property”), into the City limits;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City and the owners have made application for annexation;

WHEREAS, after review and consideration of such petition for annexation, the City Council finds that the property is exempt from the City’s annexation plan pursuant to § 43.052 (h)(2) of the *Local Government Code*; and,

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted, as modified by that certain Addendum No. 1 to the Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City and Hanna/Magee L.P. #1, recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas (the “Addendum”), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District;

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

Section 1. Findings. 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. Proceedings. The petition for annexation of the following property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft services plan shown in Exhibit “C”, submitted by Petitioner, are hereby accepted:

All that certain tract or parcel of land being 220.30 acres, more or less, located in Williamson County, Texas, being the “Additional Land” described in the Addendum and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

All that certain tract or parcel of land being 8.92 acres, more or less, , located in

Williamson County, Texas, being the “Additional Land” described in the Addendum and being more particularly shown and described in the Exhibit “B” attached hereto and incorporated herein for all purposes.

Two public hearings are set for the dates of December 3, 2015 and December 17, 2015. Notice of such hearings shall be posted and the hearings shall be open to the public to accept public comment on the annexation request.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution 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 15th day of October, 2015.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

Exhibit "B"

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the "City") intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, the subject property is the "Additional Land" described in the Addendum No. 1 to Development and Annexation Agreement (Toungate Tract – Palmera Bluff) between the City of Leander (the "City") and Hanna/Magee L.P. #1, ("Hanna/Magee") recorded under Document No. 2015022090, Official Public Records of Williamson County, Texas (the "Addendum"), which Addendum supplements the Development and Annexation Agreement between the City, Palmera Ridge Development, Inc. and Palmera Ridge Municipal Utility District (the "District") (the "Original Development Agreement");

WHEREAS, the Addendum and the Original Development Agreement provide for the construction of certain infrastructure to provide water and wastewater services to the subject property and certain other property described in the Original Development Agreement;

WHEREAS, such infrastructure and other existing infrastructure are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no other capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows: Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows: Fire protection by the

present personnel and equipment of the City fire fighting force and the volunteer fire fighting force within the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows: Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows: Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows: On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area and, until the zoning of the subject property is established by ordinance after annexation, the subject property shall be temporarily zoned "SFR-1-B"; provided that the subject property shall be entitled to developed in accordance with the land uses more specifically provided in the Addendum and Original Development Agreement. It is the City's intent to zone the subject property at the owner's request in a manner that is not inconsistent with such uses, as provided in the Addendum and Original Development Agreement. The Planning and Zoning Commission and the City Council will consider the applicant's request to process a zoning application and zone the subject property for such use and development following final annexation of the subject property.

I. Library service: service by present personnel, equipment and facilities within the City.

J. Storm Water Management: Owner will provide a storm water system at its own expense, which will be inspected by City Engineers at the time of completion. The City will then maintain the storm water system upon acceptance by the City.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property and the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) The City intends to provide water services to the subject property pursuant to the

Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to water service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, the City will provide water service in accordance with the applicable rules and regulations for the provision of water service, water service will be by the City in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. The owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the water lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The water system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) The City intends to provide wastewater services to the subject property pursuant to the Addendum and Original Development Agreement, and the terms of the Addendum and Original Development Agreement applicable to wastewater service are incorporated herein by reference. Save and except as provided in the Addendum and Original Development Agreement, wastewater service will be provided to the subject property, or applicable portions thereof, by the City in accordance the applicable ordinances, rules and regulations for the provision of wastewater service. The Owner shall construct the internal wastewater lines and pay the costs of line extension and construction of such facilities necessary to provide wastewater service to the subject property as required in City ordinances, except as otherwise provided in the Addendum and Original Development Agreement. Upon acceptance of the wastewater lines within the subject property and any off-site improvements required by the Addendum and Original Development Agreement, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for

service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Addendum or the Original Development Agreement, the terms and provisions of the Addendum or Original Development Agreement, as applicable, shall govern and control.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, subject to and except as provided within the terms, conditions, and requirements of the Addendum and Original Development Agreement, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the subject property, provided that improvements may be required by the owner under the City Rules, as such term is defined in the Original Development Agreement.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None, except as provided in the Addendum and Original Development Agreement. Upon development of the subject property, save and except as

provided in the Addendum and Original Development Agreement, the Owner will be responsible for the development costs the same as a developer in a similarly situated area. Capital Improvements shall be designed, constructed and installed by the owner as provided in the Development Agreement.

(4) **Term.** If not previously expired, this Municipal Services Plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the exhibits attached to the Annexation Ordinance to which this Municipal Services Plan is attached.

(6) **Addendum and Original Development Agreement Controlling.** In the event of any conflict between this Municipal Services Plan and the Addendum or Original Development Agreement, as applicable, the Addendum or Original Development Agreement, as appropriate, will control.

**SCHEDULE FOR VOLUNTARY ANNEXATION
TOUNGATE / PALMERA BLUFF +/- 220.30 Acres, VALLEY VISTA AND CR 269**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 15, 2015	COUNCIL BY WRITTEN RESOLUTION Directs notification to land owners; and sets two (2) Public Hearings December 3, 2015 and December 17 2015 ; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By November 2, 2015	NOTICE TO property owners & utility providers	Loc. Gov't Code § 43.062(a)
November 18, 2015** Publish notice of First Public Hearing and send school district notice	NEWSPAPER NOTICES RE: FIRST AND SECOND PUBLIC HEARINGS ; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c).
December 2, 2015** Publish notice of Second Public Hearing	SCHOOL DISTRICT NOTICE (notify each school district of possible impact w/in the period prescribed for publishing the notice of the <u>First Public Hearing</u> .)	Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
December 3, 2015*	1st PUBLIC HEARING AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
December 17, 2015*	2nd PUBLIC HEARING AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date January 7, 2016*	FIRST READING OF ORDINANCE <i>REGULAR MEETING</i>	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
January 21, 2016; Or at a special called meeting after the 1st First Reading	SECOND-FINAL READING OF ORDINANCE <i>REGULAR MEETING</i>	Not more than 90 days after 1 st reading of Ordinance § 43.064.
Within 30 days of Second Reading	CITY SENDS COPY OF MAP showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO: <ol style="list-style-type: none"> 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads 7. State Comptroller 8. Franchise Holders 	

*Dates in **BOLD** are **MANDATORY** dates to follow this schedule. Please advise if deviation.

**Newspaper notices to paper by 5p.m. the preceding Wednesday.



Executive Summary

October 15, 2015

Agenda Subject: A resolution of the City Of Leander, Texas, initiating the voluntary annexation of tracts of land located along and abutting Hero Way (Formerly County Road 269) in Williamson County, Texas pursuant to the terms and expiration of Development Agreements under Section 43.035, Texas Local Government Code; setting an annexation schedule; providing for open meetings and other related matters.

Background: The resolution initiates the voluntary annexation for the tracts of land as shown on the attached maps. The properties includes all those tracts subject to development agreements under Section 43.035 that were entered into between the City and property owners along CR 269 (now Hero Way) in 2010. The agreements provided for the voluntary annexation of the properties to be initiated after the expiration of the term of the agreements which was 5 years. The resolution sets the two public hearings for December 3, 2015 and December 17, 2015. The first reading of the ordinance is scheduled for January 7, 2016 and the second and final reading is scheduled for January 21, 2016.

Origination: Annexation development agreements

Recommendation: Staff recommends approving the resolution

Attachments:

1. Resolution with exhibits
2. Annexation Schedule
3. Location maps

Prepared by: Tom Yantis, AICP
Assistant City Manager

10/5//2015

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LEANDER, TEXAS, INITIATING THE VOLUNTARY ANNEXATION OF TRACTS OF LAND LOCATED ALONG AND ABUTTING HERO WAY (FORMERLY COUNTY ROAD 269) IN WILLIAMSON COUNTY, TEXAS PURSUANT TO THE TERMS AND EXPIRATION OF DEVELOPMENT AGREEMENTS UNDER SECTION 43.035, TEXAS LOCAL GOVERNMENT CODE; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the owners of certain properties located within Williamson County, Texas, have petitioned the City of Leander, Texas, (herein the “City”), a home-rule City, for annexation of said properties, more particularly described herein (the “subject properties”), into the City limits pursuant to the terms of sixteen separate Development Agreements Under Section 43.035, Texas Local Government Code (the “Development Agreements”);

WHEREAS, the subject properties are contiguous and adjacent to the corporate limits of the City and the owners have made application for voluntary annexation of the subject properties pursuant to Section 3(a)(5) and 3(b) of the Development Agreements which authorizes the annexation of the subject properties at the City Council’s discretion upon the expiration of the Development Agreements;

WHEREAS, the five year term of the Development Agreements expires on or about October 21, 2015;

WHEREAS, after review and consideration of such petitions for annexation, the City Council finds that the subject properties are exempt from the City’s annexation plan pursuant to § 43.052 (h)(2) of the *Local Government Code*; and,

WHEREAS, the petitioners have agreed and consented to the annexation of the subject properties by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

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

Section 1. Findings. 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. Proceedings. The petitions for annexation of the following properties, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft services plan shown in Exhibit “B”, submitted by Petitioners and owners of the subject properties, are

hereby accepted:

All those certain tracts or parcels of land located along and abutting County Road 269 in Williamson County, Texas, being more particularly shown and described in the Development Agreements filed and recorded in the Official Public Records of Williamson County, Texas as Document Numbers: 2010083081, 2010083082, 2010083083, 2010083084, 2010083085, 2010083086, 2010083087, 2010083088, 2010083089, 2010083090, 2010083091, 2010083092, 2010083093, 2010083094, 2010083095, 2010083096 and being shown in Exhibit "A" attached hereto and incorporated herein for all purposes.

Two public hearings are set for the dates of December 3, 2015 and December 17, 2015. Notice of such hearings shall be posted and the hearings shall be open to the public to accept public comment on the annexation request.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution 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 15th day of October, 2015.

ATTEST:

THE CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

Exhibit "A"

PROPERTY DESCRIPTIONS

Exhibit “B”

**MUNICIPAL SERVICES PLAN
FOR PROPERTY TO BE
ANNEXED INTO THE CITY OF LEANDER**

WHEREAS, the City of Leander, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and

customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Service Plan is attached.

2010083081

EXHIBIT A

PROPERTY DESCRIPTION
The portions of the following property located within 500 feet of the centerline of CR 269: 13.32 acres out of AW0125 - Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Instrument #2000068029 filed in the Official Public Records of Williamson County, Texas.

R449428

R494492

R449650

R418533

R405780

R098268

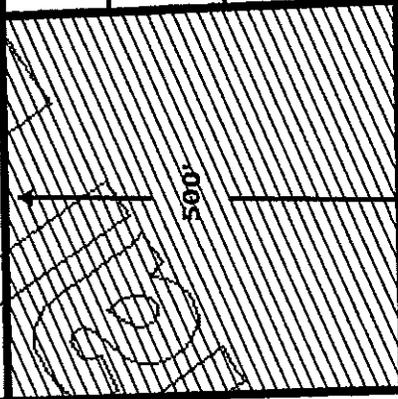
R098028

R098025

R338363

R098022

R024280



CR 269

R031347

R031352

R031298

Property Subject to Agreement



Bradley, Jack S & Amy L, & Brian Gregory Holmes



N



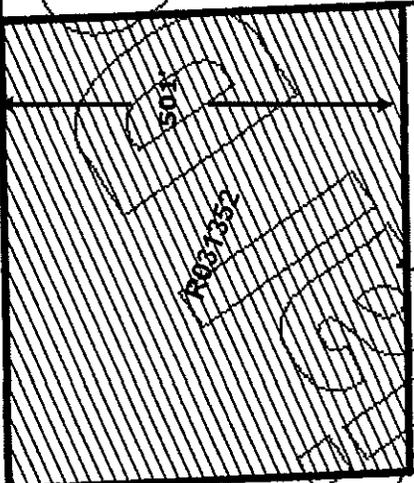
201008308Z

EXHIBIT A

PROPERTY DESCRIPTION
 The portions of the following property located within 501 feet of the centerline of CR 269: 6.379 acres out of AW0006 Harmon, E. D. Survey, Williamson County Texas, said property being more particularly described in Instrument #1998034756 filed in the Official Public Records of Williamson County, Texas.

R031592

CR 269



R031347

R031316

R405780

R338363

R098025

R031297

R031298

R462377

Property Subject to Agreement

 Presler Property

 0 200 Feet

2010085083

EXHIBIT A

PROPERTY DESCRIPTION

The portions of the following property located within 500 feet of the centerline of CR 269: 13.32 acres out of AWD125 - Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Instrument #2001071867 filed in the Official Public Records of Williamson County, Texas.

0394

R031595

R449428

R494492

R031592

R449650

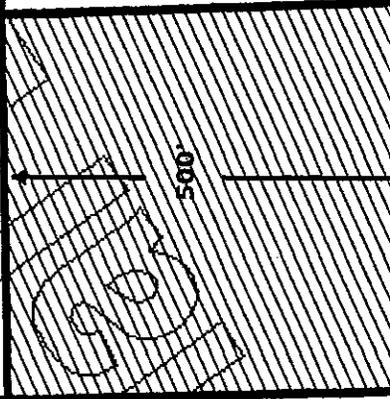
R418933

R405780

R098028

R098025

R338363



CR 269

R031376

R031347

R031352

Property Subject to Agreement



Olson, Brian & Charity, and Olson, Gregory & Hattie



0 200 Feet

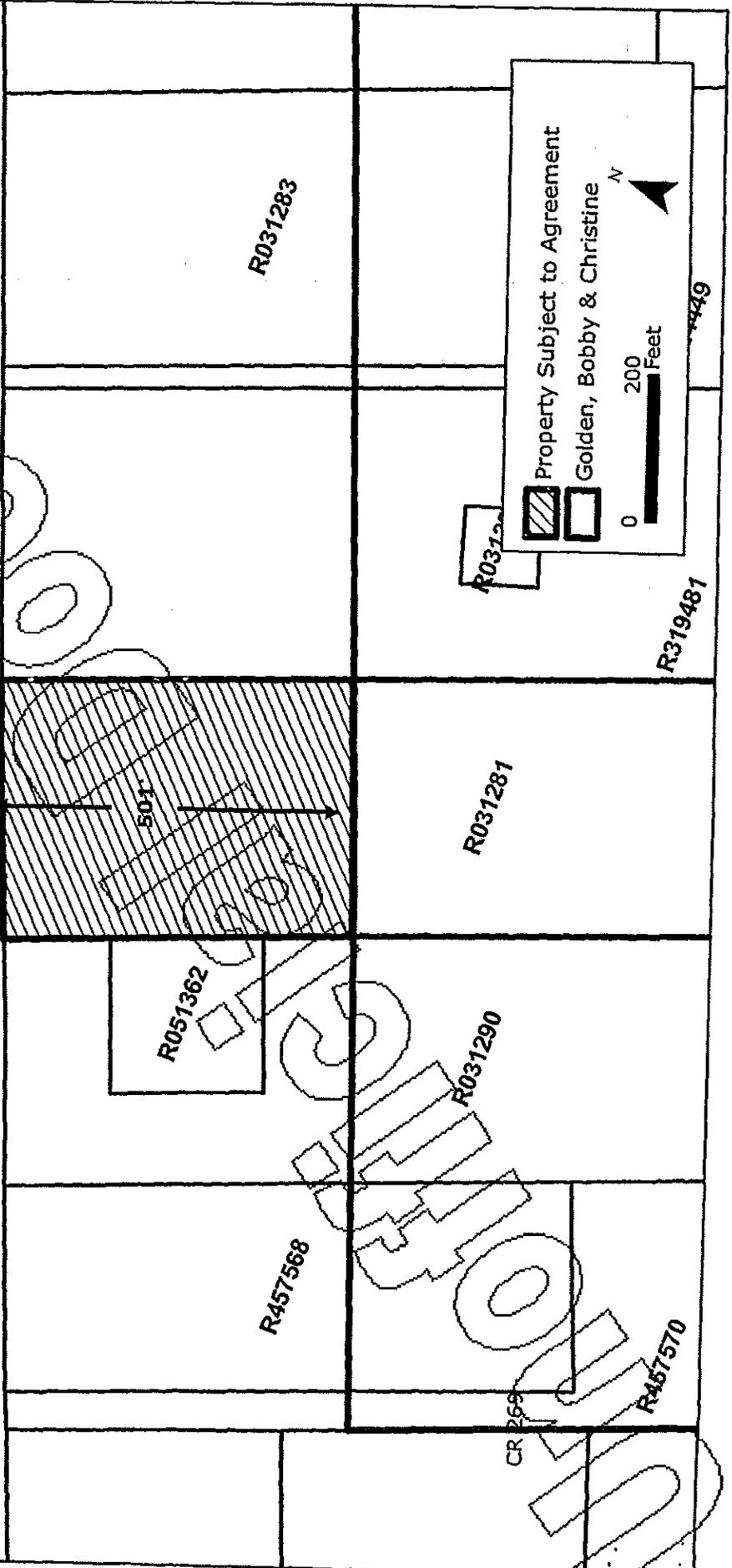


2010083084

EXHIBIT A

PROPERTY DESCRIPTION

The portions of the following property located within 501 feet of the centerline of CR 269: 10.960 acres out of AW0006 Hamon, E. D. Survey, Williamson County Texas, said property being more particularly described in Instrument #1991015547 filed in the Official Public Records of Williamson County, Texas.



2010083085

EXHIBIT A

PROPERTY DESCRIPTION

The portions of the following property located within 500 feet of the centerline of CR 269: 106.648 acres out of AW0125 Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Instrument #2008083902 filed in the Official Public Records of Williamson County, Texas.

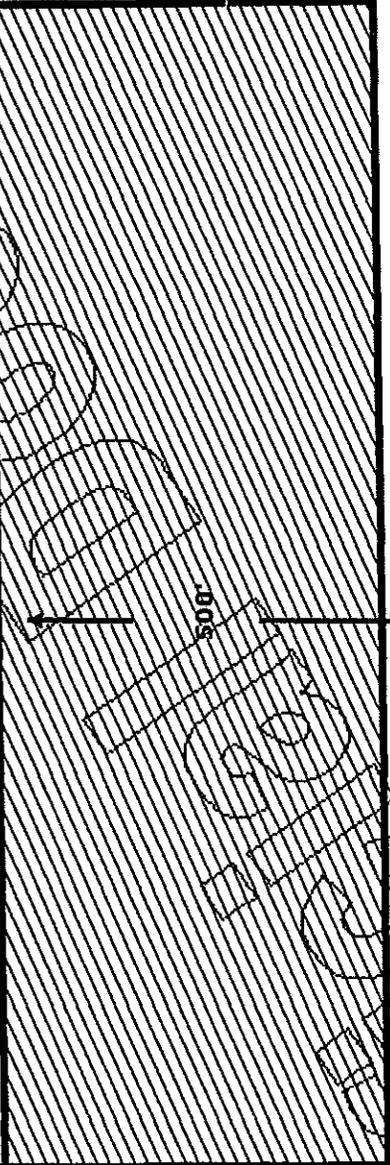
R031580

R340105

R031583

R031589

R031598



CR 269

R031281

R319481

R051362

R031290

R031285

Property Subject to Agreement

Champion Property

0 200 Feet

76

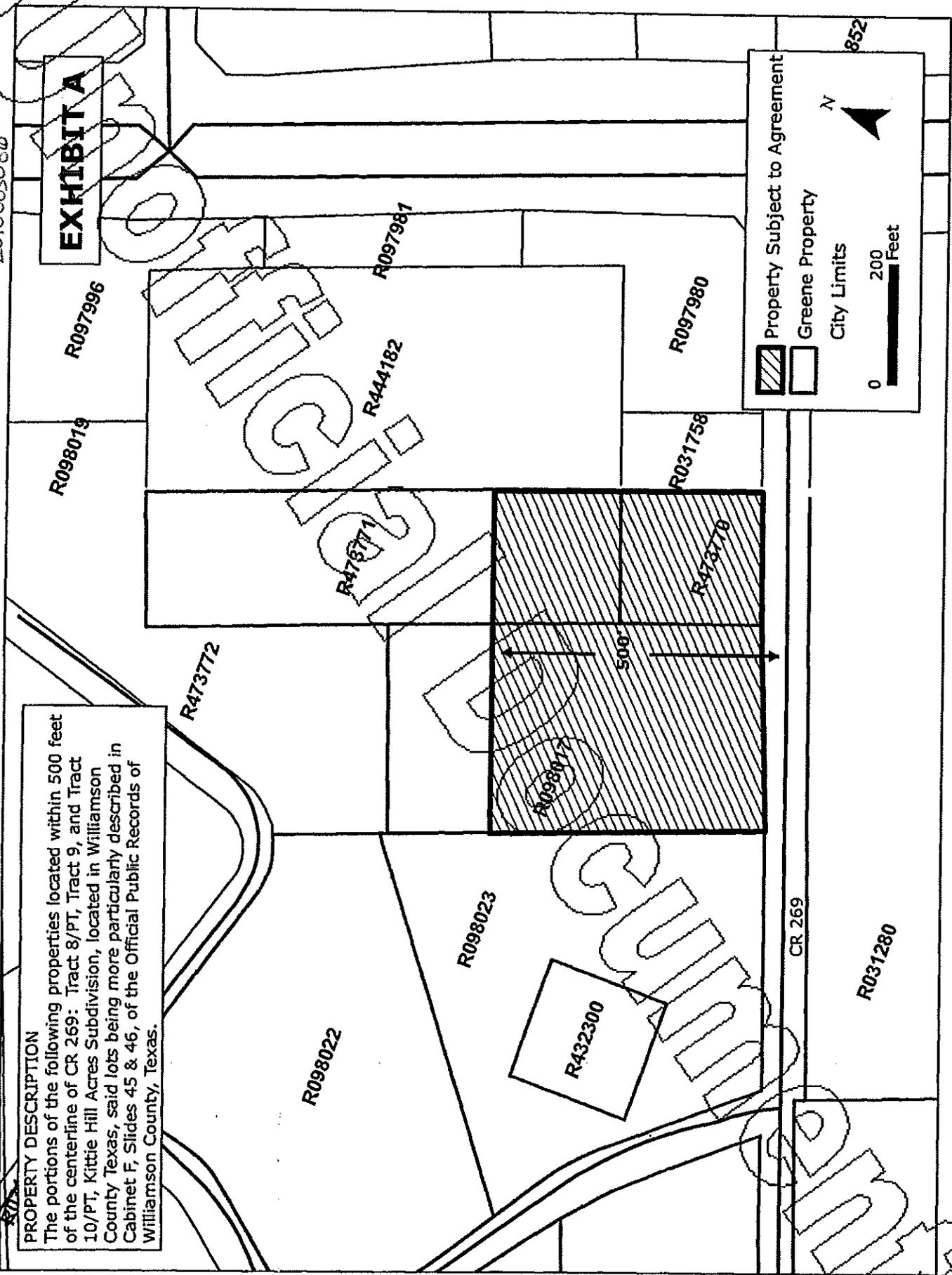
7285

2010083086

EXHIBIT A

PROPERTY DESCRIPTION
 The portions of the following properties located within 500 feet of the centerline of CR 269: Tract 8/PT, Tract 9, and Tract 10/PT, Kittle Hill Acres Subdivision, located in Williamson County Texas, said lots being more particularly described in Cabinet F, Slides 45 & 46, of the Official Public Records of Williamson County, Texas.

 Property Subject to Agreement
 Greene Property
 City Limits
 0 200 Feet
 N



2010082087

EXHIBIT A

PROPERTY DESCRIPTION

The portions of the following properties located within 500 feet of the centerline of CR 269: 6.481 acres out of the AW0125 Chambers, T. Survey, located in Williamson County Texas, said property being more particularly described in Instrument #200400861 filed in the Official Public Records of Williamson County, Texas.

R031619

R031595

R031591

R031590

R449428

R494492

R449650

R405780

R418533

CR 269

R086402

R031316

Property Subject to Agreement

Property Subject to Agreement
Hoskins, Charles Todd & Terry Property

0 200 Feet

N



298

2e10083089

EXHIBIT A

023

WINDING PARK TR

R098028

R098025

R432300

R338363

CR 269

R031297

501'

R031280

R031298

PROPERTY DESCRIPTION
The following property located within 501 feet of the centerline of CR 269: 1.0 acre out of AW0006 Harmon, E. D. Survey, Williamson County Texas, said property being more particularly described in Instrument #2004077519 filed in the Official Public Records of Williamson County, Texas.

R031619

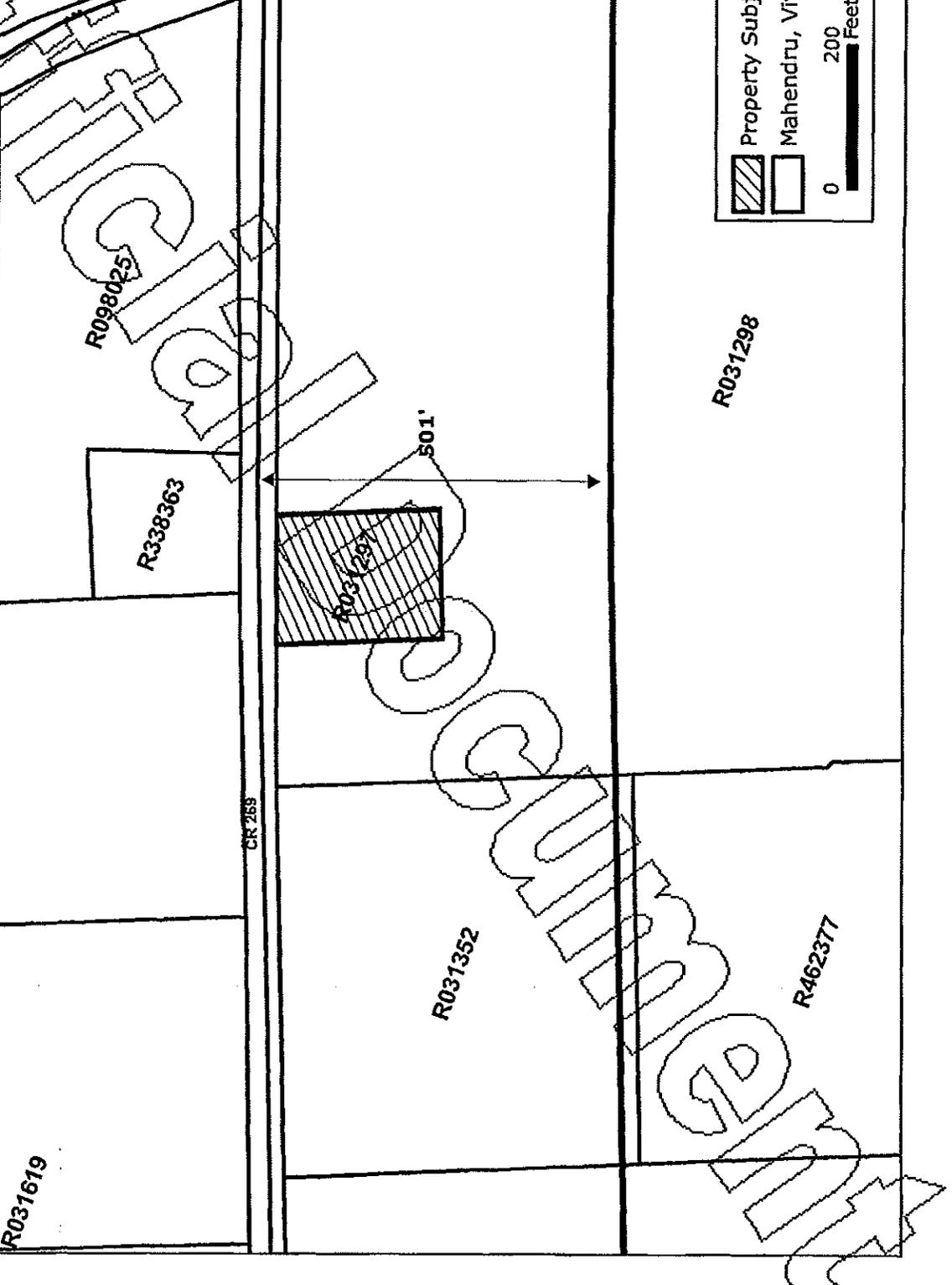
R031352

R462377

	Property Subject to Agreement
	Mahendru, Vivek & Lisa Property

0 200 Feet

N 



2010083090

EXHIBIT A

R031519
R478583

R449650

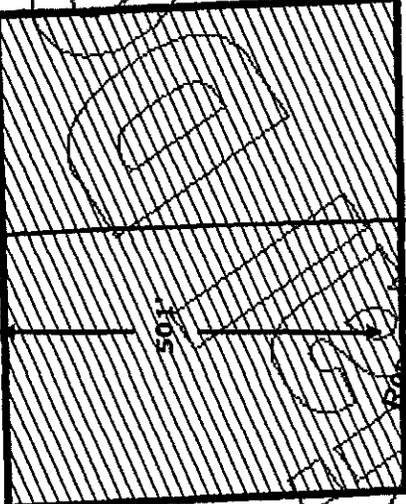
R031592

PROPERTY DESCRIPTION
 The portions of the following properties located within 501 feet of the centerline of CR 269: 27.84 acres out of AW0006 Harmon, E. D. Survey, Williamson County Texas, said property being more particularly described in Instrument #2009042777 filed in the Official Public Records of Williamson County, Texas.

R031585

CR 269

R031352



R031317

R031318

R031316

Property Subject to Agreement
 Poulis Property
 0 200 Feet

ZD10083091

EXHIBIT A

R098020

R473772

R098017

R098023

R432300

R098022

R024280

PROPERTY DESCRIPTION
The portions of the following properties located within 500 feet of the centerline of CR 269: Tract 3 and Tract 4/PT, Kittie Hill Acres Subdivision, located in Williamson County Texas, said lots being more particularly described in Cabinet F, Slides 45 & 46, of the Official Public Records of Williamson County.

R098268

R405780

R098028

500'

R098025

R338362

CR 269

Property Subject to Agreement

Price Property

0 200 Feet

N

R031297

R031298

2010083093

EXHIBIT A

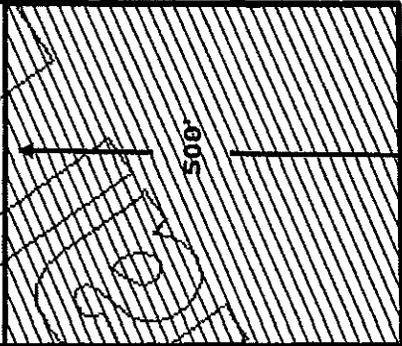
PROPERTY DESCRIPTION
The portions of the following property located within 500 feet of the centerline of CR 269: 10.00 acres out of AW0125 Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Instrument #1995050265 filed in the Official Public Records of Williamson County, Texas.

R395316

R330612

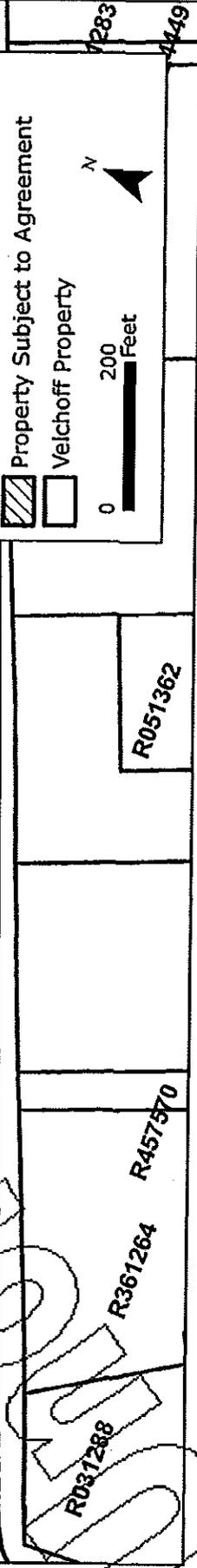
R340705

R031580



CR 269

CR 270



1283

4449

Property Subject to Agreement

Velchoff Property

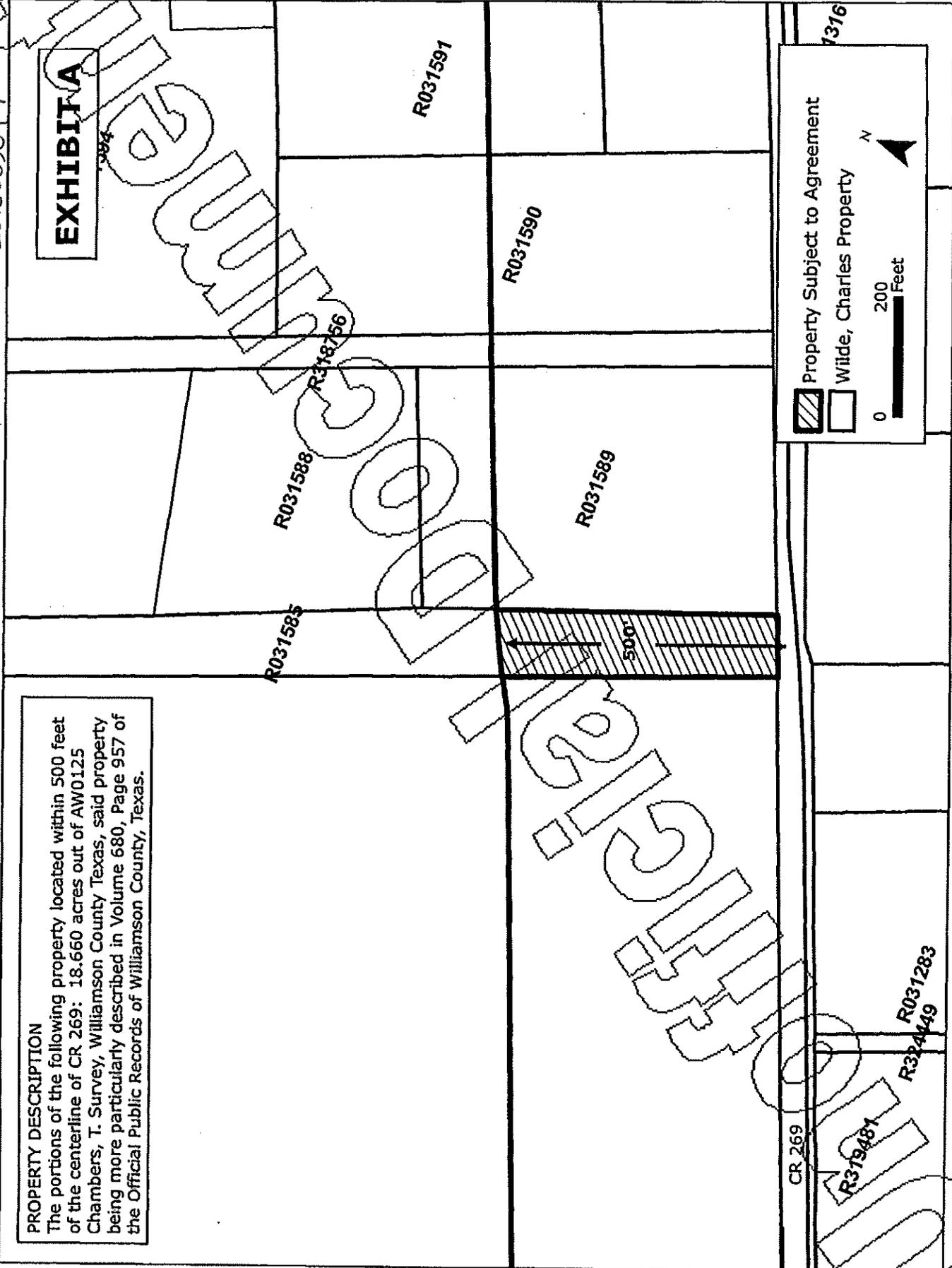
0 200 Feet

N

2010083694

EXHIBIT A

PROPERTY DESCRIPTION
 The portions of the following property located within 500 feet of the centerline of CR 269: 18.660 acres out of AW0125 Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Volume 680, Page 957 of the Official Public Records of Williamson County, Texas.

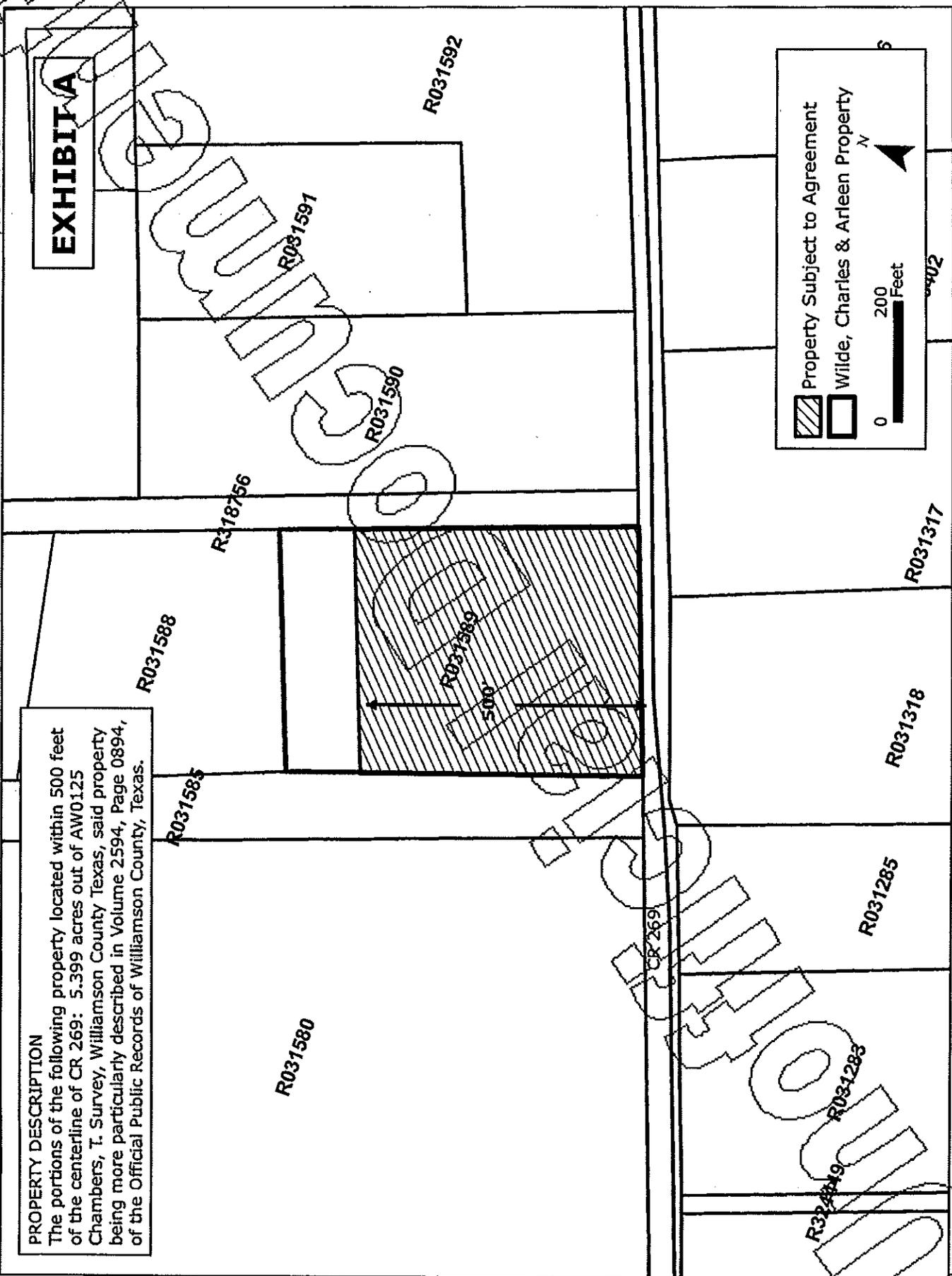


Property Subject to Agreement
 Wilde, Charles Property
 0 200 Feet
 N

2010083095

EXHIBIT A

PROPERTY DESCRIPTION
 The portions of the following property located within 500 feet of the centerline of CR 269: 5.399 acres out of AW0125 Chambers, T. Survey, Williamson County Texas, said property being more particularly described in Volume 2594, Page 0894, of the Official Public Records of Williamson County, Texas.



2010083096

EXHIBIT A

PROPERTY DESCRIPTION
 The portions of the following property located within 500 feet of the centerline of CR 269: 3.89 acres out of AW0125 Chambers, T. Survey, located in Williamson County Texas, said property being more particularly described in Instrument #2002036263 filed in Official Public Records of Williamson County, Texas.

R031595

R031591

R031592

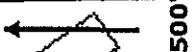
R449428

R494492

R449650

R418533

R405780



CR 269

R086402

R031316

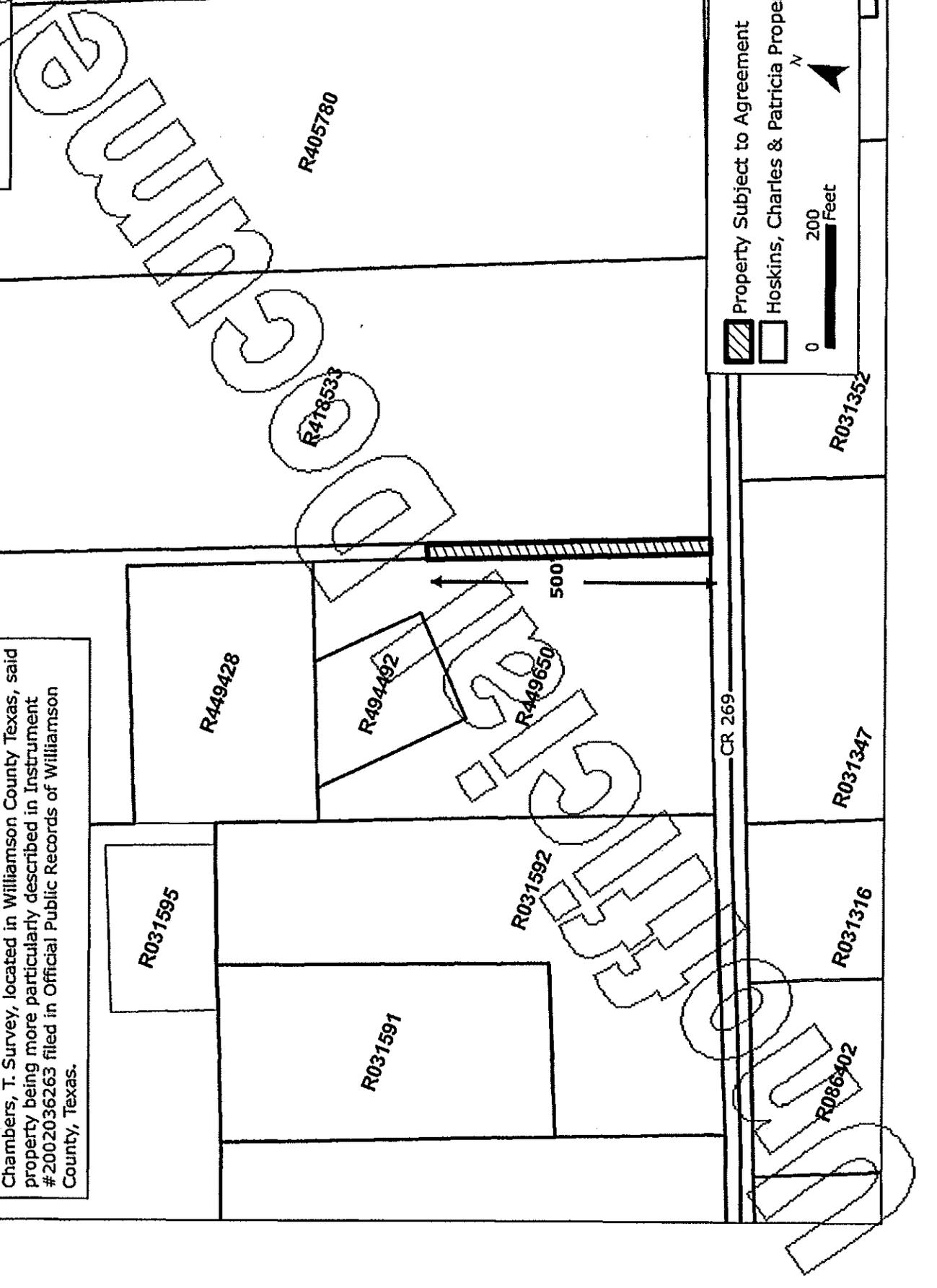
R031347

R031352

 Property Subject to Agreement
 Hoskins, Charles & Patricia Property



297

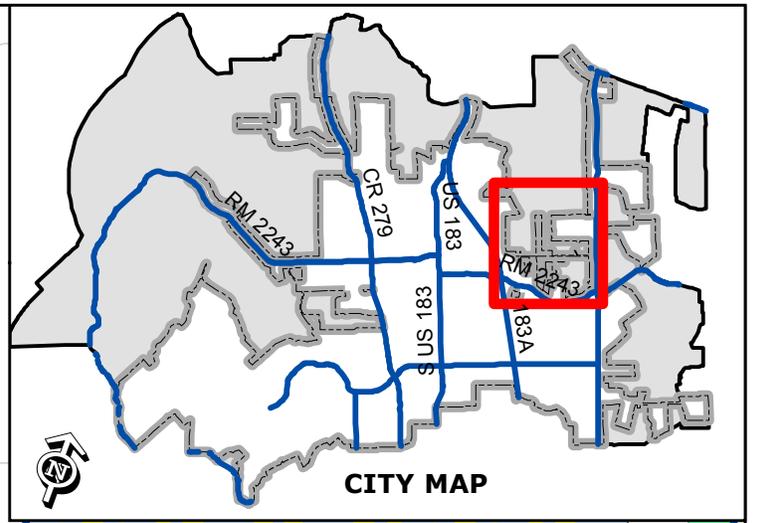
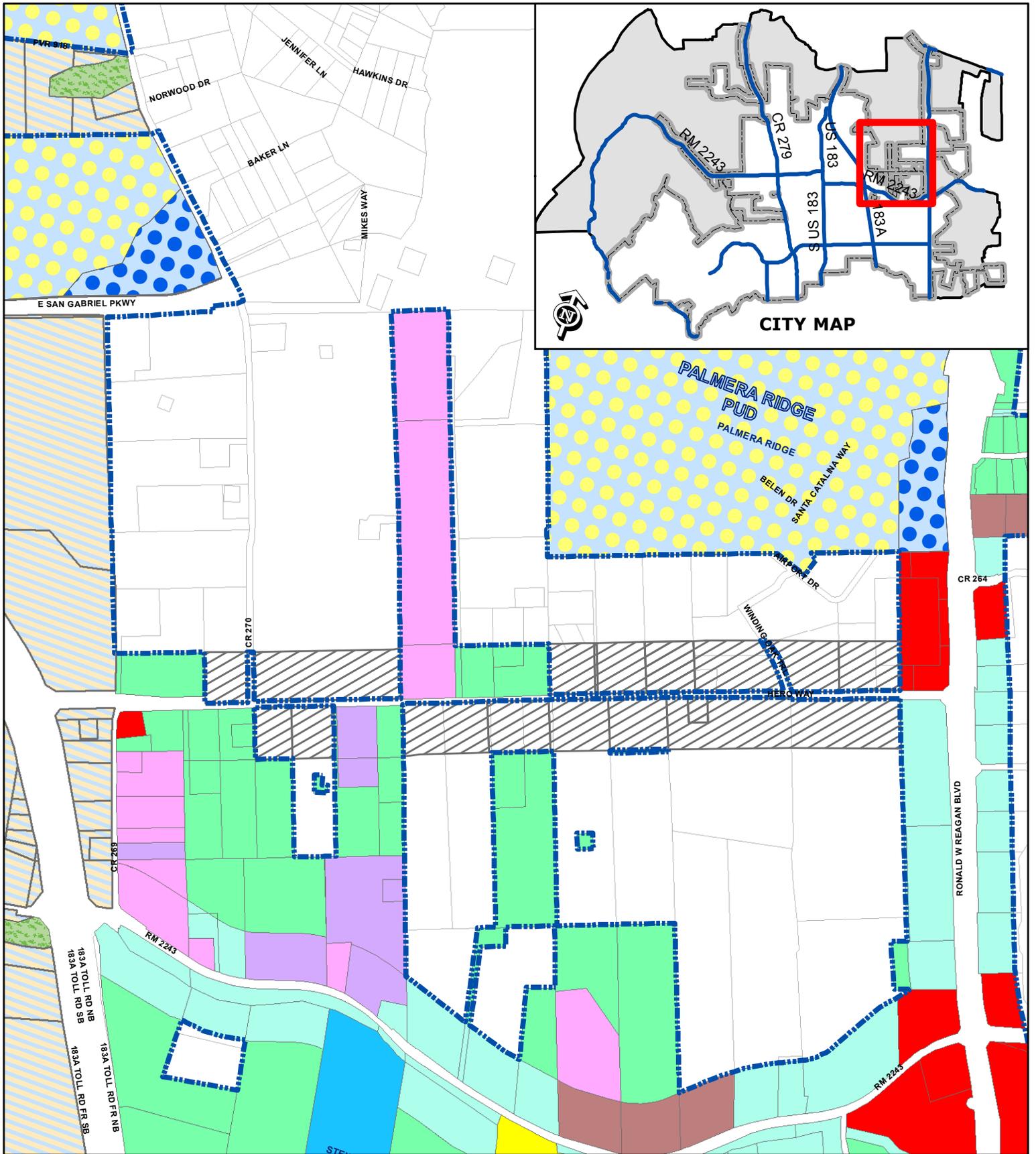


**SCHEDULE FOR VOLUNTARY ANNEXATION
TOUNGATE / PALMERA BLUFF +/- 220.30 Acres, VALLEY VISTA AND CR 269**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 15, 2015	COUNCIL BY WRITTEN RESOLUTION Directs notification to land owners; and sets two (2) Public Hearings December 3, 2015 and December 17 2015 ; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By November 2, 2015	NOTICE TO property owners & utility providers	Loc. Gov't Code § 43.062(a)
November 18, 2015** Publish notice of First Public Hearing and send school district notice	NEWSPAPER NOTICES RE: FIRST AND SECOND PUBLIC HEARINGS ; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c).
December 2, 2015** Publish notice of Second Public Hearing	SCHOOL DISTRICT NOTICE (notify each school district of possible impact w/in the period prescribed for publishing the notice of the <u>First Public Hearing</u> .)	Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
December 3, 2015*	1st PUBLIC HEARING AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
December 17, 2015*	2nd PUBLIC HEARING AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date January 7, 2016*	FIRST READING OF ORDINANCE <i>REGULAR MEETING</i>	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
January 21, 2016; Or at a special called meeting after the 1st First Reading	SECOND-FINAL READING OF ORDINANCE <i>REGULAR MEETING</i>	Not more than 90 days after 1 st reading of Ordinance § 43.064.
Within 30 days of Second Reading	CITY SENDS COPY OF MAP showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO: <ol style="list-style-type: none"> 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads 7. State Comptroller 8. Franchise Holders 	

*Dates in **BOLD** are **MANDATORY** dates to follow this schedule. Please advise if deviation.

**Newspaper notices to paper by 5p.m. the preceding Wednesday.



CR 269 Annexation

Attachment #3

Location Exhibit



-  City Limits
-  Subject Property
-  Extra-Territorial Jurisdiction

- | | | |
|---|--|---|
|  SFR |  SFT |  GC |
|  SFE |  SFU/MH |  HC |
|  SFS |  TF |  HI |
|  SFU |  MF |  PUD |
|  SFC |  LO | |
|  SFL |  LC | |

0 200
Feet



Executive Summary

October 15, 2015

Agenda Subject: Discuss and consider possible action relating to a request by Austin Wood Recycling, Cedar Park, Texas for a franchise to provide recycling services within the city limits of Leander.

Background: Austin Wood Recycling (www.austinwoodrecycling.com) has approached City staff regarding the procedures for obtaining approval of a franchise to provide recycling services within the city limits. The City's Home Rule Charter outlines the requirements by which the City Council can consider granting franchises. In this particular case, recycling, falls under the sanitation category since it does involve the removal of solid waste. Staff has advised the applicant that the City has an exclusive contract with Clawson Disposal, Inc. for the removal and disposal of solid waste. Therefore, any permission to allow recycling services would have to be narrowly defined so as not to infringe upon the City's contract with Clawson. If City Council desires to move forward, then the next step would be to prepare an ordinance granting the franchise, post notice in the newspaper of a public hearing, and conduct two readings of the ordinance. The franchise would not be approved until the second and final reading.

Origination: Robert G. Powers, Finance Director

Financial Consideration: Franchise fee to be determined

Recommendation: Staff recommends approval

Attachments: Draft Summary Deal Points; Applicant's Request; Home Rule Charter Section 11.02; Code of Ordinances Article 4.02; Sample Service Contract

Prepared by: Robert G. Powers, Finance Director



Austin Wood Recycling
Attn. Jerome Alder
3875 E. Whitestone Blvd.
Cedar Park, TX 78613
Ph: (512)-259-7430
Fax: (512)-259-6482

City of Leander
Building Inspections
701 Leander Drive
Leander, TX 78641
Ph: (512)-528-2752
Fax: (512)-259-0660

All contractors and builders can contract brush and trees, and refuse services with Austin Wood Recycling. Austin Wood Recycling maintains a franchise agreement (dated _____ and available for Open Records at Leander City Hall) for such services. This contract includes all commercial and residential customers.

Roll Off Box Rates for Leander City Limits Only

40-Yard Roll Off

Approximate Size: 20'x8'x7'
Delivery: \$125.00
Each Haul: \$335.00
One Time w/tax: \$497.95

Customer is responsible for paying over weight tickets.

\$3.00 per day after 10 days

***This quote is not inclusive of any applicate tax.
This quote is intended only for the job site(s) located within the City of Leander.***

I acknowledge that I have received a copy of these charges and understand all applicable charges for roll off boxes.

Signature/Title

Date



3875 E. WHITESTONE BLVD. CEDAR PARK, TX 78613 PH: 512-259-7430 FAX: 512-259-6482

Draft comments- Recycling Franchise

1. Franchise shall be limited to commercial accounts and only for the collection and/or removal of brush and trees.
2. All brush and trees shall be disposed of at an Austin Wood Recycling facility.
3. Containers shall not be located in or on any public property, including roadways, easements, or rights-of-way. Special exception waivers may be obtained if requested in writing and approved by the City staff.
4. Company shall pay a franchise fee equal to 10% of its gross receipts for brush/tree haul off within the city limits of Leander and shall file a quarterly report of all accounts served during the quarter. The account information shall include the customer name and location of the service provided. The franchise fee and reports shall be due on May 15th, August 15th, November 15th, and February 15th for the preceding calendar quarters of March 31st, June 30th, September 30th, and December 31st, respectively.
5. Quarterly report must include records of the disposal of the containers at an approved recycling facility. Company shall maintain records of no less than the prior calendar year (twelve complete months) and make available to City inspection upon request documentation of disposal at an approved recycling facility.
6. Any container found to have non-brush or trees, waste material shall be required to be separated onsite. Customers will be responsible for hauling off or disposal of trash.
7. Three violations of #5 may result in the administrative suspension of the franchise by the city manager. Re-instatement of the franchise shall require City Council approval.



3875 E. WHITESTONE BLVD. CEDAR PARK, TX 78613 PH: 512-259-7430 FAX: 512-259-6482

Recycling Franchise Application Questions

To Whom It May Concern:

Austin Wood Recycling has filed an application for a recycling franchise with the City of Leander for the hauling of brush and trees within the City of Leander city limits. It is understood that Austin Wood Recycling will pay the cost of the newspaper publication in the Hill Country News for two 10-day public notices that will be posted.

- 1.. Austin Wood Recycling intends to serve new customers in new construction, existing commercial sites, brush clearing/hauling, as well as existing residential customers. We do not intend to serve in hauling trash.
2. Our roll-offs will be placed on customers jobsites, they will not be placed on the streets.
3. Yes, it is possible that our vehicles will have to “jump the curb” on a public street. Austin Wood Recycling agrees to be responsible for any damages to public or private property. Austin Wood Recycling also abides by the City’s tree protection ordinance.
4. The customer is responsible for source separating the materials at the site.
5. Austin Wood Recycling owns two recycling facilities/production sites:

3875 E. Whitestone Blvd.	9201 F.M 812
Cedar Park, TX 78613	Austin, TX 78719
(512)-259-7430	(512) - 243-1210

Or customers can visit our website at [www. austinwoodrecycling.com](http://www.austinwoodrecycling.com).

6. The equipment and vehicles that would be used in the operation are our roll-off trucks. We have three different trucks that we use:

Mack’s- empty weight 27,680	Mack’s- max weight it carries is 64,000
Freightliner’s- empty weight 26,500	Freightliner’s- max weight it carries is 70,000
Peterbuilt’s- 19,300	Peterbuilt’s- max weigh it carries is 54,000

7. Austin Wood Recycling will accept the following recyclable items:

Brush, lumber, and trees only.

(With lumber we do have the following restrictions: it cannot be painted, pressure treated, stained, plywood, OSB, or wafer board).

8. The method and frequency of collection will depend on the customer’s needs.

10. When our driver arrives to the jobsite he or she will inspect the material that is in the box before taking it. Once the box is taken back to one of our two locations, the box is then inspected again for any unacceptable material.

11. Austin Wood Recycling has no franchise or agreements with anyone.

12. There are no threatening litigations against Austin Wood Recycling.

ARTICLE XI. PUBLIC UTILITIES, FRANCHISES AND CONTRACTS*

Section 11.02. Franchises.

The council shall have the power and authority to grant franchises for the use and occupancy of streets, avenues, alleys and any and all public property belonging to or under the control of the city. No individual, organization, entity, political subdivision, corporation, public utility, or any provider of public service shall provide any service within the city requiring the use or occupancy of any street, public right-of-way or property without first being granted a franchise or permit to use such city facilities. The franchise ordinance or permit shall fully describe the terms of the agreement and, regardless of the title given, shall be subject to the terms of this Article. The terms of such agreements shall be explicit so as to protect the interests of the citizens and shall include but not be limited to the terms prescribed in this charter. No franchise ordinance or permit shall be passed except on two readings held after a public hearing for which ten (10) days notice is given.

CHAPTER 4 BUSINESS REGULATIONS

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.001 Required

No person, individual, organization, entity, political subdivision, corporation, public utility, agent of the city, or any provider of a public service shall provide any service within the city requiring use or occupancy of any street, avenue, alley, public right-of-way, road, thoroughfare or other similar public property without first being granted a franchise or permit to use such city facilities in accordance with the city charter. Such services shall include, but not be limited to, sanitation, electricity, gas, water, sewage, ambulance services, transportation services, or any similar commodity or utility to the public or any other service or business using the public streets or property within the city to provide service. (2003 Code, sec. 13.101)

Charter references—Franchise for public utilities, sec. 11.04; franchise for public services, sec. 11.05.

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.002 Transfer or assignment

A franchise or permit granted pursuant to this article and article XI of the city charter may not be transferred or assigned without authorization from the city council by ordinance. A franchise or permit may not be transferred except to a person, firm, or entity taking all or substantially all of the franchisee's or permittee's business in the city. (2003 Code, sec. 13.102)

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.003 Standards of service and responsibility

- (a) Franchisees and permittees shall render efficient service, and interrupt service only for good cause.
- (b) Franchisees and permittees shall have a listed telephone, and have an employee on duty during reasonable hours so that complaints, requests or adjustments may be received.
- (c) In case of any emergency or disaster, franchisees and permittees shall, upon request of the city council, make available its facilities to the city for emergency use during the emergency or disaster period.
- (d) Franchisees and permittees shall extend services to areas annexed into the city limits unless

provided otherwise by the terms of the franchise or permit or by state law.

(2003 Code, sec. 13.103)

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.004 Indemnification of city

Any franchisee or permittee granted a franchise or a permit pursuant to this article and article XI of the city charter shall indemnify, defend, and save harmless the city and its agents, officers and employees against and from any and all third-party claims arising from the franchisee's or permittee's operations within the city, or arising from any intentional or negligent act by the franchisee or permittee or any of its agents, contractors, servants, employees or licensees, and from and against all costs, counsel fees, expenses and liabilities incurred in or about any such claim or proceeding brought thereon, and from any and all claims arising from any breach or default on the part of the franchisee or permittee in the performance of any action to be performed by the franchisee or permittee pursuant to the terms of this article or state law. The city shall promptly notify the franchisee or permittee of any claim or cause of action which may be asserted against the city relating to or covering any matter against which the franchisee or permittee has agreed, as set forth above, to indemnify, defend and save harmless the city. The franchisee or permittee shall have the right to contest any such third-party claim, and the city may, at the franchisee's or permittee's expense, take total or partial lead responsibility for the defense of any such claim or cause of action. In the event the city is in control, either totally or partially, of such defense, the franchisee or permittee shall pay all expenses incurred by the city in providing the defense. It is understood that it is not the intention of either the city, the franchisee or the permittee to create any liability, right, or claim for the benefit of third parties and this article is intended and shall be construed for the sole benefit of the city, the franchisee and the permittee. (2003 Code, sec. 13.104)

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.005 Applicability of city charter

All applicable terms and provisions of the city charter are incorporated herein by reference, including specifically sections 11.01 through 11.10. (2003 Code, sec. 13.105)

ARTICLE 4.02 FRANCHISE OR PERMIT FOR USE OF PUBLIC PROPERTY*

Sec. 4.02.006 Penalties

Any person, firm or legal entity who shall violate any provision of this article, or fail to comply therewith, or with any of the provisions thereof, shall be guilty of a misdemeanor, and upon conviction shall be fined in accordance with section 1.01.009, provided that such fine shall not be less than \$100.00. Each and every day's violation shall constitute a separate and distinct offense. Any person,

firm or legal entity found guilty by the municipal court of any violation of this article shall forfeit their franchise or permit and any right to accept a franchise or permit or continue any operation within the city. (2003 Code, sec. 13.106)



Executive Summary

October 15, 2015

Subject: Consider award of Underground Fiber Optic Cable Installation to JC Communications

Background: Five (5) qualified vendors submitted proposals on August 27, 2015 for Underground Fiber Optic Cable Installation. JC Communications provided the most technically comprehensive and competitively priced proposal.

This is a one-time installation project designed to vastly improve the City staff's network connectivity and speed. Through this project the City of Leander is able to connect to the existing Leander ISD underground fiber and conduit hence achieving a complete installation with minimal trenching.

Once installed, the fiber is considered a fixed asset for the City and is insurable against damage for \$56 per year through the Texas Municipal League (TML). The vendor will be available for emergency repairs with a 4-hour maximum response time.

Additionally, with this connectivity in place, the need for a third-party network access provider between many city buildings is eliminated. Internet service to City Hall is all that will be required to service Public Works and the Parks and Recreation buildings.

Financial Consideration: Funds are budgeted in the Information Technology Department #01-10-5600 for \$100,000.

Recommendation: Staff respectfully recommends that the Council award a Purchase Order for the installation of said Underground Fiber Optic Cable to JC Communications in the amount of \$55,525.00.

Attachments: Bid evaluation and recommendation memo from Purchasing Agent.

Prepared by: Paul Preston, Information Technology Manager
Joy Simonton, Purchasing Agent

Bid Info: City of Leander

Fiber Optic Cable Installation

Solicitation No. #S15-025

Opening: 08/27/2015

EVALUATION CRITERIA	Max Points	 JC Communications Voice, Data, Fiber Optic, Analog, Underground	Collier Services LLC	 GRANDE COMMUNICATIONS*	Team HIB Technical Installation	 TAC TRANS-AMERICAN COMMUNICATIONS
Attended Mandatory Pre-Bid Meeting		YES	YES	YES	YES	YES
Project Pricing	30	30	24	12	15	3
Installation Fee		\$55,525	\$68,180	\$67,301	\$110,000	\$192,833
Hourly Repair Fees (As needed, Insured by TML)		\$450/Hour	\$65/Hour	Not Available	NOT EVALUATED	NOT EVALUATED
% Mark-Up on Materials for Repair		10%	10%	40%		
Annual Maintenance Fee x 5-Years		\$87,500	\$1,680.00	\$70,000	\$47,250	\$427,357
		OPTIONAL	OPTIONAL	REQUIRED	NOT EVALUATED	NOT EVALUATED
TOTAL FIVE-YEAR COST		\$55,525	\$68,180.10	\$137,301	\$110,000	\$620,190
Proposed Solution	40	40	40	35		
Proposed solution meets specification for underground fiber optic cabling system. System is turn-key and includes the design, trenching, installation, connection, testing and as-built documentation to City.		Maintenance and technical solutions are superior. Scheduled inspections are included. 4-Hour Trouble Response is acceptable.	7-Year Parts and Labor Warranty Exceeds Specification 3-Hour Trouble Response is acceptable, maintenance package unclear Technical solution acceptable.	Split costs that exceed \$5,000 for repair. Maintenance and technical solutions are superior. Vendor is requiring maintenance package, however, and client seeks only to contract for emergency repair package.	NOT EVALUATED	NOT EVALUATED
Respondent Qualifications	20	20	20	20	20	20
Respondent is qualified and is normally engaged in the sale and installation of fiber optic cabling.		Qualified vendor. Sub Contractor for Grande Communications.	Qualified vendor.	Qualified vendor.	Qualified vendor.	Qualified vendor.
References	10	9.3	8.0	10.0	9.0	8.6
Average score of reference checks received.		Three satisfactory references received.	One satisfactory reference received.	One satisfactory reference received.	One satisfactory reference received.	One satisfactory reference received.
TOTAL:	100	99	92	77	N/A	N/A

AWARD



City of Leander

INTEROFFICE MEMO

DATE: September 29, 2015

TO: Paul Preston

FROM: Joy Simonton

RE: Recommendation for Award for Solicitation #S15-025 Underground Fiber Optic Cable Installation

The Purchasing Division recommends JC Communications for the award of a Purchase Order for Underground Fiber Optic Cable Installation in the amount of \$55,525 in accordance with the Best Value Evaluation Process.

Five (5) responses were received. Three (3) HUBS were notified of the solicitation.

Joy Simonton, Purchasing Agent

CC: FILE



Executive Summary

October 15, 2015

Council Agenda Subject: Consideration of Amendment No. 2 to Task Order MSE-1 with M&S Engineering, LLC, for professional services for East Street Roadway Improvements.

Background: Amendment No. 2 to Task Order MSE-1 provides for additional design services to extend East Street Roadway from Evans Road to Hero Way. This will include survey and design of the roadway infrastructure, storm water facilities, water and wastewater extensions, a bridge across Brushy Creek, and FEMA Conditional Letter of Map Revision (CLOMR) application and Letter of Map Revision (LOMR) application including bidding documentation, construction documents, and construction phasing for services outlined in the Scope of Services of the attached Amendment.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: \$171,825.00 from GL 54-01-8388

Recommendation: Staff requests authorization of the City Manager to negotiate and execute Amendment No. 2 to Task Order MSE-1.

Attachments: Amendment No. 2 to Task Order MSE-1

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer

**AMENDMENT NO. 2
TASK ORDER NO. MSE-1**

This will constitute authorization by the City of Leander, Texas (Owner), for M&S Engineering, LLC (Engineer), to proceed with the following additional described engineering services.

E Street Roadway Improvements Project

A. PROJECT DESCRIPTION

The City of Leander has requested that M&S Engineering, LLC provide design, bid and construction phase services for the E Street Roadway Improvement Project from RM 2243 to Hero Way. The improvements generally consist of constructing and new 36' wide ~ 1,600' asphalt street including curb and gutter, water and wastewater utilities, driveways, sidewalks, storm drainage, landscaping, street lights, signage, pavement marking and barricades.

B. ADDITIONAL SCOPE OF SERVICES

M&S Engineering provide additional design services to extend E Street Roadway from Evans Road to Hero Way. This will include survey and design of the roadway infrastructure, stormwater treatment, potholing, water and wastewater extensions, structural design of the bridge structure crossing the creek, and FEMA Conditional Letter of Map Revision (CLOMR) application and Letter of Map Revision (LOMR) application – including bidding documentation, construction documents, and construction phase services for the aforementioned. See below for additional detail.

Survey, Roadway, and Wet Utilities

The additional topographic survey will include the roadway extension area and up to five detailed cross sections of the creek way, upstream and downstream of the bridge crossing structure to facilitate the design and preparation of FEMA documentation.

The additional roadway design/redesign and construction documents will include the same scope as previously detailed in the original contract, to include paving layout to match the currently designed roadway system including the bridge crossing of the creek. Bidding and construction phase services as scoped previously are also included for this extension. Structural design support will include deep pier design in accordance with the design loads and geotechnical conditions and recommendation, pre-engineered/pre-cast concrete arch bridge system foundation in coordination with manufacturers specifications, coordination with pre-engineered arch culvert system to include wing walls and headwalls, design of abutments as needed, coordination of pre-cast coping and pre-cast aesthetic panels, and coordination of rip rap details.

The additional water and wastewater design/redesign and construction documents will include the same scope as previously detailed in the original contract. The redesign will account for the proposed Brushy Creek crossing structure and will make provisions for a future connection from the north of the crossing. The design will also include the removal of the existing lift station at East Street and Evans Street and the connection of existing wastewater mains on Broade Street and Evans Street to the proposed main on East Street. The design of the water main will include an 8" water main from FM 2243 to the connection point in the north right-of-way of Hero Way, including the design of the bore under Hero Way. Potholing the waterline along RM 2243 is included in this

amendment. Bidding and construction phase services as scoped previously are also included for this extension.

Floodplain Modifications

The FEMA CLOMR will include modifying/creating the hydraulic model of Brushy Creek within the project area assuming the City of Leander will provide the existing HEC-RAS model of the creek, modeling the impact of the proposed structure on the floodplain boundary and Base Flood Elevation (BFE), design of channel modifications to mitigate excessive increases in the BFE, delineate the revised floodplain boundary, prepare and submit CLOMR documentation to FEMA, address and resolve FEMA comments. The City will be responsible for paying the FEMA application fees.

The FEMA LOMR will include the as-built survey of constructed improvements to brushy Creek, revision of the hydraulic model to reflect as-built conditions, delineation of final floodplain, prepare and submit LOMR documents to FEMA, address and resolve FEMA comments. The City will be responsible for paying the FEMA application fees.

Under the direction of M&S Engineering, Raba Kistner Consultants, Inc. will provide an amendment to the Geotechnical Engineering Studies and Roadway Pavement Recommendations as described in the attached proposal dated October 20, 2014. The additional corresponding fee of \$3,300.00 is included under this Amendment. The scope of work for the initial Geotechnical Engineering Study was authorized in Amendment No. 1. However, because of a math error in the compensation totals, the \$5,280 fee for the geotechnical work was inadvertently omitted and is included in this amendment.

Under the direction of M&S Engineering, Cox McLain Environmental Consulting, Inc. will provide a jurisdictional determination of the potential of any waters of the US or wetlands. This scope of work and corresponding fee of \$4,125.00 is authorized under this Amendment 3.

C. DELIVERABLES

PS&E and contract documents will be provided by M&S Engineering.

M&S Engineering, LLC will provide 10 sets of parcel surveys and field notes.

A Geotechnical Engineering Study will be provided by Raba Kistner Consultants, Inc.

A wetland/water of the U.S. Survey and report will be provided by CMEC.

D. BASIS OF COMPENSATION

The total compensation for Amendment No. 2 for the E Street Roadway Improvement Project shall be as shown on the attached Compensation Summary. The change in compensation associated with this amendment is an increase of \$171,825.00.

E. TIME FOR COMPLETION

The Engineer will work expeditiously to complete the services in accordance with a schedule to be determined.

- 60% Design - 90 days from NTP
- 90% Design - 60 days after receipt of COL comments
- 100% Design - 60 days after receipt of COL comments
- Bid - TBD
- Construction Phase - TBD
- Geotechnical Report Amendment - 45 Days from NTP
- Wetland/water of the U.S. Survey and report - 45 days from NTP
- Field Notes and Parcel Sketches - 120 days from NTP

M&S Engineering, LLC will begin work as soon as authorized and as services are requested.

APPROVED:

CITY OF LEANDER, TEXAS

By _____
 Kent Cagle

Title _____

Attest _____

Date _____

ACCEPTED:

COMPANY NAME

By _____
 M&S Engineering, LLC

Print Name THOMAS N. TURK, P.E.

Title SR. PM

Attest _____

Date 9/22/2015

Compensation Summary
Amendment No. 2
East Street Improvements Project
M&S Engineering, LLC

Scope of Work	Original Contract	Amendment No. 1	Amendment No. 2	Total Contract	Comments
Design Phase	\$ 72,000.00	\$ 35,000.00	\$ 69,300.00	\$ 176,300.00	Lump Sum
Bidding Phase	\$ 4,500.00	\$ 1,000.00	\$ 8,000.00	\$ 13,500.00	Lump Sum
Construction Phase	\$ 13,500.00	\$ 10,000.00	\$ 17,500.00	\$ 41,000.00	Hourly Rates/NTE
Geotechnical Engineering Study	N/A	N/A	\$ 8,580.00	\$ 8,580.00	Subconsultant + Markup
Parcel Field Notes and Exhibits	N/A	N/A	\$ 12,000.00	\$ 12,000.00	10 Parcels at \$1,200/parcel
Waterline Potholing - RM 2243	N/A	N/A	\$ 7,520.00	\$ 7,520.00	Lump Sum
Jurisdictional Determination Study	N/A	N/A	\$ 4,125.00	\$ 4,125.00	Subconsultant + Markup
Floodplain Modifications CLOMR/LOMR	N/A	N/A	\$ 44,800.00	\$ 44,800.00	Lump Sum
Total	\$ 90,000.00	\$ 46,000.00	\$ 171,825.00	\$ 307,825.00	

Proposal No.: PAA14-130-00a
August 13, 2015



Raba Kistner
Consultants, Inc.
8100 Cameron Road, Suite B-150
Austin, TX 78754
www.rkci.com

AMENDED AGREEMENT FORM

AS AN ADDITION TO THE FOLLOWING AGREEMENT:

P 512 :: 339 :: 1745
F 512 :: 339 :: 6174
10PE 1001F 3252

Project Name: East Street Roadway Construction
RKCI Proposal No. PAA14-130-00, dated October 10, 2014

WE HEREBY AUTHORIZE RKCI TO PERFORM THE FOLLOWING ADDITIONAL SERVICE(S):

To evaluate the subsurface conditions by drilling two additional soil borings to maximum depths of 10 ft below the ground surface utilizing a truck mounted drilling rig. Since the issuance of our geotechnical report, we have learned the boundary limits for East Street have been extended approximately 500 ft connecting to Hero Way. A supplemental letter to our original geotechnical report will be issued for pavement design of the additional stretch of roadway.

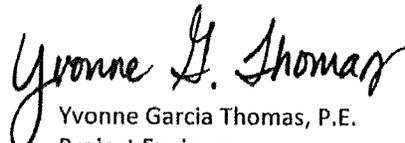
ADDITIONAL LUMP SUM COST: \$ 3,000.00
ORIGINAL LUMP SUM COST: \$ 4,800.00
TOTAL LUMP SUM COST: \$ 7,800.00

Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037. All parties hereby agree that this contract upon acceptance will be performable in Bexar County, Texas. Our services will be performed in accordance with this letter agreement and the previously executed agreement referenced above. Please sign, date, and return one signed copy of this form to provide written confirmation of your authorization for our firm to commence work on the specific services outlined herein.

SIGNATURE:	X	DATE:	
PRINTED NAME:	Thomas N. Turk		
COMPANY NAME:	M&S Engineering		
COMPANY ADDRESS:	376 Landa Street,		
CITY, STATE, ZIP:	New Braunfels, Texas 78130		
PHONE NUMBER:	(830) 629-2988	FAX NUMBER:	(830) 885-2170
E-MAIL:	Thomas N. Turk (tturk@msengr.com)		

RABA KISTNER CONSULTANTS, INC.


T. Ian Perez, P.E.
Area Project Manager


Yvonne Garcia Thomas, P.E.
Project Engineer

TIP/YGT: tlc
Copies Submitted: Above (1)



August 21, 2015

Gary W. Freeland, P.E.
M&S Engineering
376 Landa St.
New Braunfels, TX 78130

Re: CMEC Proposal for Wetland/Water of the U.S. Jurisdictional Determination – East Street Project, Leander, Williamson County, Texas

Dear Mr. Freeland:

Cox|McLain Environmental Consulting, Inc. (CMEC) is pleased to submit this proposal to provide wetland/water of the U.S. jurisdictional determination services for the above-referenced project, which consists of reconstructing/constructing East Street from Farm-to-Market Road (FM) 2243 to Hero Way in Leander, Williamson County, Texas.

Scope of Work—Wetland/Water of the U.S. Survey and Report: To assist in compliance with Section 404 of the Clean Water Act, the project area will be evaluated for the potential occurrence of any waters of the U.S., including wetlands, subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE). Background information maintained by state and federal regulatory agencies will be reviewed to determine the location of any potential jurisdictional water features within or adjacent to the project area. CMEC wetland specialists will perform wetland evaluations in all areas potentially affected by the proposed project, to identify areas that may be under the jurisdiction of the USACE. The boundaries of all wetlands and other jurisdictional waters affected by the project will be field-delineated following protocols developed by the USACE. CMEC would coordinate a field investigation with M&S so that M&S can provide right-of-entry. A technical memorandum detailing the findings of the jurisdictional determination will be prepared, suitable for submittal to the USACE.

Assumptions/Exclusions: This scope/fee does not include regulatory coordination (such as a USACE field visit) or work in pursuit of a Section 404 permit. All excluded services could be provided under separate scope/budget.

The wetland/water of the U.S. survey and report will be completed for a fee of **\$3,750**, to be billed on a **lump-sum** basis. CMEC greatly appreciates the opportunity to submit this proposal. Please feel free to contact me at 512-338-2223 or jeff@coxmcclain.com if you have any questions.

Sincerely,

Jeff Allen
Cox|McLain Environmental Consulting, Inc.

The above proposal is accepted.

M&S ENGINEERING

**COX|McLAIN ENVIRONMENTAL
CONSULTING, INC.**

By: _____

By: _____

Its: _____

Its: Principal _____

Date: _____

Date: _____



Executive Summary

October 15, 2015

Council Agenda Subject: Consideration of Ordinance Regulating the Discharge of Pollutants into the Municipal Separate Storm Sewer System (MS4)

Background: Federal and state regulations require certain municipalities to implement a program of stormwater controls. These municipalities are required to obtain a permit for stormwater discharges from their separate storm sewer systems under the National Pollutant Discharge Elimination System (NPDES) & Texas Pollutant Discharge Elimination System (TPDES).

Inadequate management of accelerated runoff of stormwater resulting from development throughout a watershed increases flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of streams and storm sewers, greatly increases the cost of public facilities to carry and control stormwater, undermines flood plain management and flood control efforts in downstream communities, reduces groundwater recharge, threatens public health and safety, and increases nonpoint source pollution of water resources.

The intent of this proposed Ordinance is to maintain and improve the quality of surface water and groundwater by prohibiting the discharge of contaminated storm water runoff from industrial, commercial, residential and construction sites into the municipal separate storm sewer system (MS4) and waterways within the City of Leander. This Ordinance will prohibit illicit discharges to the MS4, require construction site best management practices for erosion and sediment controls within the MS4, require development requirements to regulate discharges from new development and redevelopment projects within the MS4. The Ordinance also provides for the establishment of programs and procedures to address maintenance and inspection of properties discharging into the MS4 and sampling of such discharges. This proposed ordinance has been prepared in consultation with the City Attorney.

Origination: Patrick Wells, Storm Water Coordinator

Financial Consideration: N/A

Recommendation: Staff recommends approval of the Ordinance Regulating the Discharge of Pollutants into the Municipal Separate Storm Sewer System.

Attachments: Ordinance Regulating the Discharge of Pollutants into the Municipal Separate Storm Sewer System

Prepared by: Patrick Wells, Storm Water Coordinator

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF LEANDER, TEXAS BY ADDING ARTICLE 6.07 TO CHAPTER 6, REGULATING STORM WATER POLLUTION CONTROL; REGULATING THE DISCHARGE OF POLLUTANTS INTO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) OR CONVEYANCES; ESTABLISHING A FINE OF NO MORE THAN \$2,000 FOR ANY VIOLATION OF THE ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Whereas, Chapter 26 of the Texas Water Code and Chapter 402 of the Clean Water Act provides for Regulation of Storm Water Pollution Control; and

Whereas, it is the intent of this Ordinance to maintain and improve the quality of surface water and groundwater within the City of Leander and the State of Texas; and

Whereas, it is the intent of this Ordinance to facilitate compliance with state and federal water quality standards, limitations, and permits by owners and operators of industrial activities and construction sites within the City; and

Whereas, it is the intent of this Ordinance to prohibit the discharge of contaminated storm water runoff from industrial, commercial, residential and construction sites into the municipal separate storm sewer system (MS4) and natural waters within the City of Leander; and

Whereas, it is the intent of this Ordinance to prohibit and focus on eliminating illicit discharges to the MS4, require construction site best management practices for erosion and sediment controls within the MS4, require development requirements to regulate discharges from new development and redevelopment projects within the MS4; and

Whereas, it is the intent of this Ordinance to allow for the establishment of programs and procedures to address maintenance and inspection of properties discharging into the MS4 and sampling of such discharges; and

Whereas, the City is authorized to prohibit illicit discharges and illicit connections in accordance with Chapter 26, Texas Water Code, the City Charter, and TPDES Phase II MS4 Permit TXR040000;

Whereas, this Ordinance could eventually lead to establishing a storm water utility fee for drainage projects within the MS4 should it be warranted in the future.

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

Section 1. Findings of Fact.

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

Section 2. General.

Article 6.07, entitled STORM WATER POLLUTION CONTROL is hereby adopted and added to Chapter 6 of the City of Leander, Texas, Code of Ordinances, as set forth on Exhibit "A" attached hereto.

Section 3. Severability.

If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 4. Effective Date.

This Ordinance will become effective upon its adoption, passage by the City Council in accordance with the procedures on the date of passage as required and publication as required by law.

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.

PASSED AND APPROVED this ___ day of _____, 2015.

CITY OF LEANDER, TEXAS

By: _____
Christopher Fielder, Mayor

ATTEST:

Debbie Haile, City Secretary

ATTEST AS TO FORM:

City Attorney

DRAFT

Exhibit "A"

ARTICLE 6.07. STORM WATER POLLUTION PREVENTION CONTROL

DIVISION 1. GENERAL PROVISIONS

Sec. 6.07.001 SHORT TITLE

This article shall be known, and may be cited, as the Storm Water Pollution Control Ordinance of the City of Leander, Texas.

Sec. 6.07.002 ADMINISTRATION

The City Manager, or designee, shall implement and enforce the provisions of this Article, except for public works construction projects and municipal operations that are administered or controlled by another City department. For public works construction projects that are administered, performed, contracted, or funded (in whole or in part) by the City, the Director of the City Department that is administering, performing, or contracting for the construction project shall implement and enforce the provisions of this Article. The Director of each City department shall also implement and enforce the provisions of this Article for all municipal operations under his/her direction. Any powers granted to or duties imposed in this Article upon the City Engineer or the Director of another City department may be delegated by the City Manager to other City personnel.

Sec. 6.07.003 DEFINITIONS

The following abbreviations when used in this Article shall have the designated meanings:

BMP	- Best Management Practices
BOD	-Five Day Biochemical Oxygen Demand
CFR	-Code of Federal Regulations
COD	-Chemical Oxygen Demand
CSCE	-Comprehensive Site Compliance Evaluation
CWA	- Clean Water Act
City	-City of Leander
EPA	-U.S. Environmental Protection Agency
EDGCS	-Engineering Design Guidelines and Construction Standards
HHW	-Household Hazardous Waste
LPE	-Licensed Professional Engineer
Mg/l	-Milligrams per liter
MEP	-Maximum Extent Practicable
MS4	-Municipal Separate Storm Sewer System
MSGP	-Multi-Sector General Permit
NEC	-No Exposure Certification
NOC	-Notice of Change

NOI	-Notice of Intent
NOT	-Notice of Termination
PCMOM	-Post-Construction Maintenance and Operation Manual
ESCP	-Erosion and sedimentation control plan
pH	-Measure of Acidity or Alkalinity
POTW	-Publicly Owned Treatment Works
PPM	-Parts per million
PST	-Petroleum Storage Tank
SWPPP	-Storm Water Pollution Prevention Plan
TCEQ	-Texas Commission on Environmental Quality
TPDES	-Texas Pollutant Discharge Elimination System
TSS	-Total Suspended Solids
USC	-United States Code

For the purposes of this Article, the following definitions shall apply unless the context indicates or requires a different meaning. Terms not defined herein shall be construed in accordance with customary usage.

BEST MANAGEMENT PRACTICES (BMPS). Methods that have been determined to be the most effective, practical means of preventing or reducing pollution from non-point sources, such as pollutants carried by urban runoff. These methods can be structural (e.g., devices, ponds, engineered or constructed to prevent or manage storm water) or non-structural (e.g., policies to reduce imperviousness). BMPs classified as “non-structural” are those that rely predominantly on behavioral changes rather than construction in order to be effective. “Structural” BMPs are engineered or constructed to prevent or manage storm water.

BMPs also include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

CERTIFICATE OF COMPLETION - A document issued by the City certifying a site’s compliance with applicable City codes, zoning and other laws, and indicating it to be in a condition suitable for occupancy.

CERTIFICATE OF OCCUPANCY - A document issued by the City certifying a building’s compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.

CERTIFIED STORMWATER INSPECTOR. This is a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion controls measures selected to control the quality of stormwater discharges from the construction site.

CLEAN WATER ACT. The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

COMMENCEMENT OF CONSTRUCTION. The initial disturbance of soils associated with clearing, grading, excavating, landfilling, and other construction activities.

COMMERCIAL. Pertaining to any non-residential use or business, trade industry, or other activity engaged in for profit.

CONSTRUCTION ACTIVITY. Activities associated with the disturbance of soils or other earthen materials including, but not limited to, clearing and grubbing, grading, excavating, and demolition or other construction activities.

CONTAMINATED. Containing a harmful quantity of any substance.

CONVEYANCE. Including, but not limited to stream, channel, drainage way, tributary, floodplain, storm drainage system, drainage system appurtenance, curbs, gutters, man-made channels and ditches, drains, pipes, other constructed features designed or used for flood control or to otherwise transport stormwater runoff, waterbody, watercourse, or waterway.

DIRECTOR. City Manager or designee

DISCHARGE. Any addition or introduction of any substance into the Municipal Separate Storm water Sewer System (MS4).

DISCHARGER. Any person who causes, allows, permits, or is otherwise responsible for a discharge, including, but not limited to, any operator of a construction site of industrial facility.

ENGINEERING DESIGN GUIDELINES AND CONSTRUCTION STANDARDS

The City of Leander guidelines pertaining to the City's engineering practices and standard details as well as local codes & ordinances, including state and federal regulations.

ENVIRONMENTAL PROTECTION AGENCY, U.S. (EPA). The United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of the EPA or such successor agency.

EROSION AND SEDIMENTATION CONTROL PLAN (ESCP). A site plan that contains the following information:

- The outline of the site.
- A delineation of the area of the site that will be disturbed by construction activities.

- The general direction of flow of storm water drainage entering and leaving the site. If the drainage patterns will be altered, both the existing and proposed drainage patterns shall be shown.
- A description of how run-on storm water will be handled, including sheet flow entering the site from adjoining property.
- A description and the location of any environmentally sensitive area that is located on the site or that adjoins the site and that will receive storm water directly from the site.
- The boundary line between the site and any adjoining state-owned submerged land. A preliminary boundary line may be used with a preliminary plat. The ESCP shall be amended prior to filing of a final plat, once a final boundary determination has been approved by the General Land Office to reflect any difference between the preliminary boundary line and the approved boundary line.
- The location of any Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 100-year floodplain boundaries, floodway boundaries, or FEMA Velocity Zone boundaries that encroach on the site. A preliminary boundary line may be used with a preliminary plat. The ESCP shall be amended prior to filing of a final plat, once a final boundary determination has been made.
- A description and location of all temporary control measures that will be implemented during construction to control erosion, sedimentation, and the discharge of pollutants into the City's MS4.
- A description of permanent control measures that will be constructed to control erosion, sedimentation, and the discharge of pollutants into the City's MS4 after construction is completed.
- Any other information required by the City.

EXTREMELY HAZARDOUS SUBSTANCE. Any substance listed in the Appendices to 40 CFR Part 355, Emergency Planning and Notification, as amended.

FACILITY. Any building, structure, installation, or activity from which there is or may be a discharge of a pollutant.

FERTILIZER. A solid or non-solid substance or compound that contains an essential plant nutrient element in a form available to plants and is used primarily for its essential plant nutrient element content in promoting or stimulating growth of a plant or improving the quality of a crop, or a mixture of two or more fertilizers.

FINAL STABILIZATION. The status when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas and areas not covered by permanent structures have been established, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

GARBAGE. Putrescible animal and vegetable waste materials from the handling, preparation, cooking, or consumption of food, including waste materials from markets, storage facilities, and the handling and sale of produce and other food products.

HARMFUL QUANTITY. The amount of any substance due to volume or concentration that will cause pollution.

HAZARDOUS MATERIAL. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. This term shall include household hazardous wastes as classified under 40 CFR Part 261, hazardous substances as listed in Table 302.4 of 40 CFR Part 302, as amended, and hazardous wastes identified or listed by the EPA pursuant to 40 CFR Part 261, as amended.

HERBICIDE. A substance or mixture of substances used to destroy a plant or to inhibit plant growth.

HOUSEHOLD HAZARDOUS WASTE. Any solid waste generated in a household by a consumer including, but not limited to, products, such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients that require special care upon disposal.

ILLICIT CONNECTION. Any connection to the MS4 or conveyances that allows for an illicit discharge.

ILLICIT DISCHARGE. Any direct or indirect discharge of pollutant to the MS4 or conveyances, except as specifically exempted in this Article.

INDUSTRIAL ACTIVITY. Any activity at an industrial facility described by the TPDES MULTI SECTOR GENERAL PERMIT, TXR050000, as amended, or by any other TCEQ or TPDES permit including, but not limited to, manufacturing, processing, materials storage, and waste materials disposal.

INDUSTRIAL WASTE. Waste resulting from any process of industry, manufacturing, trade, or business from the development of any natural resource, or any mixture of the waste with water or domestic wastewater, or distinct from domestic wastewater.

MAXIMUM EXTENT PRACTICABLE. The technology-based discharge standard for MS4s established by Section 402(p) of the Federal Clean Water Act, as amended.

MOTOR VEHICLE FLUIDS. Any vehicle crankcase oil, antifreeze, transmission fluid, brake fluid, differential lubricant, gasoline, diesel fuel, gasoline/alcohol blend, and any other fluid used in a motor vehicle.

MULTI-FAMILY DWELLING OR ESTABLISHMENT. A structure designed to accommodate three (3) or more households.

MUNICIPAL OPERATIONS. The day to day operation and maintenance activities that have the potential for contributing pollutant runoff to the MS4.

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). The storm drainage system owned or operated by the City of Leander, Texas, and designed or used for collecting or conveying storm water which is comprised of the following: the system of conveyances, including, but not limited to, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains. .

NON-STORM WATER DISCHARGE. Any discharge to the MS4 that is not composed entirely of storm water runoff.

NOTICE OF CHANGE (NOC). The Notice of Change that is required by the TPDES General Permit related to storm water discharges associated with industrial activity.

NOTICE OF INTENT (NOI). The Notice of Intent that is required by either the Industrial General Permit or the Construction General Permit.

NOTICE OF TERMINATION (NOT). The Notice of Termination that is required by either the Construction General Permit, the TPDES General Permit for industrial activity, or other General Permit for the discharge of storm water.

OIL. Any kind of oil in any form, including but not limited to, petroleum, fuel oil, crude oil or any fraction thereof that is liquid at standard conditions of temperature and pressure, sludge, oil refuse, and oil mixed with waste. This term shall include used oil that has become unsuitable for its original purpose because of impurities or the loss of original properties but that may be suitable for further use and is recyclable in compliance with state and federal law.

OPERATOR. The person or persons who, either individually or collectively, meet the following two criteria: 1) have operational control over the facility specifications (including the ability to make modifications in specifications); and 2) have the day-to-day operational control over those activities at the facility necessary to ensure compliance with pollution prevention requirements and any permit conditions.

OWNER. The person who owns a facility or part of a facility.

PERSON. Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity, or

their legal representatives, agents, lessees, or assigns. This term shall also include all federal, state, and local governmental entities.

POINT SOURCE. Any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

POLLUTANT. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage sludge, filter backwash, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; dredged soil, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into any water in the state and noxious or offensive matter of any kind.

POLLUTION. The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any surface water in the State that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

POST-CONSTRUCTION MAINTENANCE AND OPERATION MANUAL. This Ordinance and other applicable ordinances and City policies which serve as guidance to assist users in establishing proper erosion and pollution control measures to be used during the maintenance and operations of facilities and which outline the City's procedures for complying with water quality regulations, and guides in the selection of BMPs for post-construction maintenance activities and facilities operations related to MS4.

PROFESSIONAL ENGINEER (P.E.) A person who has been duly licensed (and registered if practicing as an individual) by the Texas Board of Professional Engineers to engage in the practice of engineering in the State of Texas.

QUALIFIED PERSONNEL. Persons who possesses the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or when applicable, any required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally-accepted industry standards for such activity.

RELEASE. The act of any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the MS4 or conveyances.

RESPONSIBLE PARTY. The property owner, person in control of the property, the agent for the property owner or person in control of the property, the engineer submitting any plans on behalf of the owner, person in control of the property, or agent required by this ordinance.

SANITARY SEWER (SEWER). The system of pipes, conduits, and other conveyances which carry sewage from residential dwellings, multi-family dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to the sewage treatment plant utilized by the City (and to which storm water, surface water, and groundwater are not intentionally admitted).

STATE. The State of Texas.

STORM WATER. Any surface flow, runoff, and discharge consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to the MS4, and/or receiving waters to the Maximum Extent Practicable (MEP).

SURFACE WATER IN THE STATE. Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state (from the mean high water mark (MHW) out 10.36 miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all water courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state; except that waters in treatment systems that are created for the purpose of waste treatment are not considered to be water in the state.

SUSPENSION ORDER. A written document authorized by the Director revoking MS4 discharge access.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). The State of Texas agency by that name, the regional offices thereof, any state department, agency, or commission that may succeed to the authority of the TCEQ, and any duly authorized official of TCEQ or such successor agency.

TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES). The program delegated to the State of Texas by the EPA pursuant to 33 USC §1342(b), as amended.

TPDES GENERAL PERMIT RELATING TO STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY or TPDES CONSTRUCTION GENERAL PERMIT. General Permit No. TXR150000 issued by TCEQ on February 15,

2008, as amended, as authorized under provisions of Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code.

TPDES MS4 GENERAL PERMIT. General Permit No. TXR040000 issued by TCEQ on August 13, 2007, as amended, as authorized under provisions of Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code.

TPDES MULTI-SECTOR GENERAL PERMIT RELATING TO STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. TPDES General Permit No. TXR050000 issued by TCEQ on July 22, 2011, as amended, and effective August 14, 2011, as authorized under provisions of Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code.

WASHWATER. Any water containing pollutants from the act of cleaning parking lots, vehicles, or building exteriors.

WATERCOURSE. Any defined creek, stream, ditch, arroyo, or other natural conveyance that is capable of passing storm water across property and onto adjacent property. A watercourse shall have observable banks, and is either a natural conveyance or an artificially altered natural conveyance. A conveyance that is contained wholly within a single property and does not convey storm water off the property onto adjacent property is not considered to be a watercourse for purposes of this ordinance.

WATERS OF THE UNITED STATES. Defined by the 33 CFR Part 328, as amended, all waters that are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters, including interstate wetlands; all other waters the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce; all impoundments of waters otherwise defined as waters of the United States under this definition; all tributaries of waters identified in this definition; all wetlands adjacent to waters identified in this definition; and any waters within the federal definition of “waters of the United States.”

WATER QUALITY STANDARD. The designation of a body or segment of surface water in the State for desirable uses and the narrative and numerical criteria deemed by the State to be necessary to protect those uses, as specified in Chapter 307 of Title 30 of the Texas Administrative Code, as amended.

WETLAND. An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

YARD WASTE. Leaves, grass clippings, yard and garden debris, and brush that results from landscaping maintenance and land clearing operations.

Secs. 6.07.003 – 6.07.020 Reserved

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DIVISION 2. ILLICIT DICHARGE PREVENTION

Sec. 6.07.021 APPLICATION OF REGULATIONS

Effective October 15, 2015 the regulations set out in this Article shall apply to all areas of the MS4 within the corporate limits of the city.

Sec. 6.07.022 MINIMUM STANDARDS

The standards set forth herein and promulgated pursuant to this ordinance are minimum standards; therefore this ordinance does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants. This ordinance will be interpreted in connection with the Clean Water Act, the applicable TPDES Permits, and other applicable federal and state law.

Sec. 6.07.023 DISCHARGE PROHIBITIONS

(A) *Prohibition of Illegal Discharges.* No person shall discharge or cause to be discharged into the municipal storm sewer system (MS4) or conveyances any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water or authorized non-storm water discharges.

(B) *Exemptions.* The commencement, conduct or continuance of any illegal discharge to the MS4 is prohibited except as described as follows:

(1) The following discharges are exempt from discharge prohibitions established by this ordinance:

- (a) water line flushing or other potable water sources,
- (b) landscape irrigation or lawn watering,
- (c) diverted stream flows,
- (d) rising ground waters,
- (e) uncontaminated ground water infiltration to storm drains,
- (f) uncontaminated pumped ground water,
- (g) foundation or footing drains (not including active groundwater dewatering systems),

- (h) crawl space pumps,
- (i) air conditioning condensation,
- (j) springs,
- (k) non-commercial washing of vehicles,
- (l) natural riparian habitat or wet-land flows,
- (m) swimming pools (if dechlorinated - less than one PPM chlorine),
- (n) firefighting and training activities,
- (o) and any other water source not containing Pollutants.

(2) Discharges specified in writing by the city as being necessary to protect public health and safety are exempt from discharge prohibitions.

(3) Dye testing is an allowable discharge, but requires a verbal notification to the city prior to the time of the test.

(4) The prohibition shall not apply to any non-storm water discharge permitted under a TPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations MS4.

(C) *Specific Prohibitions*

(1) The specific prohibitions and requirements in this section are not inclusive of all the discharges prohibited by the general prohibition.

(2) No person shall dump, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, or otherwise introduce or cause, allow, or permit to be introduced any of the following substances into the MS4 or conveyances:

(a) Sediment, silt, earth, soil, or other material associated with clearing, grading, excavation or other such construction activities, or associated with landfilling or other placement of soil, rock, or other earthen materials.

(b) Any motor oil, antifreeze, or any other motor vehicle fluid.

(c) Any industrial waste.

(d) Any hazardous material, including household hazardous waste, hazardous substances, and hazardous waste.

(e) Any wastewater or septic tank waste, grease trap waste, or grit trap waste.

(f) Any garbage, trash, or yard waste, including brush, leaves, grass clippings, or other yard waste previously gathered for disposal.

(g) Any washwater from a commercial car wash facility or from any vehicle washing, cleaning, or maintenance at any automotive-related facility.

(h) Any contaminated runoff from a vehicle salvage yard or storage yard.

(i) Any pavement washwater from a service station unless such washwater has passed through a properly functioning and maintained grease, oil, and sand separator before discharge into the MS4 or conveyance.

(j) Any ready-mix concrete, mortar, ceramic, or asphalt base material or hydromulch material, or material from the cleaning of vehicles or equipment containing, or used in transporting or applying, such materials.

(k) Any swimming pool, fountain, or spa water, including backwash water, containing total residual chlorine of 1 ppm or more or containing any harmful quantity of chlorine, muriatic acid or other chemical used in the treatment or disinfection of the swimming pool water or in pool cleaning.

(l) Any introduction of oil into the environment including oil applied to a road or land for dust suppression, weed abatement, or other similar use, or any direct disposal of oil on land or into the MS4 or conveyances.

(m) Any washwater from parking garage pavement cleaning, unless such washwater has passed through a properly functioning and maintained grease, oil, and sand separator before discharge into the MS4 or conveyance.

(D) *Prohibition of Illicit Connections.*

(1) The construction, use, maintenance or continued existence of illicit connections to the MS4 is prohibited.

(2) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(3) A person is considered to be in violation of this ordinance if the person connects a line conveying sewage to the MS4, or allows such a connection to continue.

Sec. 6.07.024 SUSPENSION OF MS4 ACCESS.

(A) *Suspension due to Illicit Discharges in Emergency Situations.* The City of Leander may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4, Surface Waters in the State, or Waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the Director or his/her designee may take such steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.

(B) *Suspension due to the Detection of Illicit Discharge.* Any person discharging to the MS4 in violation of this ordinance may have their MS4 access terminated if such termination would abate or reduce an illicit discharge. The city will notify a violator of the proposed termination of its MS4 access. The violator may petition the city for a reconsideration and hearing. A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section, without the prior approval of the city.

Sec. 6.07.025 INDUSTRIAL OR CONSTRUCTION ACTIVITY DISCHARGES.

Any person subject to a TPDES industrial or construction storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the Director prior to the allowing of discharges to the MS4.

Sec. 6.07.026 MONITORING OF DISCHARGES.

(A) *Applicability.* This section applies to all facilities that have storm water discharges associated with industrial activity or construction activity. Nothing in this section relieves facility and construction site operators of responsibilities to obtain appropriate coverage under general or individual permits through the TCEQ and to notify or otherwise report to the TCEQ in accordance with any such permit. Further, nothing in this section implies that the City is assuming the duties of the TCEQ or EPA for inspection or monitoring of activities required under the TPDES permitting system.

(B) *Access to Facilities.*

(1) The Director or his/her designees shall be permitted to enter and inspect facilities subject to regulation under this ordinance as often as may be necessary to determine compliance with this ordinance. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the city.

(2) Facility operators shall allow the Director or his/her designees ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that shall be kept under the conditions of an TPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.

(3) The Director or his/her designees shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Director to conduct monitoring and/or sampling of the facility's storm water discharge.

(4) The Director or his/her designees shall have the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

(5) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the operator.

(6) Unreasonable delays in allowing the Director or his/her designees access to a permitted facility is a violation of a storm water discharge permit and of this ordinance. A person who is the operator of a facility with a TPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the city reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this ordinance.

(7) If the Director or his/her designees has been refused access to any part of the premises from which storm water is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the city may seek issuance of a search warrant from any court of competent jurisdiction.

Sec. 6.07.027 WATERCOURSE PROTECTION.

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

Sec. 6.07.028 NOTIFICATION OF SPILLS.

(A) *Hazardous Spills.* Notwithstanding other requirements of this Article, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials that result in, or may result in, illegal discharges or pollutants discharging into storm water, the MS4, or water of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services.

(B) *Non-Hazardous Spills.* In the event of a release of non-hazardous materials, said person shall notify the city in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Director within three business days of the phone notice. If the discharge of prohibited materials emanates from a multi-family, commercial, or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years

Sec. 6.07.029 ENFORCEMENT.

(A) *Notice of Violation.* Whenever the Director or his/her designee finds that a person has violated a prohibition or failed to meet a requirement of this Article, he/she may order compliance by written “Notice of Violation” to the responsible person by regular and certified mail, return receipt requested. If the return receipt is not completed, receipt of the notice is presumed after ten (10) calendar days. Within twenty (20) days of mailing of such “Notice of Violation” by certified mail return receipt requested, the alleged violator shall submit to the Director a written explanation of the violation and a written plan for the satisfactory correction and prevention of recurrence thereof, including specific required actions.

(B) *Mandatory Compliance Order.* When the Director or his/her designee finds that any discharger has violated, or continues to violate, any provision of the Article, or any order issued hereunder, the Director may issue a “Mandatory Compliance Order” to the violator by regular and certified mail, return receipt requested. If the return receipt is not completed, receipt of the notice is presumed after ten (10) calendar days.

A “Mandatory Compliance Order” may not extend the deadline for compliance established by a state or federal standard or requirement or otherwise alter such an order, nor shall it relieve the violator of liability for any violation, including any continuing violation. The issuance of a “Mandatory Compliance Order” shall not be a bar against, or a prerequisite for, taking any other action against the violator or any responsible party. The “Mandatory Compliance Order” may constitute the ordering of any one or more of the following:

(1) Compliance within Time Limit. Directing that the violator come into compliance within a specified time limit. Such an order also may contain other requirements to address non-compliance, including additional self-monitoring and management practices designed to mitigate the amount of pollutants discharged to the MS4 or conveyances.

(2) Remediation, Abatement, and/or Restoration.

(a) Directing that the violator, if the violation has adversely affected the MS4 or conveyances thereof, undertake and implement any appropriate action to remediate and/or abate any adverse effects of the violation upon the MS4 or conveyances, and/or to restore any part of the MS4 or conveyances that have been harmed. Such remedial, abatement, and restoration action may include, but shall not be limited to:

(i) Monitoring, assessment, and evaluation of the adverse effects and determination of the appropriate remedial, abatement and/or restoration action;

(ii) Confinement, removal, cleanup, treatment, and disposal of any discharged or released pollutant or contamination;

(iii) Prevention, minimization, and/or mitigation of any damage to the public health, safety, welfare, or the environment that may result from the violation;

(iv) Restoration or replacement of City property or natural resources damaged by the violation.

(b) Any expenses related to the remediation, abatement, and/or restoration incurred by the City shall be fully reimbursed by the person deemed responsible by the Director. If the amount due is not paid within a timely manner, as determined by decision of the City, then the charges shall become a special assessment against the property and shall constitute a lien for the amount of the assessment.

(3) Emergency Cease and Desist Order.

(a) The “Emergency Cease and Desist Order” directs that the violator immediately cease and desist from all violations if the violations have caused or contributed to an actual or threatened discharge to the MS4 or any conveyances which reasonably appears to present an imminent or substantial endangerment to the health, safety, or welfare of persons or to the environment; or if past violations are likely to recur. The “Emergency Cease and Desist Order” may also direct the violator to immediately comply with all Article requirements and take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

(b) Any violator notified of an “Emergency Cease and Desist Order” shall immediately comply and stop or eliminate the endangering discharge. In the event of the violator’s failure to immediately comply voluntarily with the “Emergency Cease and Desist Order”, the Director and his/her designees may take such steps as deemed necessary to prevent or minimize harm to the MS4 or conveyances, and/or endangerment to persons or to the environment. Any expenses related to the remediation, abatement, and/or restoration incurred by the City shall be fully reimbursed by the person deemed by the Director to be responsible. If the amount due is not paid within a timely manner, as determined by decision of the City, then the charges shall become a special assessment against the property and shall constitute a lien for the amount of the assessment.

(c) The City may allow the violator to recommence its discharge when it has demonstrated to the satisfaction of the Director that the period of endangerment has passed, unless further termination proceedings are initiated against the violator under this Article. A violator that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement to the Director describing the causes of the harmful discharge and the measures taken to prevent any further occurrence within five (5) days of receipt of the “Emergency Cease and Desist Order”. Nothing in this section shall negate the right of the City to obtain compliance by suit, including a suit for enforcement pursuant to Texas Local Government Code Chapter 54, as amended.

(4) Construction Stop Work Order. Whenever the Director or his/her designees find that any operator of a construction site has violated, or continues to violate, any provision of this Article, or any order issued hereunder, the Director may order that a “Construction Stop Work Order Regarding Illicit Discharge” be issued to the operator or person responsible, posted at the construction site, and distributed to all City departments whose decisions affect any activity at such site. Unless express written exception is made by the City, the “Construction Stop Work Order Regarding Illicit Discharge” shall prohibit any further construction activity at the site and shall bar any further inspection or approval by the City associated with a building permit, grading permit, or any other City authorization necessary to commence or continue construction or to assume occupancy at the site. Issuance of a “Construction Stop Work Order Regarding Illicit Discharge” shall not be a hindrance to, or a prerequisite for, taking any other action against the violator. When a violation or violations of this Article that have resulted in a “Construction Stop Work Order Regarding Illicit Discharge” being issued have been resolved or mitigated to the satisfaction of the Director or his/her designees, the operator of the construction site may resume work on the site. The Director will provide written notice to the operator that the conditions that resulted in the Construction Stop Work Order Regarding Illicit Discharge have been resolved. Removal of a Construction Stop Work Order Regarding Illicit Discharge prior to written authorization by the Director shall be a violation of this ordinance. Upon resolution of the violation, the Director shall submit a written commence work operations to the operator of a construction site. The operator shall be permitted to begin work within the time as designated by the Director or his/her designees and no further actions shall be taken unless a violation occurs.

Sec. 6.07.030 COST OF ABATEMENT OF THE VIOLATION.

Within thirty (30) days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment within ten (10) days. If the amount due is not paid within a timely manner as determined by the decision of the municipal authority or by the expiration of the time in which to file an appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment. Any person violating any of the provisions of this article shall become liable to the city by reason of such violation.

Sec. 6.07.031 INJUNCTIVE RELIEF.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Article. If a person has violated or continues to violate the provisions of this ordinance, the City of Leander may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

Sec. 6.07.032 PENALTY.

Any person, operator, or corporation that has violated or continues to violate any of the provisions of this Article, or who fails to comply herewith or with any of the requirements hereof, shall be subject to a maximum fine of not more than \$2,000 for each day any such violation shall continue. A Civil penalty may be assessed under Chapter 54 of the Texas Local Government Code ranging up to \$5,000 per day in addition to the criminal penalties, depending on the circumstances, as provided by State law.

(A) Each violation shall be considered a separate offense. Each day the violation exists shall constitute a separate offense. Such penalty shall be in addition to all the other remedies provided herein. The owner or owners or person or persons in control of any property or premises, or part thereof, where anything in violation of this Article shall be placed, or shall exist, and any architect, engineer, builder, contractor, agent, person, or corporation employed in connection therewith, and who may have assisted in the commission of any such violation, shall be guilty of a separate offense, and upon conviction thereof, shall be fined as herein provided. The Director or his/her designees will submit a written violation to all persons in association with the property or premises and separate offenses shall be determined accordingly.

(B) Nothing herein contained shall prevent the city from taking other lawful action as is necessary to prevent or remedy any violation of this Article.

Secs. 6.07.033 – 6.07.060 Reserve

DIVISION 3. CONSTRUCTION SITE STORM WATER MANAGEMENT

Sec. 6.07.061 CONSTRUCTION REQUIREMENTS AND CONTROL MEASURES

Operators of public or private “construction activities” shall be required to select, install, implement, and maintain storm water control measures that comply with City of Leander Engineering Design Guidelines and Construction Standards (EDGCS), TPDES Construction General Permit, TPDES MS4 General Permit, or other ordinances that may apply to construction activities. Construction activities include, at a minimum, all public and private construction sites. The Operator shall ensure the following minimum requirements are effectively implemented and complied with:

(A) *Requirements for Construction Activities.*

(1) Development of sites one (1) acre or more.

(a) An SWPPP is currently required by EPA and TCEQ for all construction activities where one (1) or more acres will be disturbed during development. Developments of sites that disturb one (1) acre or more within the City’s jurisdiction shall prepare a SWPPP that satisfies EPA, TCEQ regulations, the NPDES or TPDES construction general permit, and this ordinance. No construction activities may begin until the SWPPP is approved by the City Engineer or designee.

(i) A copy of the SWPPP shall be provided to the City’s Engineer. The SWPPP shall be submitted at the time that subdivision construction plans are submitted, or if the construction activities do not require subdivision approval, at the time of submission of the site development application, or if the construction activities do not require site development application approval, at the time of submission of a building permit application. The City Engineer or to his/her designee(s) of other City personnel may require correction of any deficiencies in the SWPPP, and may require additional measures in order to meet the minimum requirements of the pollution control measures section below.

(ii) A copy of any notice of intent (NOI) or small or large construction site notice provided to EPA or TCEQ shall be provided to the City Engineer.

(iii) A copy of any Notice of Termination (NOT) submitted to EPA or TCEQ shall be provided to the City Engineer.

(b) If the site is one (1) acre or more, but less than one (1) acre and more than one-quarter (1/4) acre will be disturbed, an NPDES or TPDES storm water pollution prevention plan is not required, but a erosion and sedimentation control plan is required, unless the site is a single-lot, single-family residential construction that is not part of a larger development that requires an NPDES or TPDES permit. The erosion sedimentation control plan shall be submitted at the time that subdivision construction plans are submitted, or if the construction activities do not require subdivision approval, at the time of submission of the site

development application, or if the construction activities do not require site development application approval, at the time of submission of a building permit application. No construction activities may begin until the erosion sedimentation control plan is approved by the City Engineer or designee.

(2) Development of sites less than one (1) acre and more than one-quarter (1/4) acre.

(a) An erosion and sedimentation control plan, as defined in the Engineering Design Guidelines is required for commercial construction, industrial construction, multifamily residential construction, and development of a residential subdivision within the City's jurisdictional area where less than one (1) but more the one-quarter (1/4) acre will be developed. The area of the development will be based upon the platted lot area or, if not platted, upon the area of the tract owned by the developer, including all contiguous property by the same person. Disturbance of a partial area of a tract is not a condition that will cause a change of the category in development size.

(b) Submission of a site-specific erosion and sedimentation control plan is required for a single-lot, single-family residential construction, in accordance with Section 3.01.004 of this Code of Ordinances, as amended, and/or an NPDES or TPDES permit.

(c) The erosion and sedimentation control plan shall include any measures as required to comply with the pollution control measures section below. An erosion and sedimentation control plan shall be submitted to the City Engineer for review before issuance of a building permit or approval to begin development. An erosion and sedimentation control plan that complies with this ordinance must be submitted and approved by the City Engineer before a building permit may be issued.

(d) Implementation of the pollution control measures detailed in the plan is required. (Inspection of the status of the pollution control measures will be performed by City personnel during normal construction inspection and at other times when construction activities may be conducted).

(e) An erosion and sedimentation control plan is not required when a portion of a previously developed tract of land is redeveloped, unless the redevelopment will result in the conversion of more than one-quarter (1/4) acre from a porous surface to an impervious surface.

(3) Development of sites one-quarter (1/4) acre or less and single-lot, single-family residential construction.

(a) A site-specific erosion and sedimentation control plan is required for the development of sites which are one-quarter (1/4) acre in size or less, including single-lot, single-family residential construction.

(b) In order to obtain a building permit, a responsible party shall provide written acknowledgement that the responsible party is aware of the

pollution control measures of the City and that the responsible party will comply with these measures during the development of the property.

(4) For purposes of this section, the entire plat or site shown in a site plan application or building permit application shall be considered to be the area being disturbed unless otherwise specified within the plat, site plan, or building permit application, as appropriate. The responsible party shall take appropriate measures to ensure no construction activities disturb or occur on any area that is not designated as disturbed on the plat or site plan.

(5) If a TCEQ Contributing Zone Plan is applicable to a specific permanent stormwater facility, then the responsible party shall adhere to Attachment N of the Contributing Zone Plan as specified by the TCEQ during all stages of construction activity and after completion of construction activities. The responsible party shall further comply with any requirements of Attachment N apply prior to commencement of construction activity, and compliance with such requirements shall be required prior to commencement of construction activity and prior to issuance of plat approval, a site development permit, or a building permit, as applicable.

(6) A Certificate of Completion will not be issued until the Planning Director is satisfied that all temporary and permanent measures specified by the plan are complete and any access easements or maintenance agreements required by this Ordinance have been submitted to the City.

(7) A Certificate of Occupancy will not be issued until the Director is satisfied that all temporary and permanent measures specified by the plan are complete and any access easements or maintenance agreements required by this Ordinance have been submitted to the City.

(8) The City shall not accept any public improvements until all temporary and permanent measures specified by the plan are complete, unless the responsible party has provided a maintenance bond to the City, and any access easements or maintenance agreements required by this Ordinance have been submitted to the City.

(B) Special Land Use Requirements.

(1) Any plans submitted with an application for a site development and/or building permit for the development of property that will be used for one of the following uses shall identify the appropriate best management practices, published in the City of Leander Engineering Design Guidelines and Construction Standards that the responsible party will adopt to prevent pollutants associated with the use from being discharged into the City's MS4.

- (a) Fueling stations
- (b) Vehicle/equipment washing and steam cleaning facilities
- (c) Facilities engaged in harmful liquid materials loading and unloading
- (d) Facilities engaged in storage in aboveground tanks
- (e) Facilities engaged in container storage of harmful liquids (such as oil, chemicals, and hazardous wastes)
- (f) Facilities engaged in outdoor storage of raw materials that are subject to leaching and transport by erosion and sedimentation, such as gravel, sand, topsoil, compost, sawdust, wood chips, building materials, including lumber, which are subject to leaching; and concrete and metal products, which are subject to chemical erosion, corrosion, and leaching

(C) *Pollution Prevention Measures.* Any person engaging in construction activity and any operator shall design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures shall be designed, installed, implemented and maintained to:

i. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters shall be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;

ii. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to storm water, and,

iii. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

(D) *Prohibited Discharges.* The following discharges are prohibited during construction:

(1) Wastewater from washout of concrete vehicles, unless managed by an appropriate control;

(2) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(3) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and,

(4) Soaps or solvents used in vehicle and equipment washing.

Sec. 6.07.062 CONSTRUCTION SITE INSPECTIONS AND ENFORCEMENT

All sites requiring a site development, building, or construction permit that discharge to a tributary listed by the state as an impaired water for sediment or turbidity under the CWA section 303(d), and other sites as determined by the City, the TCEQ, or permitting authority to be a significant threat to water quality, shall be subject to inspection by the Director or his/her designees prior to land disturbance, during active construction activity, and following completion of active construction activity, within the requirements as referenced in the Engineering Design Guidelines.

Sec. 6.07.063 MAINTENANCE AND REPAIR OF STORMWATER FACILITIES

A. Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the City, as provided in Sections B and C below. The City shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. If a TCEQ Contributing Zone Plan is applicable to a specific permanent stormwater facility, then the responsible party shall adhere to Attachment N of the Contributing Zone Plan as specified by the TCEQ after completion of construction activities.

B. Commercial and Multi-Family Properties

1. The maintenance and repair of stormwater facilities for commercial and multi-family properties shall be the responsibility of the property owner and the person in control of the property, if different from the property owner. The stormwater facilities shall be maintained in good repair and working order in accordance with this Ordinance, applicable state and federal law, and good engineering practices.
2. At least once each year, the property owner or person in control of the property shall cause the stormwater facility to be inspected and an inspection report provided by a person qualified to inspect stormwater facilities. The inspection report shall be maintained on file at the property at all times and shall be made available to the City upon request. The property owner and/or person in control of the stormwater detention facility shall promptly repair any deficiencies identified in the inspection report.
3. Prior to the issuance of a Certificate of Occupancy or Certificate of Completion for a property upon which a stormwater management facility will be located, the property

owner must execute an access easement agreement with the City in a form acceptable to the City that binds all subsequent owners of land served by the stormwater management facility, which allows the City or its contractor/agent access to the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by this ordinance. The easement agreement shall be recorded by the in the County land records.

4. In the event that a stormwater facility will be shared by two properties, in addition to the other requirements of this Section 6.07.063(B), the property owners sharing the stormwater facility shall execute such agreements, covenants, and easements reasonably required by the City to address joint use of and access to the stormwater facilities.

C. Single Family and Two-Family Residential

All stormwater management facilities in areas designated as single or two-family residential that are accepted by the City for maintenance and operation will be maintained by the City as provided in this Section 6.07.063(C), except as provided in this section, the plat notes and/or restrictive covenants for the subdivision, or an agreement between the City and the developer of the subdivision or the HOA as appropriate. The City's maintenance and repair obligations shall include: removal of silt, litter, and other debris from all catch basins, inlets, and drainage pipes. The City will also maintain the functionality of water quality improvements contained in open channels, detention, and water quality areas. The property owner or person in control of the property upon which the stormwater facilities are located will be responsible for cutting grass, removal of litter and debris, vegetation removal, and maintenance or replacement of landscape vegetation within open channels, detention and water quality areas. Maintenance needs that are the obligation of the property owner or person in control of the property must be addressed in a timely manner as determined by the City. Stormwater management facilities shall be located in drainage easements in a form acceptable to the City, and shall be subject to such other agreements and requirements to ensure compliance with this Section. The property owner or person in control of the property shall promptly notify the City of any conditions that require maintenance or repair that are the obligation of the City.

D. Failure to Maintain Practices

If the stormwater management facility becomes a danger to public safety or public health, the City of Leander shall notify the party responsible for maintenance of the stormwater management facility in writing. Upon receipt of that notice, the responsible person shall have 7-14 days to meet maintenance and repair requirements. If the owner of the facility fails to comply with the requirements of the maintenance covenant, the City of Leander, after reasonable notice, may perform all necessary work to bring the facility into compliance and charge the owner for the cost of the work in accordance with Section 6.07.030.

Secs. 6.07.064 – 6.07.080 Reserved

DIVISION 4. CONSTRUCTION SITE STORM WATER MANAGEMENT

Secs. 6.07.081 – 6.07.099 Reserved

DRAFT



Executive Summary

October 15, 2015

Council Agenda Subject: Consideration of Award of Construction Contract for the Old 2243 West Roadway Widening and Reconstruction Project

Background: Bids were received and opened at 2:00 p.m. on Thursday, October 1, 2015, for the Old 2243 West Roadway Widening and Reconstruction Project. The proposed work consists of the reconstruction and widening the existing two lane roadway to five undivided lanes with curb, gutter, storm sewers, utilities relocations, water quality facilities, and sidewalks from U.S. Hwy. 183 to Lakeline Boulevard. The work also includes new mast arm mounted traffic signals at Old 2243 West's intersections with Broade Street, Bagdad Road, and Lakeline Boulevard and modifications to the traffic signal at U.S. Hwy. 183. Six bid proposals were received as shown in the attached bid tabulation. Cash Construction Company, Inc., is the low bidder with bids of \$22,647,392.00 for the Base Bid, \$131,751.60 for Alternative 1, and a deduction of \$125,232.35 for Alternative 2. City Staff and the project's engineering consultant have reviewed the project histories, qualifications, and references of the low bidder. Cash Construction Company, Inc., has extensive experience with projects of comparable size, scope, and complexity within the last five years including the successful completion of the City of Leander's San Gabriel Parkway Extension Project. The consultant's recommendation of award letter is attached.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: \$22,653,911.25 from City of Leander C.O. Bond Series 2015 (GL# 54-01-8385) and Williamson County 2013 Road Bonds

Recommendation: Staff recommends award of the construction contract for the Base Bid, Alternative 1, and Alternative 2 to Cash Construction Company, Inc., in the amount of \$22,653,911.25.

Attachments: Bid Tabulation and Engineer's Recommendation of Award

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer



October 7, 2015

Reference: City of Leander, Texas
Old 2243 Roadway Widening and Reconstruction Project
Recommendation to Award Contract

Dear Wayne Watts, P.E.,

On October 1, 2015, the City of Leander opened bids for the above-referenced project. A tabulation of the six (6) responsive bids received is enclosed. The apparent low bidder was Cash Construction Company, Inc. of Pflugerville Texas. A review of the apparent low bid revealed no discrepancies with the requirements specified in the Contract documents. In addition to the base bid, two (2) bid alternatives were included in the bid. Cash Construction Company's bid for these items represents the lowest total project bid inclusive of both bid alternatives.

HDR has reviewed the bid package as submitted by Cash Construction Company, Inc. and notes only one (1) exception to the bid submitted as follows:

- ALLOWANCE NO. 1 - PRODUCTION AND PLACEMENT PAY ADJUSTMENT FACTORS (ITEM 341) was incorrectly listed as \$137,910.00 and has been corrected to \$137,190.00 in accordance with the Bid Form. Cash Construction Company, Inc. has been notified of this exception.

HDR reviewed the reference and experience record provided by Cash Construction Company as part of their bid documentation. Based upon the aforementioned, HDR recommends that the City of Leander accept the bid from Cash Construction Company, Inc. in the amount as follows:

Base Bid Amount:	\$22,647,392.00
Alternative 1:	\$ 131,751.60
Alternative 2:	-\$ 125,232.35

Please contact me if you have any questions regarding the award of this construction contract.

Sincerely,
HDR Engineering, Inc.

Mark D. Borenstein, P.E.
Vice President

hdrinc.com

810 Hesters Crossing, Suite 120, Round Rock, TX 78681-7839
(512) 685-2900

BID ITEM	BID DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE			Cash Construction Company, Inc.			Aaron Concrete Contractors, LP			Joe Bland Construction, LP			Capital Excavation Company			Jordan Foster Infrastructure			Chasco Constructors		
				BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE	BID PRICE
100 6002	PREPARING ROW	STA	159	\$ 875.34	\$ 139,179.06	\$ 1,400.00	\$ 222,600.00	\$ 1,500.00	\$ 238,500.00	\$ 1,597.00	\$ 253,923.00	\$ 1,000.00	\$ 159,000.00	\$ 2,250.00	\$ 357,750.00	\$ 3,100.00	\$ 482,900.00							
100 6003	PREPARING ROW(TREE(5" TO 12" DIA)	EA	38	\$ 2,000.00	\$ 76,000.00	\$ 200.00	\$ 7,800.00	\$ 270.00	\$ 10,530.00	\$ 197.00	\$ 7,683.00	\$ 100.00	\$ 3,900.00	\$ 428.00	\$ 16,575.00	\$ 298.00	\$ 11,622.00							
100 6004	PREPARING ROW(TREE(12" TO 24" DIA)	EA	21	\$ 662.50	\$ 13,912.50	\$ 300.00	\$ 6,300.00	\$ 550.00	\$ 11,550.00	\$ 288.00	\$ 6,048.00	\$ 200.00	\$ 4,200.00	\$ 850.00	\$ 17,650.00	\$ 1,105.00	\$ 23,205.00							
104 6001	REMOVING CONC (PAV)	SY	37	\$ 13.90	\$ 514.30	\$ 6.00	\$ 222.00	\$ 20.00	\$ 740.00	\$ 64.00	\$ 2,368.00	\$ 37.00	\$ 1,369.00	\$ 42.00	\$ 1,554.00	\$ 15.15	\$ 560.65							
104 6009	REMOVING CONC (SIDEWALKS)	SY	7,342	\$ 12.43	\$ 91,283.06	\$ 6.00	\$ 43,452.00	\$ 15.00	\$ 108,630.00	\$ 8.00	\$ 57,936.00	\$ 11.00	\$ 79,662.00	\$ 13.55	\$ 96,129.10	\$ 5.85	\$ 42,365.70							
104 6015	REMOVING CONC (DRIVEWAYS)	SY	3,310	\$ 13.84	\$ 45,810.40	\$ 6.00	\$ 19,860.00	\$ 15.00	\$ 49,650.00	\$ 8.00	\$ 26,490.00	\$ 11.00	\$ 36,290.00	\$ 13.50	\$ 44,847.50	\$ 5.90	\$ 28,231.50							
104 6021	REMOVING CONC (CURB AND GUTTER)	LF	1,896	\$ 6.00	\$ 11,376.00	\$ 4.00	\$ 7,584.00	\$ 4.00	\$ 7,584.00	\$ 5.00	\$ 9,480.00	\$ 7.00	\$ 13,272.00	\$ 5.00	\$ 9,480.00	\$ 4.00	\$ 7,584.00							
104 6022	REMOVING CONC (RETAINING WALLS)	LF	6,756	\$ 11.92	\$ 80,531.52	\$ 4.00	\$ 27,024.00	\$ 5.00	\$ 33,780.00	\$ 5.00	\$ 33,780.00	\$ 8.00	\$ 54,048.00	\$ 5.50	\$ 37,198.00	\$ 5.10	\$ 34,485.60							
104 6024	REMOVING CONC (WHEELCHAIR RAMP)	SY	2	\$ 45.45	\$ 90.90	\$ 6.00	\$ 36.00	\$ 12.00	\$ 72.00	\$ 280.00	\$ 1,000.00	\$ 2,000.00	\$ 125.00	\$ 250.00	\$ 200.00	\$ 400.00	\$ 392.00							
105 6034	REMOVING STAB BASE AND ASPH PAV(1'-3")	SY	2,271	\$ 3.00	\$ 6,813.00	\$ 3.00	\$ 6,813.00	\$ 14.00	\$ 31,794.00	\$ 4.00	\$ 9,084.00	\$ 5.00	\$ 11,355.00	\$ 6.50	\$ 14,761.50	\$ 5.15	\$ 11,695.65							
105 6074	REMOVING STAB BASE AND ASPH PAV (22')	SY	4,955	\$ 6.00	\$ 29,730.00	\$ 6.00	\$ 29,730.00	\$ 12.00	\$ 59,460.00	\$ 11.00	\$ 54,505.00	\$ 8.25	\$ 40,878.75	\$ 9.50	\$ 47,072.50	\$ 14.80	\$ 73,334.00							
105 6082	REMOVING STAB BASE AND ASPH PAV(10' TO 16')	SY	12,177	\$ 12.00	\$ 146,124.00	\$ 9.00	\$ 109,593.00	\$ 9.00	\$ 109,593.00	\$ 13.00	\$ 159,301.00	\$ 8.25	\$ 103,504.50	\$ 10.00	\$ 121,770.00	\$ 18.45	\$ 224,665.65							
105 6089	REMOVING STAB BASE AND ASP PAV(18'-20')	SY	38,845	\$ 6.00	\$ 233,070.00	\$ 6.00	\$ 233,070.00	\$ 8.00	\$ 310,760.00	\$ 7.00	\$ 271,915.00	\$ 6.50	\$ 252,492.50	\$ 8.00	\$ 310,760.00	\$ 10.80	\$ 419,526.00							
110 6001	EXCAVATION (ROADWAY)	CY	99,498	\$ 11.00	\$ 1,094,478.00	\$ 8.00	\$ 796,984.00	\$ 6.00	\$ 598,988.00	\$ 12.00	\$ 1,193,976.00	\$ 15.00	\$ 1,492,470.00	\$ 7.50	\$ 746,235.00	\$ 15.65	\$ 1,577,043.30							
112 6003	EMBANKMENT (FINAL)(ORD COMP) B)	CY	9,511	\$ 6.25	\$ 59,443.75	\$ 9.00	\$ 85,590.00	\$ 6.00	\$ 57,066.00	\$ 14.00	\$ 133,154.00	\$ 23.00	\$ 218,753.00	\$ 9.00	\$ 85,590.00	\$ 11.00	\$ 104,621.00							
132 6005	EMBANKMENT (FINAL)(ORD COMP) C)	CY	1,730	\$ 9.53	\$ 16,486.90	\$ 2.50	\$ 4,325.00	\$ 6.00	\$ 10,380.00	\$ 7.00	\$ 12,110.00	\$ 7.00	\$ 12,110.00	\$ 30.00	\$ 51,900.00	\$ 6.15	\$ 10,708.70							
132 6006	EMBANKMENT (FINAL)(ORD COMP) 4')	CY	830	\$ 32.30	\$ 26,809.00	\$ 2.50	\$ 2,075.00	\$ 28.00	\$ 23,240.00	\$ 7.00	\$ 5,810.00	\$ 35.00	\$ 29,080.00	\$ 42.00	\$ 34,860.00	\$ 35.15	\$ 29,174.50							
162 6002	BLOCK SODDING	SY	27,959	\$ 12.86	\$ 359,552.74	\$ 3.00	\$ 83,877.00	\$ 18.00	\$ 503,262.00	\$ 7.00	\$ 195,713.00	\$ 33.00	\$ 922,647.00	\$ 42.00	\$ 1,174,278.00	\$ 1.25	\$ 131,065.00							
164 6027	CELL FBR MICH SEED(TERM)(URBAN)(CLAY)	SY	85,491	\$ 0.26	\$ 22,227.66	\$ 0.20	\$ 17,098.20	\$ 0.25	\$ 21,372.75	\$ 0.30	\$ 25,647.30	\$ 0.23	\$ 19,662.93	\$ 0.22	\$ 19,662.93	\$ 0.50	\$ 42,745.50							
164 6028	CELL FBR MICH SEED(TEMP)(WARM)	SY	202,058	\$ 0.34	\$ 68,699.72	\$ 0.20	\$ 40,411.60	\$ 0.20	\$ 40,411.60	\$ 0.30	\$ 60,617.40	\$ 0.22	\$ 44,452.76	\$ 0.22	\$ 44,452.76	\$ 0.50	\$ 101,029.00							
164 6031	CELL FBR MICH SEED(TEMP)(COOL)	SY	202,058	\$ 0.25	\$ 50,514.50	\$ 0.20	\$ 40,411.60	\$ 0.20	\$ 40,411.60	\$ 0.30	\$ 60,617.40	\$ 0.22	\$ 44,452.76	\$ 0.22	\$ 44,452.76	\$ 0.50	\$ 101,029.00							
168 6001	VEGETATIVE WATERING	MG	5,190	\$ 14.53	\$ 75,410.70	\$ 18.00	\$ 93,420.00	\$ 30.00	\$ 155,700.00	\$ 18.00	\$ 93,420.00	\$ 5.00	\$ 29,980.00	\$ 16.00	\$ 83,040.00	\$ 20.15	\$ 104,578.50							
169 6001	SOIL RETENTION BLANKETS (CL-1) (TY A)	SY	84,000	\$ 1.26	\$ 105,840.00	\$ 1.10	\$ 92,400.00	\$ 1.20	\$ 100,800.00	\$ 1.20	\$ 100,800.00	\$ 1.10	\$ 92,400.00	\$ 1.15	\$ 105,665.00	\$ 1.45	\$ 133,255.00							
169 6006	SOIL RETENTION BLANKETS (CL-2) (TY F)	SY	91,900	\$ 2.46	\$ 228,078.00	\$ 1.20	\$ 110,240.00	\$ 1.30	\$ 119,470.00	\$ 1.50	\$ 137,850.00	\$ 1.15	\$ 105,665.00	\$ 1.35	\$ 158,756.00	\$ 4.29	\$ 392,018.60							
247 6066	FILBS (CMP IN PLYCHTY A GR 5)(FINAL POS)	CY	46,334	\$ 31.57	\$ 1,465,921.38	\$ 38.00	\$ 1,764,492.00	\$ 54.00	\$ 2,507,436.00	\$ 42.00	\$ 1,466,712.00	\$ 68.00	\$ 1,998,452.00	\$ 80.00	\$ 3,351,120.00	\$ 80.00	\$ 3,351,120.00							
260 6027	LIME (HYDRATED) LIME (SLURRY)	TON	1,122	\$ 150.00	\$ 168,300.00	\$ 170.00	\$ 190,700.00	\$ 173.00	\$ 195,710.00	\$ 172.00	\$ 190,720.00	\$ 135.00	\$ 185,100.00	\$ 155.00	\$ 174,225.00	\$ 183.00	\$ 204,930.00							
310 6005	LIME TRITE (EXACT MATL)(6')	GAL	2,445	\$ 7.76	\$ 18,970.80	\$ 4.50	\$ 11,025.00	\$ 4.20	\$ 10,278.00	\$ 5.50	\$ 13,485.00	\$ 4.25	\$ 103,865.50	\$ 4.75	\$ 116,118.50	\$ 3.75	\$ 33,190.00							
316 6005	ASPH (TIER III)	GAL	2,103	\$ 5.00	\$ 10,515.00	\$ 5.00	\$ 10,515.00	\$ 4.40	\$ 9,252.00	\$ 6.00	\$ 12,618.00	\$ 4.50	\$ 9,463.50	\$ 5.25	\$ 11,040.75	\$ 5.50	\$ 11,586.50							
316 6450	AGGR (TY-D GR-4 OR TY-L GR-4)(SAC-B)	CY	44	\$ 64.33	\$ 2,830.52	\$ 178.00	\$ 7,832.00	\$ 186.00	\$ 8,184.00	\$ 214.00	\$ 9,476.00	\$ 188.00	\$ 8,272.00	\$ 165.00	\$ 140,000.00	\$ 195.00	\$ 8,580.00							
341 6008	D-GR HMA TY-B PG64-22	TON	29,389	\$ 69.75	\$ 2,051,582.75	\$ 76.00	\$ 2,233,582.00	\$ 68.00	\$ 1,998,452.00	\$ 92.00	\$ 2,703,792.00	\$ 68.00	\$ 1,998,452.00	\$ 80.00	\$ 2,351,120.00	\$ 80.00	\$ 2,351,120.00							
341 6027	D-GR HMA TY-C SAC-B PG70-22	TON	12,536	\$ 69.69	\$ 873,633.84	\$ 96.00	\$ 1,203,456.00	\$ 80.00	\$ 1,020,800.00	\$ 117.00	\$ 1,466,712.00	\$ 82.00	\$ 1,027,952.00	\$ 100.00	\$ 1,253,600.00	\$ 100.00	\$ 1,253,600.00							
354 6045	PLANE ASPH CONC PAV (2')	SY	4,863	\$ 1.30	\$ 6,321.90	\$ 2.50	\$ 12,407.50	\$ 5.00	\$ 24,815.00	\$ 6.00	\$ 29,778.00	\$ 5.00	\$ 24,815.00	\$ 4.00	\$ 19,862.00	\$ 3.60	\$ 17,666.80							
401 6001	CUT & RESTORING PAV	SY	1,836	\$ 68.62	\$ 126,123.56	\$ 37.00	\$ 68,006.00	\$ 50.00	\$ 91,900.00	\$ 73.00	\$ 134,174.00	\$ 90.00	\$ 165,420.00	\$ 70.00	\$ 128,660.00	\$ 38.50	\$ 70,763.00							
402 6001	FLOWABLE BACKFILL	CY	3,113	\$ 125.71	\$ 391,325.23	\$ 100.00	\$ 313,300.00	\$ 130.00	\$ 404,690.00	\$ 119.00	\$ 374,447.00	\$ 120.00	\$ 373,560.00	\$ 138.00	\$ 429,564.00	\$ 170.00	\$ 529,210.00							
416 6029	TRENCH EXCAVATION PROTECTION	LF	12,470	\$ 15.96	\$ 198,021.20	\$ 0.50	\$ 6,235.00	\$ 3.00	\$ 37,410.00	\$ 1.50	\$ 18,705.00	\$ 1.00	\$ 12,470.00	\$ 3.00	\$ 37,410.00	\$ 3.65	\$ 45,515.50							
416 6032	DRILL SHAFT (RDWY ILL POLE)(30 IN)	LF	760	\$ 154.02	\$ 117,055.20	\$ 220.00	\$ 167,200.00	\$ 160.00	\$ 121,600.00	\$ 178.00	\$ 135,280.00	\$ 220.00	\$ 167,200.00	\$ 220.00	\$ 167,200.00	\$ 220.00	\$ 167,200.00							
416 6034	DRILL SHAFT (TRF SIG POLE)(48 IN)	LF	39	\$ 236.18	\$ 9,211.02	\$ 350.00	\$ 13,650.00	\$ 250.00	\$ 9,750.00	\$ 278.00	\$ 10,764.00	\$ 373.74	\$ 14,575.86	\$ 410.00	\$ 15,960.00	\$ 390.00	\$ 15,210.00							
423 2006	RETAINING WALL (CONC BLOCK)	SF	35	\$ 27.00	\$ 945.00	\$ 45.00	\$ 1,575.00	\$ 70.00	\$ 2,450.00	\$ 78.00	\$ 2,730.00	\$ 65.00	\$ 2,275.00	\$ 175.00	\$ 612.00	\$ 110.00	\$ 3,850.00							
432 6001	RIPRAP (CONC)(4 IN)	CY	34	\$ 358.58	\$ 12,191.72	\$ 310.00	\$ 10,540.00	\$ 630.00	\$ 21,420.00	\$ 368.00	\$ 13,192.00	\$ 518.00	\$ 17,537.20	\$ 525.00	\$ 187,600.00	\$ 500.00	\$ 172,000.00							
432 6003	RIPRAP (STONE PROTECTION)(12 IN)	CY	244	\$ 438.89	\$ 107,089.16	\$ 750.00	\$ 183,000.00	\$ 460.00	\$ 112,240.00	\$ 382.00	\$ 88,328.00	\$ 430.00	\$ 104,920.00	\$ 400.00	\$ 97,600.00	\$ 400.00	\$ 122,000.00							
432 6033	RIPRAP (STONE PROTECTION)(18 IN)	CY	877	\$ 125.03	\$ 109,829.31	\$ 100.00	\$ 67,700.00	\$ 110.00	\$ 74,700.00	\$ 102.00	\$ 69,054.00	\$ 96.62	\$ 65,411.74	\$ 95.00	\$ 64,315.00	\$ 136.00	\$ 91,072.00							
432 6051	RAIL HANDRAILTY(6 FT X 3 FT)	LF	390	\$ 102.39	\$ 39,932.10	\$ 95.00	\$ 37,050.00	\$ 103.00	\$ 40,170.00	\$ 107.00	\$ 41,730.00	\$ 79.85	\$ 27,846.00	\$ 95.00	\$ 37,050.00	\$ 125.00	\$ 48,750.00							
462 6001	CONC BOX CULV (3 FT X 3 FT)	LF	117	\$ 155.00	\$ 18,135.00	\$ 140.00	\$ 16,800.00	\$ 142.00	\$ 16,814.00	\$ 208.00	\$ 24,102.00	\$ 184.78	\$ 21,620.43	\$ 145.00	\$ 16,965.00	\$ 190.00	\$ 22,230.00							
462 6004	CONC BOX CULV (3 FT X 3 FT)	LF	488	\$ 178.00	\$ 86,400.00	\$ 150.00	\$ 73,200.00	\$ 145.00	\$ 70,760.00	\$ 208.00	\$ 24,102.00	\$ 189.63	\$ 21,539.44	\$ 165.00	\$ 80,520.00	\$ 202.00	\$ 98,576.00							
462 6005	CONC BOX CULV (4 FT X 4 FT)	LF	365	\$ 250.00	\$ 91,250.00	\$ 185.00	\$ 67,525.00	\$ 238.00	\$ 85,775.00	\$ 247.00	\$ 90,155.00	\$ 231.98	\$ 64,672.70	\$ 175.00	\$ 63,875.00	\$ 310.00	\$ 113,150.00							
462 6006	CONC BOX CULV (5 FT X 2 FT)	LF	241	\$ 290.00	\$ 69,900.00	\$ 210.00	\$ 63,020.00	\$ 263.00	\$ 63,363.00	\$ 263.00	\$ 63,363.00	\$ 252.53	\$ 60,859.73	\$ 185.00	\$ 44,585.00	\$ 325.00	\$ 78,335.00							
462 6007	CONC BOX CULV (5 FT X 3 FT)	LF	36	\$ 325.00	\$ 11,700.00	\$ 210.00	\$ 7,560.00	\$ 340.00	\$ 12,240.00	\$ 287.00	\$ 10,332.00	\$ 273.13	\$ 9,822.88	\$ 190.00	\$ 6,840.00	\$ 300.00	\$ 10,800.00							
462 6008	CONC BOX CULV (

LF	70	500.00	35,000.00	390.00	27,300.00	430.00	30,100.00	418.00	29,250.00	661.20	46,284.00	415.00	29,050.00	561.00	46,270.00
462 8019	CONC BOX CULV (8 FT X 4 FT)														
462 8024	CONC BOX CULV (9 FT X 6 FT)	1,167	\$ 600.00	\$ 700,200.00	\$ 485.00	\$ 565,995.00	\$ 545.00	\$ 636,015.00	\$ 556.00	\$ 648,852.00	\$ 607.60	\$ 709,069.20	\$ 525.00	\$ 612,675.00	\$ 787,725.00
462 8025	CONC BOX CULV (9 FT X 8 FT)	1,248	\$ 700.00	\$ 872,200.00	\$ 520.00	\$ 643,920.00	\$ 585.00	\$ 728,910.00	\$ 571.00	\$ 711,466.00	\$ 698.18	\$ 869,932.28	\$ 585.00	\$ 728,910.00	\$ 721.00
462 8027	CONC BOX CULV (9 FT X 8 FT)	41	\$ 800.00	\$ 32,800.00	\$ 585.00	\$ 23,985.00	\$ 650.00	\$ 26,650.00	\$ 677.00	\$ 27,757.00	\$ 750.79	\$ 30,782.39	\$ 725.00	\$ 29,725.00	\$ 803.00
462 8031	CONC BOX CULV (10 FT X 7 FT)	34	\$ 850.00	\$ 28,900.00	\$ 740.00	\$ 21,760.00	\$ 730.00	\$ 24,820.00	\$ 771.00	\$ 26,214.00	\$ 800.34	\$ 27,211.56	\$ 750.00	\$ 25,500.00	\$ 1,052.00
462 8037	CONC BOX CULV (11 FT X 8 FT)	686	\$ 1,000.00	\$ 686,000.00	\$ 750.00	\$ 514,500.00	\$ 860.00	\$ 589,960.00	\$ 794.00	\$ 544,684.00	\$ 1,046.71	\$ 718,043.05	\$ 790.00	\$ 514,940.00	\$ 985.00
462 8042	CONC BOX CULV (12 FT X 8 FT)	31	\$ 1,500.00	\$ 46,500.00	\$ 865.00	\$ 28,815.00	\$ 1,100.00	\$ 34,100.00	\$ 981.00	\$ 30,721.00	\$ 1,362.95	\$ 48,481.45	\$ 1,150.00	\$ 35,650.00	\$ 1,300.00
464 6003	RC PIPE (CL III)(16 IN)	5,668	\$ 53.32	\$ 303,284.16	\$ 41.00	\$ 233,208.00	\$ 54.00	\$ 307,152.00	\$ 60.00	\$ 341,280.00	\$ 89.25	\$ 393,894.00	\$ 60.00	\$ 347,280.00	\$ 75.00
464 6005	RC PIPE (CL III)(24 IN)	2,644	\$ 64.90	\$ 169,536.00	\$ 67.00	\$ 170,448.00	\$ 80.00	\$ 147,552.00	\$ 73.00	\$ 185,712.00	\$ 81.57	\$ 207,514.08	\$ 62.00	\$ 167,280.00	\$ 89.00
464 6007	RC PIPE (CL III)(30 IN)	2,373	\$ 89.47	\$ 212,312.31	\$ 86.00	\$ 204,078.00	\$ 60.00	\$ 189,840.00	\$ 91.00	\$ 215,943.00	\$ 111.44	\$ 264,447.12	\$ 85.00	\$ 201,705.00	\$ 116.00
464 6009	RC PIPE (CL III)(36 IN)	623	\$ 125.00	\$ 77,875.00	\$ 105.00	\$ 66,038.00	\$ 112.00	\$ 83,776.00	\$ 120.00	\$ 74,760.00	\$ 135.26	\$ 84,266.98	\$ 110.00	\$ 68,530.00	\$ 175.00
464 6010	RC PIPE (CL III)(42 IN)	381	\$ 151.76	\$ 57,820.56	\$ 135.00	\$ 51,435.00	\$ 140.00	\$ 63,340.00	\$ 159.00	\$ 60,579.00	\$ 183.51	\$ 69,917.31	\$ 125.00	\$ 47,625.00	\$ 180.00
464 6011	RC PIPE (CL III)(48 IN)	497	\$ 195.00	\$ 96,915.00	\$ 155.00	\$ 77,035.00	\$ 165.00	\$ 82,005.00	\$ 182.00	\$ 90,454.00	\$ 206.16	\$ 102,461.52	\$ 135.00	\$ 67,095.00	\$ 225.00
464 6017	RC PIPE (CL IV)(18 IN)	535	\$ 58.83	\$ 31,474.05	\$ 45.00	\$ 24,075.00	\$ 50.00	\$ 26,750.00	\$ 61.00	\$ 32,635.00	\$ 70.59	\$ 37,765.85	\$ 65.00	\$ 34,775.00	\$ 70.00
464 6018	RC PIPE (CL IV)(24 IN)	112	\$ 51.52	\$ 5,770.24	\$ 70.00	\$ 7,640.00	\$ 65.00	\$ 7,280.00	\$ 80.00	\$ 9,966.00	\$ 89.00	\$ 9,966.00	\$ 72.00	\$ 8,064.00	\$ 90.00
464 6019	RC PIPE (CL IV)(30 IN)	32	\$ 77.06	\$ 2,485.92	\$ 91.00	\$ 2,912.00	\$ 2,860.00	\$ 3,166.00	\$ 99.00	\$ 3,166.00	\$ 134.36	\$ 4,299.52	\$ 125.00	\$ 4,000.00	\$ 15.00
464 6020	RC PIPE (CL IV)(36 IN)	26	\$ 95.62	\$ 2,486.12	\$ 110.00	\$ 2,860.00	\$ 110.00	\$ 2,860.00	\$ 129.00	\$ 3,354.00	\$ 158.65	\$ 4,130.10	\$ 140.00	\$ 3,640.00	\$ 150.00
464 6021	RC PIPE (CL IV)(42 IN)	0	\$ 136.59		\$ 140.00			\$ 179.00		\$ 500.00		\$ 250.00			
464 6022	RC PIPE (CL IV)(48 IN)	0	\$ 156.23	\$ 170.00				\$ 202.00		\$ 500.00		\$ 275.00			
465 6002	MANH (COMPL)(PRM)(48 IN)	11	\$ 2,500.00	\$ 27,500.00	\$ 3,000.00	\$ 33,000.00	\$ 1,900.00	\$ 20,900.00	\$ 2,600.00	\$ 3,242.44	\$ 35,666.84	\$ 3,300.00	\$ 36,300.00	\$ 2,828.00	\$ 31,108.00
465 6003	MANH (COMPL)(PRM)(60 IN)	17	\$ 3,500.00	\$ 59,500.00	\$ 4,800.00	\$ 61,600.00	\$ 3,500.00	\$ 59,500.00	\$ 3,600.00	\$ 61,200.00	\$ 4,584.59	\$ 77,938.03	\$ 4,300.00	\$ 73,100.00	\$ 448.00
465 6004	MANH (COMPL)(PRM)(72 IN)	7	\$ 5,125.00	\$ 35,875.00	\$ 5,800.00	\$ 40,600.00	\$ 4,800.00	\$ 33,600.00	\$ 4,600.00	\$ 32,200.00	\$ 5,704.69	\$ 39,932.83	\$ 6,000.00	\$ 42,000.00	\$ 6,024.00
465 6014	INLET (COMPL)(PCO)(3FT)(LEFT)	37	\$ 4,500.00	\$ 166,500.00	\$ 4,100.00	\$ 151,700.00	\$ 4,000.00	\$ 148,000.00	\$ 3,400.00	\$ 125,800.00	\$ 5,107.86	\$ 188,990.82	\$ 4,500.00	\$ 166,500.00	\$ 4,120.00
465 6015	INLET (COMPL)(PCO)(3FT)(RIGHT)	52	\$ 4,500.00	\$ 234,000.00	\$ 4,100.00	\$ 213,200.00	\$ 4,000.00	\$ 208,000.00	\$ 3,400.00	\$ 176,800.00	\$ 5,107.86	\$ 265,608.72	\$ 4,500.00	\$ 234,000.00	\$ 4,120.00
465 6016	INLET (COMPL)(PCO)(3FT)(BOTH)	17	\$ 4,298.35	\$ 73,088.95	\$ 4,800.00	\$ 78,200.00	\$ 5,300.00	\$ 90,100.00	\$ 3,900.00	\$ 64,600.00	\$ 9,916.35	\$ 93,611.35	\$ 5,600.00	\$ 95,200.00	\$ 85,000.00
465 6018	INLET (COMPL)(PSL)(RC)(LEFT)	1	\$ 4,616.60	\$ 4,616.60	\$ 4,800.00	\$ 4,800.00	\$ 4,700.00	\$ 4,700.00	\$ 4,000.00	\$ 4,000.00	\$ 5,778.09	\$ 5,778.09	\$ 6,200.00	\$ 6,200.00	\$ 5,145.00
465 6020	INLET (COMPL)(PCO)(4FT)(BOTH)	1	\$ 4,897.56	\$ 4,897.56	\$ 5,200.00	\$ 5,200.00	\$ 5,800.00	\$ 5,800.00	\$ 4,900.00	\$ 4,900.00	\$ 6,176.67	\$ 6,176.67	\$ 7,200.00	\$ 7,200.00	\$ 5,630.00
465 6021	INLET (COMPL)(PSL)(RC)(LEFT)	2	\$ 4,001.43	\$ 8,002.86	\$ 4,800.00	\$ 9,200.00	\$ 3,800.00	\$ 7,200.00	\$ 3,000.00	\$ 4,384.68	\$ 8,769.36	\$ 8,769.36	\$ 4,500.00	\$ 9,000.00	\$ 3,980.00
465 6027	INLET (COMPL)(PSL)(RC)(RIGHT)	9	\$ 4,150.00	\$ 37,350.00	\$ 4,400.00	\$ 41,400.00	\$ 3,600.00	\$ 34,200.00	\$ 4,000.00	\$ 4,430.52	\$ 39,874.68	\$ 4,400.00	\$ 39,600.00	\$ 4,838.00	\$ 43,542.00
465 6073	INLET (COMPL)(PSL)(RC)(LEFT)	1	\$ 5,000.00	\$ 5,000.00	\$ 5,500.00	\$ 5,500.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 5,240.85	\$ 5,240.85	\$ 6,800.00	\$ 6,800.00	\$ 5,695.00
465 6074	INLET (COMPL)(PSL)(RC)(LEFT)	6	\$ 5,500.00	\$ 33,000.00	\$ 6,100.00	\$ 36,600.00	\$ 5,100.00	\$ 30,600.00	\$ 5,100.00	\$ 30,600.00	\$ 5,667.80	\$ 32,806.80	\$ 6,200.00	\$ 37,200.00	\$ 5,680.00
465 6075	INLET (COMPL)(PSL)(RC)(LEFT)	2	\$ 5,000.00	\$ 10,000.00	\$ 7,500.00	\$ 15,000.00	\$ 6,500.00	\$ 13,000.00	\$ 6,500.00	\$ 13,200.00	\$ 7,384.12	\$ 14,768.24	\$ 9,300.00	\$ 19,000.00	\$ 7,410.00
465 6076	INLET (COMPL)(PSL)(RC)(LEFT)	EA	\$ 6,000.00	\$ 18,000.00	\$ 7,400.00	\$ 22,200.00	\$ 6,500.00	\$ 19,500.00	\$ 6,000.00	\$ 19,200.00	\$ 11,920.62	\$ 14,768.24	\$ 9,300.00	\$ 19,000.00	\$ 7,410.00
465 6077	INLET (COMPL)(PSL)(RC)(LEFT)	3	\$ 9,000.00	\$ 18,000.00	\$ 13,400.00	\$ 26,800.00	\$ 13,000.00	\$ 26,000.00	\$ 11,700.00	\$ 23,400.00	\$ 11,920.62	\$ 23,841.24	\$ 17,000.00	\$ 34,000.00	\$ 22,950.00
465 6152	INLET (COMPL)(PAZD)(RC)(3FTX3FT)	21	\$ 4,250.00	\$ 89,250.00	\$ 3,600.00	\$ 75,600.00	\$ 2,700.00	\$ 56,700.00	\$ 2,800.00	\$ 58,800.00	\$ 3,947.21	\$ 82,991.41	\$ 3,600.00	\$ 75,600.00	\$ 3,126.00
465 6154	INLET (COMPL)(PAZD)(RC)(5FTX4FT)	1	\$ 4,500.00	\$ 4,500.00	\$ 4,300.00	\$ 4,300.00	\$ 2,800.00	\$ 2,800.00	\$ 4,200.00	\$ 4,200.00	\$ 4,710.54	\$ 4,710.54	\$ 4,200.00	\$ 4,200.00	\$ 4,206.00
465 6155	INLET (COMPL)(PAZD)(RC)(5FTX5FT)	7	\$ 5,000.00	\$ 35,000.00	\$ 6,500.00	\$ 47,600.00	\$ 5,500.00	\$ 31,500.00	\$ 4,500.00	\$ 32,200.00	\$ 4,717.63	\$ 40,443.41	\$ 5,000.00	\$ 35,000.00	\$ 6,800.00
465 6162	INLET (COMPL)(PAZD)(RC)(5FTX5FT-4FTX4FT)	EA	\$ 8,200.00	\$ 24,600.00	\$ 4,400.00	\$ 13,200.00	\$ 5,200.00	\$ 15,600.00	\$ 6,400.00	\$ 19,200.00	\$ 6,448.12	\$ 19,344.36	\$ 7,200.00	\$ 21,600.00	\$ 6,254.00
465 6230	INLET (COMPL)(CURBTY)(1)(10X3)	EA	\$ 4,586.26	\$ 4,586.26	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 4,200.00	\$ 4,200.00	\$ 6,102.73	\$ 6,102.73	\$ 8,000.00	\$ 8,000.00	\$ 6,471.00	\$ 8,176.00
465 6300	INLET (COMPL)(CURBTY)(1)(15X4)	EA	\$ 7,103.00	\$ 7,103.00	\$ 7,200.00	\$ 7,200.00	\$ 7,800.00	\$ 7,800.00	\$ 6,000.00	\$ 7,317.43	\$ 7,317.43	\$ 10,000.00	\$ 10,000.00	\$ 7,890.00	\$ 7,890.00
465 8001	INLET (COMPL)(CURB)(SPL)	EA	\$ 5,100.00	\$ 15,300.00	\$ 9,900.00	\$ 29,700.00	\$ 2,700.00	\$ 8,100.00	\$ 4,500.00	\$ 13,800.00	\$ 4,374.82	\$ 13,124.46	\$ 4,200.00	\$ 12,600.00	\$ 5,788.00
465 8002	INLET (COMPL)(PSL)(RC)(4FTX4FT)	EA	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 5,800.00	\$ 5,800.00	\$ 5,400.00	\$ 6,000.00	\$ 7,221.38	\$ 7,221.38	\$ 10,000.00	\$ 8,882.00	
465 8003	INLET (COMPL)(PSL)(RC)(4FTX4FT)	EA	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 6,700.00	\$ 6,700.00	\$ 6,900.00	\$ 6,158.94	\$ 6,158.94	\$ 10,000.00	\$ 10,000.00	\$ 8,616.00	
465 8005	INLET (COMPL)(PSL)(RC)(5FTX11FT)	EA	\$ 5,500.00	\$ 11,000.00	\$ 10,200.00	\$ 20,400.00	\$ 9,400.00	\$ 18,800.00	\$ 18,000.00	\$ 18,000.00	\$ 11,428.24	\$ 22,856.48	\$ 16,500.00	\$ 33,000.00	\$ 25,060.00
465 8005	INLET (COMPL)(PSL)(RC)(10FTX10FT)	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00	\$ 20,300.00	\$ 20,300.00	\$ 18,000.00	\$ 18,000.00	\$ 19,633.66	\$ 19,633.66	\$ 26,000.00	\$ 26,000.00	\$ 19,520.00	\$ 19,520.00
465 8099	HEADWALL (CH - PW - 0) (DIA= 30 IN)	EA	\$ 7,800.00	\$ 7,800.00	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,200.00	\$ 5,200.00	\$ 6,520.34	\$ 6,520.34	\$ 10,000.00	\$ 10,000.00	\$ 6,867.00
466 6179	WINGWALL (PW - 1) (HW=4 FT)	EA	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,700.00	\$ 5,700.00	\$ 5,700.00	\$ 5,833.04	\$ 5,833.04	\$ 14,000.00	\$ 14,000.00	\$ 8,823.00
466 6180	WINGWALL (PW - 1) (HW=5 FT)	EA	\$ 12,052.00	\$ 24,104.00	\$ 10,000.00	\$ 20,000.00	\$ 12,000.00	\$ 24,000.00	\$ 10,500.00	\$ 21,000.00	\$ 7,587.16	\$ 15,174.32	\$ 14,500.00	\$ 29,000.00	\$ 10,785.00
466 6181	WINGWALL (PW - 1) (HW=6 FT)	EA	\$ 18,197.70	\$ 18,197.70	\$ 14,000.00	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	\$ 11,200.00	\$ 11,200.00	\$ 10,318.54	\$ 10,318.54	\$ 28,000.00	\$ 28,000.00	\$ 29,650.00
466 6182	WINGWALL (PW - 1) (HW=7 FT)	EA	\$ 17,000.00	\$ 17,000.00	\$ 18,000.00	\$ 18,000.00	\$ 29,000.00	\$ 29,000.00	\$ 11,000.00	\$ 11,000.00	\$ 13,085.40	\$ 13,085.40	\$ 16,500.00	\$ 16,500.00	\$ 29,450.00
466 6207	WINGWALL (PW - 1) (HW=8 FT)	EA	\$ 21,340.71	\$ 21,340.71	\$ 2,800.00	\$ 39,000.00	\$ 39,000.00	\$ 39,000.00	\$ 17,000.00	\$ 17,000.00	\$ 14,968.21	\$ 14,968.21	\$ 17,000.00	\$ 17,000.00	\$ 29,450.00
466 6211	WINGWALL (SW -														

EA	2	\$	20.00	\$	40.00	\$	900.00	\$	1,800.00	\$	630.00	\$	1,260.00	\$	2,400.00	\$	4,790.80	\$	959.60	\$	900.00	\$	1,800.00	\$	840.00	\$	1,680.00			
496 6031	EA	2	\$	590.38	\$	1,180.76	\$	500.00	\$	1,000.00	\$	630.00	\$	1,260.00	\$	2,400.00	\$	2,557.84	\$	5,115.68	\$	2,500.00	\$	5,000.00	\$	560.00	\$	1,120.00		
496 6042	EA	13.276	\$	5.85	\$	80.297.10	\$	1.50	\$	20.569.00	\$	1.70	\$	23.334.20	\$	1.50	\$	20.569.00	\$	1.36	\$	18.667.36	\$	1.25	\$	17.157.50	\$	1.90	\$	26.079.40
496 6072	LF	20	\$	50.00	\$	1,000.00	\$	9.00	\$	180.00	\$	40.00	\$	800.00	\$	91.00	\$	1,820.00	\$	147.95	\$	2,959.00	\$	32.00	\$	640.00	\$	28.00	\$	560.00
496 6093	LF	224	\$	27.40	\$	6,137.60	\$	9.00	\$	2,016.00	\$	18.00	\$	4,032.00	\$	26.00	\$	5,824.00	\$	45.68	\$	10,232.32	\$	13.00	\$	2,912.00	\$	5.60	\$	1,254.40
500 6001	LS	1	\$	1,000.00	\$	1,000.00	\$	400.00	\$	400.00	\$	840.00	\$	1,258.80	\$	2,700.00	\$	485.00	\$	900.00	\$	13,000.00	\$	234.00	\$	468.00	\$	936.00	\$	1,872.00
502 6001	MO	18	\$	4,212.29	\$	75,947.22	\$	9,000.00	\$	162,000.00	\$	20,000.00	\$	360,000.00	\$	2,700.00	\$	485.00	\$	900.00	\$	13,000.00	\$	234.00	\$	468.00	\$	936.00	\$	1,872.00
506 6002	LF	1,417	\$	28.31	\$	40,115.27	\$	22.00	\$	31,174.00	\$	18.00	\$	25,506.00	\$	22.00	\$	31,174.00	\$	17.50	\$	24,797.50	\$	19.00	\$	26,923.00	\$	17.75	\$	25,364.30
506 6011	LF	1,417	\$	8.38	\$	11,874.46	\$	5.00	\$	7,085.00	\$	6.40	\$	9,068.80	\$	7.00	\$	9,919.00	\$	10.50	\$	14,878.50	\$	12.00	\$	17,004.00	\$	6.75	\$	9,564.75
506 6020	SY	2,496	\$	12.29	\$	30,675.84	\$	18.00	\$	44,928.00	\$	14.50	\$	37,190.40	\$	13.00	\$	32,448.00	\$	9.50	\$	23,712.00	\$	11.00	\$	27,456.00	\$	7.65	\$	19,593.60
506 6024	SY	2,496	\$	6.74	\$	16,823.04	\$	5.00	\$	12,480.00	\$	6.40	\$	15,974.40	\$	7.00	\$	17,472.00	\$	8.25	\$	20,592.00	\$	9.00	\$	22,464.00	\$	4.45	\$	11,107.20
506 6034	LF	1,466	\$	1.60	\$	2,352.00	\$	2.50	\$	3,675.00	\$	2.00	\$	2,940.00	\$	2.00	\$	2,940.00	\$	1.45	\$	2,091.20	\$	1.70	\$	2,352.00	\$	1.65	\$	2,310.00
506 6039	LF	39,542	\$	2.21	\$	87,397.82	\$	2.50	\$	96,855.00	\$	2.15	\$	85,015.30	\$	2.00	\$	79,094.00	\$	1.75	\$	69,198.50	\$	2.00	\$	79,094.00	\$	1.85	\$	73,152.70
506 6042	LF	42,258	\$	0.43	\$	18,170.94	\$	0.10	\$	4,225.80	\$	0.10	\$	4,225.80	\$	0.10	\$	4,225.80	\$	0.10	\$	4,225.80	\$	0.10	\$	4,225.80	\$	0.12	\$	5,070.86
506 6043	LF	40,378	\$	3.25	\$	131,228.50	\$	6.00	\$	242,288.00	\$	4.80	\$	193,814.40	\$	2.80	\$	113,098.40	\$	3.19	\$	128,805.82	\$	3.35	\$	135,286.30	\$	5.45	\$	220,060.10
506 6044	LF	40,378	\$	0.77	\$	31,091.06	\$	0.10	\$	4,037.80	\$	0.10	\$	4,037.80	\$	0.30	\$	12,113.40	\$	0.95	\$	38,399.10	\$	1.00	\$	40,378.00	\$	0.12	\$	4,845.36
506 6049	LF	2,716	\$	3.00	\$	8,148.00	\$	2.50	\$	6,790.00	\$	2.25	\$	6,111.00	\$	2.00	\$	5,432.00	\$	1.95	\$	5,296.20	\$	2.20	\$	5,432.00	\$	1.90	\$	5,160.40
506 6001	SY	11,164	\$	30.00	\$	334,920.00	\$	32.00	\$	357,248.00	\$	35.00	\$	390,740.00	\$	31.00	\$	346,084.00	\$	45.00	\$	502,380.00	\$	45.00	\$	502,380.00	\$	37.00	\$	413,068.00
512 6009	LF	2,300	\$	35.00	\$	80,500.00	\$	65.00	\$	149,500.00	\$	51.00	\$	117,300.00	\$	70.00	\$	161,000.00	\$	11.00	\$	25,300.00	\$	24.00	\$	55,200.00	\$	58.25	\$	133,975.00
512 6010	LF	240	\$	35.00	\$	8,400.00	\$	65.00	\$	16,600.00	\$	51.00	\$	12,240.00	\$	72.00	\$	17,280.00	\$	11.00	\$	2,640.00	\$	48.00	\$	11,520.00	\$	58.25	\$	133,975.00
512 6033	LF	960	\$	20.00	\$	19,600.00	\$	8.00	\$	7,840.00	\$	9.00	\$	8,620.00	\$	11.00	\$	10,760.00	\$	5.00	\$	4,900.00	\$	12.00	\$	11,760.00	\$	11.75	\$	11,515.00
512 6034	LF	160	\$	20.00	\$	3,200.00	\$	8.00	\$	1,280.00	\$	9.00	\$	1,440.00	\$	17.00	\$	2,720.00	\$	5.00	\$	800.00	\$	16.00	\$	2,560.00	\$	11.75	\$	1,880.00
512 6057	LF	2,300	\$	20.00	\$	46,000.00	\$	5.00	\$	11,500.00	\$	4.00	\$	9,200.00	\$	10.00	\$	23,000.00	\$	11.00	\$	25,300.00	\$	6.00	\$	13,800.00	\$	6.75	\$	15,925.00
512 6058	LF	240	\$	20.00	\$	4,800.00	\$	5.00	\$	1,200.00	\$	4.00	\$	960.00	\$	10.00	\$	2,400.00	\$	11.00	\$	2,860.00	\$	12.00	\$	2,860.00	\$	6.75	\$	1,620.00
512 6059	LF	977	\$	11.00	\$	10,747.00	\$	18.00	\$	17,586.00	\$	18.00	\$	17,586.00	\$	18.00	\$	17,586.00	\$	9.00	\$	8,793.00	\$	19.00	\$	16,583.00	\$	10.50	\$	10,258.50
512 6008	LF	30,141	\$	15.75	\$	474,720.75	\$	15.00	\$	452,115.00	\$	13.00	\$	391,633.00	\$	14.00	\$	421,974.00	\$	11.00	\$	331,551.00	\$	14.50	\$	437,044.50	\$	9.65	\$	290,860.65
512 6009	SY	5,459	\$	69.99	\$	376,616.41	\$	70.00	\$	392,130.00	\$	62.00	\$	349,376.00	\$	75.00	\$	409,425.00	\$	78.00	\$	425,802.00	\$	75.00	\$	409,425.00	\$	68.55	\$	374,214.45
531 6004	SY	24,244	\$	40.00	\$	969,760.00	\$	48.00	\$	1,963,712.00	\$	42.00	\$	1,018,248.00	\$	46.00	\$	1,115,224.00	\$	28.00	\$	678,832.00	\$	40.00	\$	969,760.00	\$	32.75	\$	793,991.00
531 6004	EA	3	\$	1,600.00	\$	4,800.00	\$	1,200.00	\$	3,600.00	\$	2,200.00	\$	6,600.00	\$	1,700.00	\$	5,100.00	\$	1,957.80	\$	5,872.80	\$	1,800.00	\$	5,400.00	\$	532.00	\$	1,596.00
531 6010	EA	30	\$	1,500.00	\$	45,000.00	\$	1,200.00	\$	36,000.00	\$	1,800.00	\$	54,000.00	\$	2,000.00	\$	60,000.00	\$	1,000.00	\$	3,000.00	\$	1,800.00	\$	5,400.00	\$	504.00	\$	1,512.00
542 6001	LF	3,350	\$	1.92	\$	6,432.00	\$	1.50	\$	2,925.00	\$	1.10	\$	3,695.00	\$	2.00	\$	6,700.00	\$	1.00	\$	3,500.00	\$	1.10	\$	3,695.00	\$	4.50	\$	15,075.00
542 6002	LF	8	\$	161.78	\$	1,294.24	\$	150.00	\$	1,200.00	\$	130.00	\$	1,040.00	\$	181.00	\$	1,448.00	\$	100.00	\$	800.00	\$	145.00	\$	1,160.00	\$	308.00	\$	2,464.00
542 6003	EA	2	\$	162.24	\$	324.48	\$	300.00	\$	600.00	\$	270.00	\$	540.00	\$	181.00	\$	362.00	\$	200.00	\$	400.00	\$	265.00	\$	530.00	\$	1,060.00	\$	2,120.00
542 6004	EA	223	\$	16.36	\$	3,648.28	\$	18.00	\$	4,014.00	\$	21.00	\$	4,460.00	\$	16.00	\$	3,603.68	\$	15.16	\$	3,003.68	\$	18.00	\$	4,014.00	\$	250.00	\$	55,750.00
542 6005	LF	295	\$	6.25	\$	1,843.75	\$	2.00	\$	590.00	\$	2.50	\$	737.50	\$	3.00	\$	865.00	\$	2.27	\$	669.65	\$	2.20	\$	649.00	\$	2.60	\$	767.00
542 6006	EA	8	\$	230.00	\$	1,840.00	\$	180.00	\$	1,440.00	\$	190.00	\$	1,520.00	\$	211.00	\$	1,688.00	\$	45.46	\$	363.68	\$	45.00	\$	360.00	\$	115.00	\$	920.00
542 6007	LF	2,662	\$	10.00	\$	26,620.00	\$	6.00	\$	17,172.00	\$	5.60	\$	16,027.20	\$	6.00	\$	17,172.00	\$	5.91	\$	16,914.42	\$	6.00	\$	17,172.00	\$	5.90	\$	16,885.60
542 6008	LF	9,832	\$	11.76	\$	115,624.32	\$	5.00	\$	49,150.00	\$	5.60	\$	55,059.20	\$	6.00	\$	58,992.00	\$	4.70	\$	46,210.40	\$	5.00	\$	49,160.00	\$	5.90	\$	58,008.60
542 6009	LF	1,828	\$	11.76	\$	21,456.28	\$	7.00	\$	11,396.00	\$	5.60	\$	9,116.80	\$	6.00	\$	9,768.00	\$	6.41	\$	10,435.48	\$	6.50	\$	10,582.00	\$	5.90	\$	9,665.20
542 6010	LF	1,260	\$	11.76	\$	14,817.60	\$	5.00	\$	6,300.00	\$	5.60	\$	7,056.00	\$	6.00	\$	7,560.00	\$	4.95	\$	6,237.00	\$	5.25	\$	6,615.00	\$	5.90	\$	7,434.00
542 6011	EA	5	\$	650.00	\$	3,250.00	\$	900.00	\$	4,500.00	\$	960.00	\$	4,800.00	\$	1,000.00	\$	5,000.00	\$	883.84	\$	3,419.20	\$	900.00	\$	4,500.00	\$	1,008.00	\$	5,040.00
542 6012	EA	4	\$	1,700.00	\$	6,800.00	\$	900.00	\$																					

EA	5	5	415.95	2,078.25	600.00	3,000.00	560.00	2,800.00	598.00	2,694.00	550.00	2,750.00	532.00	2,660.00
644 6004	EA	10	\$ 650.00	\$ 6,500.00	\$ 750.00	\$ 7,500.00	\$ 635.00	\$ 6,350.00	\$ 612.41	\$ 6,124.10	\$ 700.00	\$ 7,000.00	\$ 780.00	\$ 7,800.00
644 6007	EA	1	\$ 710.00	\$ 7,100.00	\$ 900.00	\$ 9,000.00	\$ 635.00	\$ 6,350.00	\$ 612.41	\$ 6,124.10	\$ 700.00	\$ 7,000.00	\$ 780.00	\$ 7,800.00
644 6033	EA	43	\$ 280.00	\$ 12,040.00	\$ 480.00	\$ 19,350.00	\$ 380.00	\$ 16,340.00	\$ 362.75	\$ 15,598.25	\$ 375.00	\$ 16,125.00	\$ 388.00	\$ 16,684.00
644 6057	EA	1	\$ 340.00	\$ 3,400.00	\$ 480.00	\$ 4,800.00	\$ 440.00	\$ 4,400.00	\$ 421.54	\$ 4,215.40	\$ 400.00	\$ 4,000.00	\$ 451.00	\$ 4,510.00
644 6071	EA	1	\$ 237.95	\$ 2,379.50	\$ 300.00	\$ 3,000.00	\$ 380.00	\$ 3,800.00	\$ 368.21	\$ 3,682.10	\$ 275.00	\$ 2,750.00	\$ 300.00	\$ 3,000.00
644 6076	EA	48	\$ 89.37	\$ 4,289.76	\$ 70.00	\$ 3,360.00	\$ 70.00	\$ 3,360.00	\$ 68.67	\$ 3,341.30	\$ 90.00	\$ 4,320.00	\$ 224.00	\$ 4,544.00
662 6004	LF	21.342	\$ 0.35	\$ 7.46970	\$ 0.35	\$ 7.46970	\$ 0.35	\$ 7.46970	\$ 0.35	\$ 7.46970	\$ 0.35	\$ 7.46970	\$ 0.35	\$ 7.46970
662 6012	LF	200	\$ 1.01	\$ 202.00	\$ 0.75	\$ 150.40	\$ 0.60	\$ 100.00	\$ 0.48	\$ 96.00	\$ 0.50	\$ 100.00	\$ 0.50	\$ 100.00
662 6014	LF	160	\$ 0.94	\$ 150.40	\$ 3.40	\$ 544.00	\$ 4.40	\$ 704.00	\$ 4.14	\$ 682.40	\$ 4.50	\$ 720.00	\$ 4.80	\$ 736.00
662 6017	LF	277	\$ 10.66	\$ 2,952.82	\$ 6.80	\$ 1,883.60	\$ 8.80	\$ 2,437.60	\$ 8.29	\$ 2,296.33	\$ 9.50	\$ 2,631.50	\$ 9.20	\$ 2,548.40
662 6075	EA	6	\$ 82.22	\$ 493.32	\$ 75.00	\$ 450.00	\$ 91.00	\$ 546.00	\$ 85.66	\$ 493.32	\$ 98.00	\$ 588.00	\$ 95.00	\$ 570.00
662 6032	LF	20	\$ 0.60	\$ 12.00	\$ 0.35	\$ 7.00	\$ 0.30	\$ 6.00	\$ 0.24	\$ 4.80	\$ 0.25	\$ 5.00	\$ 0.30	\$ 6.00
662 6034	LF	22	\$ 0.31	\$ 6.8220	\$ 0.35	\$ 7.80850	\$ 0.30	\$ 6.89300	\$ 0.24	\$ 5.35440	\$ 0.25	\$ 5.57750	\$ 0.30	\$ 6.89300
662 6030	LF	200	\$ 0.50	\$ 100.00	\$ 0.75	\$ 150.00	\$ 0.60	\$ 120.00	\$ 0.53	\$ 106.00	\$ 0.60	\$ 120.00	\$ 0.60	\$ 120.00
662 6063	LF	36.998	\$ 0.69	\$ 25.11324	\$ 0.75	\$ 27.29700	\$ 0.60	\$ 21.83760	\$ 0.53	\$ 19.28968	\$ 0.60	\$ 21.83760	\$ 0.60	\$ 21.83760
662 6071	LF	1.668	\$ 1.23	\$ 2.06887	\$ 1.50	\$ 2.20350	\$ 1.10	\$ 2.05890	\$ 1.05	\$ 1.98245	\$ 1.20	\$ 2.28280	\$ 1.15	\$ 2.14835
662 6073	LF	705	\$ 1.96	\$ 1,381.80	\$ 3.50	\$ 2,467.50	\$ 5.40	\$ 3,807.00	\$ 5.05	\$ 3,560.25	\$ 5.50	\$ 3,877.50	\$ 6.00	\$ 4,230.00
662 6075	LF	576	\$ 20.00	\$ 11,520.00	\$ 7.00	\$ 4,932.00	\$ 16.00	\$ 9,216.00	\$ 15.15	\$ 8,726.40	\$ 17.00	\$ 9,792.00	\$ 17.00	\$ 9,792.00
662 6060	EA	24	\$ 142.43	\$ 3,418.32	\$ 115.00	\$ 2,760.00	\$ 160.00	\$ 3,840.00	\$ 151.52	\$ 3,636.48	\$ 165.00	\$ 3,960.00	\$ 170.00	\$ 4,080.00
662 6081	EA	1	\$ 188.46	\$ 188.46	\$ 190.00	\$ 190.00	\$ 350.00	\$ 292.93	\$ 292.93	\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00
662 6086	EA	3	\$ 162.46	\$ 487.38	\$ 150.00	\$ 450.00	\$ 270.00	\$ 810.00	\$ 252.53	\$ 757.59	\$ 275.00	\$ 825.00	\$ 280.00	\$ 840.00
662 6090	EA	600	\$ 0.99	\$ 594.00	\$ 1.00	\$ 600.00	\$ 0.60	\$ 360.00	\$ 0.53	\$ 318.00	\$ 0.60	\$ 360.00	\$ 0.60	\$ 360.00
662 6095	LF	63.145	\$ 0.85	\$ 54.72975	\$ 1.00	\$ 63.14500	\$ 0.60	\$ 37.88700	\$ 0.53	\$ 33.46860	\$ 0.60	\$ 37.88700	\$ 0.60	\$ 37.88700
662 6100	LF	176	\$ 1.50	\$ 264.00	\$ 4.00	\$ 704.00	\$ 6.00	\$ 1,056.00	\$ 5.05	\$ 868.80	\$ 5.50	\$ 988.00	\$ 6.00	\$ 1,056.00
662 6108	EA	1	\$ 300.00	\$ 3,000.00	\$ 400.00	\$ 4,000.00	\$ 660.00	\$ 755.00	\$ 631.31	\$ 631.31	\$ 725.00	\$ 725.00	\$ 700.00	\$ 700.00
666 6029	LF	488	\$ 1.05	\$ 512.40	\$ 2.00	\$ 976.00	\$ 0.90	\$ 439.20	\$ 0.81	\$ 395.28	\$ 0.90	\$ 439.20	\$ 1.00	\$ 488.00
666 6035	LF	2.848	\$ 0.90	\$ 2,563.20	\$ 1.50	\$ 4,272.00	\$ 0.70	\$ 1,993.60	\$ 0.61	\$ 1,737.28	\$ 0.70	\$ 1,993.60	\$ 0.75	\$ 2,136.00
666 6041	LF	2.055	\$ 3.03	\$ 6,226.65	\$ 3.50	\$ 7,192.50	\$ 3.60	\$ 7,398.00	\$ 3.32	\$ 6,822.00	\$ 3.50	\$ 7,192.50	\$ 3.70	\$ 4,320.00
666 6047	EA	638	\$ 6.31	\$ 4,025.76	\$ 7.00	\$ 4,960.00	\$ 8.00	\$ 5,104.00	\$ 6.64	\$ 4,236.32	\$ 7.50	\$ 4,785.00	\$ 7.40	\$ 4,721.20
666 6053	EA	87	\$ 90.35	\$ 7,860.45	\$ 100.00	\$ 8,700.00	\$ 91.00	\$ 7,917.00	\$ 85.86	\$ 7,489.82	\$ 98.00	\$ 8,526.00	\$ 95.00	\$ 8,265.00
666 6056	EA	4	\$ 225.00	\$ 900.00	\$ 145.00	\$ 522.50	\$ 270.00	\$ 1,080.00	\$ 302.00	\$ 1,210.00	\$ 275.00	\$ 1,100.00	\$ 280.00	\$ 1,120.00
666 6077	EA	2	\$ 102.55	\$ 1,845.90	\$ 135.00	\$ 270.00	\$ 120.00	\$ 2,160.00	\$ 111.11	\$ 1,989.98	\$ 125.00	\$ 2,250.00	\$ 123.20	\$ 2,217.60
666 6082	EA	2	\$ 475.00	\$ 950.00	\$ 1,000.00	\$ 2,000.00	\$ 590.00	\$ 1,180.00	\$ 555.56	\$ 1,111.11	\$ 625.00	\$ 1,250.00	\$ 616.00	\$ 1,232.00
666 6140	LF	364	\$ 2.85	\$ 1,034.40	\$ 3.30	\$ 1,267.20	\$ 4.00	\$ 1,536.00	\$ 3.32	\$ 1,274.88	\$ 3.50	\$ 1,344.00	\$ 3.70	\$ 1,420.80
666 6155	EA	2	\$ 312.95	\$ 625.90	\$ 450.00	\$ 900.00	\$ 380.00	\$ 760.00	\$ 353.54	\$ 707.08	\$ 400.00	\$ 800.00	\$ 392.00	\$ 784.00
666 6167	LF	90	\$ 0.20	\$ 18.00	\$ 0.30	\$ 27.00	\$ 0.35	\$ 31.50	\$ 0.32	\$ 28.80	\$ 0.35	\$ 31.50	\$ 0.40	\$ 36.00
666 6170	LF	1.432	\$ 0.18	\$ 257.76	\$ 0.30	\$ 429.60	\$ 0.40	\$ 572.80	\$ 0.32	\$ 458.24	\$ 0.35	\$ 501.20	\$ 0.40	\$ 572.80
666 6178	LF	43	\$ 0.39	\$ 16.77	\$ 0.80	\$ 34.40	\$ 0.70	\$ 30.10	\$ 0.65	\$ 27.95	\$ 0.72	\$ 30.96	\$ 0.75	\$ 32.25
666 6182	LF	57	\$ 3.32	\$ 189.24	\$ 3.00	\$ 171.00	\$ 2.05	\$ 116.85	\$ 5.05	\$ 287.65	\$ 3.20	\$ 182.40	\$ 0.60	\$ 34.20
666 6205	LF	60	\$ 0.15	\$ 9.00	\$ 0.30	\$ 18.00	\$ 0.35	\$ 21.00	\$ 0.32	\$ 19.20	\$ 0.35	\$ 21.00	\$ 0.40	\$ 24.00
666 6207	LF	1.973	\$ 0.17	\$ 335.41	\$ 0.30	\$ 591.90	\$ 0.35	\$ 690.55	\$ 0.40	\$ 789.20	\$ 0.35	\$ 690.55	\$ 0.40	\$ 789.20
666 6299	EA	7	\$ 0.35	\$ 2,460.50	\$ 0.70	\$ 4,921.00	\$ 0.45	\$ 3,163.50	\$ 0.42	\$ 2,952.60	\$ 0.45	\$ 3,163.50	\$ 0.50	\$ 3,515.00
666 6302	EA	3.148	\$ 0.30	\$ 1,574.50	\$ 0.70	\$ 2,204.30	\$ 0.45	\$ 1,417.05	\$ 0.42	\$ 1,322.58	\$ 0.45	\$ 1,417.05	\$ 0.50	\$ 2,910.00
666 6311	EA	5.820	\$ 0.31	\$ 1,804.20	\$ 0.70	\$ 4,074.00	\$ 0.45	\$ 2,619.00	\$ 0.42	\$ 2,444.40	\$ 0.45	\$ 2,619.00	\$ 0.50	\$ 2,910.00
666 6314	EA	33.411	\$ 0.64	\$ 21,383.04	\$ 0.70	\$ 23,387.70	\$ 0.45	\$ 15,034.95	\$ 0.42	\$ 14,032.62	\$ 0.45	\$ 15,034.95	\$ 0.50	\$ 16,705.50
666 6315	EA	462	\$ 5.08	\$ 2,346.96	\$ 5.00	\$ 2,310.00	\$ 4.00	\$ 1,848.00	\$ 3.77	\$ 1,741.74	\$ 4.35	\$ 2,009.70	\$ 4.20	\$ 1,940.40
666 6316	EA	922	\$ 4.13	\$ 3,807.86	\$ 5.00	\$ 4,810.00	\$ 4.00	\$ 3,688.00	\$ 3.77	\$ 3,475.94	\$ 4.35	\$ 4,010.70	\$ 4.20	\$ 3,872.40
666 6317	EA	35.595	\$ 0.57	\$ 20,289.15	\$ 1.00	\$ 35,595.00	\$ 0.50	\$ 17,797.50	\$ 1.11	\$ 1,882.56	\$ 1.25	\$ 2,120.00	\$ 1.25	\$ 2,120.00
666 6318	EA	1.696	\$ 1.21	\$ 2,052.16	\$ 1.20	\$ 2,035.20	\$ 1.00	\$ 1,696.00	\$ 3.38	\$ 4,255.42	\$ 3.96	\$ 4,973.05	\$ 3.75	\$ 4,721.25
666 6319	EA	1.258	\$ 3.28	\$ 4,129.52	\$ 2.30	\$ 2,895.70	\$ 3.60	\$ 4,532.40	\$ 5.00	\$ 5,036.00	\$ 5.80	\$ 904.80	\$ 5.55	\$ 665.80
666 6320	EA	158	\$ 4.96	\$ 773.76	\$ 5.00	\$ 780.00	\$ 5.30	\$ 826.80	\$ 5.00	\$ 780.00	\$ 5.80	\$ 904.80	\$ 5.55	\$ 665.80
666 6321	EA	16	\$ 63.48	\$ 1,015.68	\$ 40.00	\$ 640.00	\$ 70.00	\$ 1,120.00	\$ 65.66	\$ 1,050.56	\$ 75.00	\$ 1,200.00	\$ 73.00	\$ 1,168.00
666 6322	EA	1	\$ 86.73	\$ 86.73	\$ 70.00	\$ 70.00	\$ 91.00	\$ 102.00	\$ 85.86	\$ 85.86	\$ 100.00	\$ 100.00	\$ 95.00	\$ 95.00
666 6323	EA	9	\$ 50.08	\$ 450.72	\$ 60.00	\$ 540.00	\$ 80.00	\$ 720.00	\$ 76.77	\$ 690.93	\$ 88.00	\$ 792.00	\$ 85.00	\$ 765.00
666 6324	EA	1	\$ 72.99	\$ 72.99	\$ 460.00	\$ 460.00	\$ 270.00	\$ 302.00	\$ 252.53	\$ 252.53	\$ 285.00	\$ 280.00	\$ 280.00	\$ 280.00
666 6325	EA	3.555	\$ 0.68	\$ 2,417.40	\$ 0.15	\$ 533.25	\$ 0.50	\$ 1,777.50	\$ 0.40	\$ 1,422.00	\$ 0.45	\$ 1,599.75	\$ 0.45	\$ 1,569.75
666 6326	EA	43	\$ 1.25	\$ 53.75	\$ 0.30	\$ 12.90	\$ 0.90	\$ 38.70	\$ 0.81	\$ 34.83	\$ 0.90	\$ 38.70	\$ 0.90	\$ 38.70
666 6327	EA	25	\$ 2.50	\$ 142.50	\$ 1.20	\$ 68.40	\$ 2.80	\$ 148.20	\$ 2.42	\$ 137.94	\$ 2.75	\$ 156.75	\$ 2.70	\$ 153.00
666 6328	EA	17	\$ 17.00	\$ 425.00	\$ 1.20	\$ 30.00	\$ 20.00	\$ 500.00	\$ 23.00	\$ 467.25	\$ 21.00	\$ 525.00	\$ 20.72	\$ 518.00
666 6329	EA	3	\$ 9.8111	\$ 29,433.33	\$ 17,000.00	\$ 51,000.00	\$ 37,000.00	\$ 40,000.00	\$ 20,000.00	\$ 60,000.00	\$ 20,000.00	\$ 60,000.00	\$ 17,920.00	\$ 53,760.00
666 6330	EA	1	\$ 2,490.00	\$ 2,490.00	\$ 1,600.00	\$ 1,600.00	\$ 3,100.00	\$ 3,400.00	\$ 6,363.64	\$ 6,363.64	\$ 7,200.00	\$ 7,200.00	\$ 1,680.00	\$ 1,680.00
666 6331	EA	2	\$ 12,837.80	\$ 25,675.60	\$ 32,000.00	\$ 64,000.00	\$ 39,000.00	\$ 78,000.00	\$ 40,000.00	\$ 80,000.00	\$ 38,000.00	\$ 76,000.00	\$ 31,360.00	\$ 62,720.00
666 6332	EA	20	\$ 200.35	\$ 4,007.00	\$ 220.00	\$ 4,400.00	\$ 300.00	\$ 6,000.00	\$ 232.32	\$ 4,646.40	\$ 270.00	\$ 5,400.00	\$ 240.80	\$ 4,816.00

EA	562 6005	GATE (TY 1)	2	\$ 650.00	\$ 1,700.00	\$ 950.00	\$ 1,600.00	\$ 1,100.00	\$ 2,200.00	\$ 883.84	\$ 1,767.68	\$ 925.00	\$ 1,850.00	\$ 2,016.00
LF	552 6020	PANEL FENCE (5')	960	\$ 20.00	\$ 19,200.00	\$ 9.00	\$ 8,640.00	\$ 12.00	\$ 11,520.00	\$ 7.98	\$ 7,660.80	\$ 9.00	\$ 8,640.00	\$ 11,827.20
		TOTAL OF ALL WATERWASTEWATER BID PRICES		\$ 1,353,518.49	\$ 978,829.00	\$ 1,022,085.80	\$ 1,245,459.00	\$ 1,405,080.59	\$ 1,528,033.50	\$ 1,405,080.59	\$ 1,528,033.50	\$ 1,405,080.59	\$ 1,528,033.50	\$ 1,461,015.90

Project Total

		TOTAL OF ALL ROADWAY BID PRICES	\$	22,187,254.82	\$	19,843,113.50	\$	22,263,825.40	\$	23,727,819.10	\$	23,742,463.54	\$	26,476,199.46
		TOTAL OF ALL UTILITY BID PRICES	\$	1,730,481.40	\$	1,606,099.50	\$	1,658,587.00	\$	1,581,005.87	\$	1,581,005.87	\$	1,553,301.70
		TOTAL OF ALL WATERWASTEWATER BID PRICES	\$	1,353,518.49	\$	978,829.00	\$	1,022,085.80	\$	1,245,459.00	\$	1,405,080.59	\$	1,528,033.50
		ALLOWANCE NO. 1	\$	137,190.00	\$	137,190.00	\$	137,190.00	\$	137,190.00	\$	137,190.00	\$	137,190.00
		PRODUCTION AND PLACEMENT PAY ADJUSTMENT FACTORS (ITEM 341)	\$		\$		\$		\$		\$		\$	
		ALLOWANCE NO. 2	\$	82,160.00	\$	82,160.00	\$	82,160.00	\$	82,160.00	\$	82,160.00	\$	82,160.00
		RIDE QUALITY PAY ADJUSTMENT (ITEM 595)	\$	25,530,604.71	\$	22,647,392.00	\$	24,504,963.30	\$	26,401,415.10	\$	26,947,900.00	\$	27,327,930.79
		TOTAL OF ALL WATERWASTEWATER BID PRICES	\$		\$		\$		\$		\$		\$	

Alternate 1

BID ITEM	BID DESCRIPTION	UNIT	QUANTITY	BID PRICE	BID UNIT PRICE										
618 6024	CONDIT (PVC) (SCHD 40) (2") (BORE)	LF	-407	\$ 18.32	\$ (7,456.24)	\$ 22.00	\$ (8,547.00)	\$ 27.00	\$ (10,989.00)	\$ 27.27	\$ (11,098.89)	\$ 30.00	\$ (12,210.00)	\$ 23.00	\$ (9,361.00)
618 6030	CONDIT (PVC) (SCHD 40) (3") (BORE)	LF	-814	\$ 25.01	\$ (20,358.14)	\$ 23.00	\$ (18,722.00)	\$ 28.00	\$ (22,792.00)	\$ 30.30	\$ (24,664.20)	\$ 34.00	\$ (27,676.00)	\$ 24.00	\$ (19,536.00)
620 6007	ELEG CONDR (NO. 8) BARE	LF	-1,788	\$ 1.09	\$ (1,948.92)	\$ 0.80	\$ (1,430.40)	\$ 1.00	\$ (1,788.00)	\$ 1.01	\$ (1,805.88)	\$ 1.15	\$ (2,056.20)	\$ 0.85	\$ (1,519.80)
624 6010	GROUND BOX (TY D) (162922) W/ARON	EA	-4	\$ 955.66	\$ (3,822.64)	\$ 800.00	\$ (3,200.00)	\$ 960.00	\$ (3,840.00)	\$ 938.40	\$ (3,753.60)	\$ 850.00	\$ (3,400.00)	\$ 840.00	\$ (3,360.00)
416 6031	DRILL SHAFT (TRF SIG POLE) (30 IN)	LF	11	\$ 225.00	\$ 2,475.00	\$ 300.00	\$ 3,300.00	\$ 216.00	\$ 2,376.00	\$ 353.54	\$ 3,888.94	\$ 450.00	\$ 4,950.00	\$ 315.00	\$ 3,465.00
416 6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	26	\$ 236.18	\$ 6,140.68	\$ 400.00	\$ 10,400.00	\$ 250.00	\$ 6,500.00	\$ 383.84	\$ 9,979.84	\$ 500.00	\$ 13,000.00	\$ 365.00	\$ 9,490.00
416 6034	DRILL SHAFT (TRF SIG POLE) (48 IN)	LF	22	\$ 328.00	\$ 7,216.00	\$ 450.00	\$ 9,900.00	\$ 450.00	\$ 9,900.00	\$ 434.34	\$ 9,555.48	\$ 525.00	\$ 11,550.00	\$ 420.00	\$ 9,240.00
618 6023	CONDIT (PVC) (SCH 40) (2")	LF	195	\$ 9.47	\$ 1,846.65	\$ 12.50	\$ 2,437.50	\$ 8.00	\$ 1,560.00	\$ 11.11	\$ 2,166.45	\$ 13.00	\$ 2,550.00	\$ 11.55	\$ 2,252.25
618 6029	CONDIT (PVC) (SCH 40) (3")	LF	160	\$ 14.50	\$ 2,320.00	\$ 16.00	\$ 2,560.00	\$ 13.00	\$ 2,080.00	\$ 20.20	\$ 3,232.00	\$ 25.00	\$ 4,000.00	\$ 14.70	\$ 2,352.00
618 6033	CONDIT (PVC) (SCH 40) (4")	LF	155	\$ 12.23	\$ 1,895.65	\$ 24.00	\$ 3,720.00	\$ 17.00	\$ 2,655.00	\$ 23.23	\$ 3,600.65	\$ 28.00	\$ 4,340.00	\$ 19.00	\$ 2,945.00
620 6007	ELEG CONDR (NO. 8) BARE	LF	1,690	\$ 1.09	\$ 1,842.10	\$ 1.00	\$ 1,690.00	\$ 1.20	\$ 2,028.00	\$ 1.01	\$ 1,706.90	\$ 1.15	\$ 1,943.50	\$ 1.05	\$ 1,774.50
620 6008	ELEG CONDR (NO. 6) INSULATED	LF	730	\$ 1.11	\$ 810.30	\$ 1.20	\$ 876.00	\$ 1.40	\$ 1,022.00	\$ 1.21	\$ 873.30	\$ 1.20	\$ 876.00	\$ 1.05	\$ 766.50
620 6009	ELEG CONDR (NO. 6) BARE	LF	50	\$ 1.26	\$ 63.00	\$ 2.80	\$ 140.00	\$ 1.30	\$ 65.00	\$ 1.21	\$ 60.50	\$ 1.40	\$ 70.00	\$ 2.10	\$ 105.00
620 6010	ELEG CONDR (NO. 6) INSULATED	LF	60	\$ 1.46	\$ 87.60	\$ 3.00	\$ 180.00	\$ 1.50	\$ 90.00	\$ 1.26	\$ 75.60	\$ 1.65	\$ 99.00	\$ 3.15	\$ 189.00
624 6010	GROUND BOX (TY D) (162922) W/ARON	EA	1	\$ 955.66	\$ 955.66	\$ 1,400.00	\$ 1,400.00	\$ 916.00	\$ 1,000.00	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 1,260.00	\$ 1,260.00	
628 6144	ELEC SRV TY D 120/240 060(N/S)S(E)P(S)U	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,700.00	\$ 6,200.00	\$ 3,838.38	\$ 4,500.00	\$ 4,500.00	\$ 5,965.00	\$ 5,965.00	
644 6004	IN SW RD SN SUPARM TY08WG (1)S(A)T	EA	4	\$ 416.65	\$ 1,666.60	\$ 520.00	\$ 2,080.00	\$ 560.00	\$ 2,240.00	\$ 525.33	\$ 2,101.32	\$ 600.00	\$ 2,400.00	\$ 498.00	\$ 1,966.00
680 6002	INSTALL HWY TRF SIG (ISOLATED)	EA	1	\$ 9,811.11	\$ 9,811.11	\$ 24,000.00	\$ 24,000.00	\$ 36,400.00	\$ 40,000.00	\$ 26,565.66	\$ 26,565.66	\$ 30,000.00	\$ 30,000.00	\$ 22,050.00	\$ 22,050.00
682 6001	VEH SIG SEC (12") (LED) (GRN)	EA	10	\$ 200.35	\$ 2,003.50	\$ 250.00	\$ 2,500.00	\$ 300.00	\$ 3,000.00	\$ 222.22	\$ 2,222.22	\$ 265.00	\$ 2,650.00	\$ 210.00	\$ 2,100.00
682 6002	VEH SIG SEC (12") (LED) (YEL)	EA	4	\$ 210.33	\$ 841.32	\$ 250.00	\$ 1,000.00	\$ 300.00	\$ 1,200.00	\$ 232.32	\$ 929.28	\$ 295.00	\$ 1,180.00	\$ 210.00	\$ 840.00
682 6003	VEH SIG SEC (12") (LED) (RED)	EA	10	\$ 209.50	\$ 2,095.00	\$ 250.00	\$ 2,500.00	\$ 300.00	\$ 3,000.00	\$ 222.22	\$ 2,222.22	\$ 265.00	\$ 2,650.00	\$ 210.00	\$ 2,100.00
682 6004	VEH SIG SEC (12") (LED) (YEL) (ARW)	EA	2	\$ 209.74	\$ 419.48	\$ 250.00	\$ 500.00	\$ 300.00	\$ 600.00	\$ 232.33	\$ 464.66	\$ 285.00	\$ 570.00	\$ 210.00	\$ 420.00
682 6005	VEH SIG SEC (12") (LED) (RED)	EA	10	\$ 200.28	\$ 2,002.80	\$ 250.00	\$ 2,500.00	\$ 300.00	\$ 3,000.00	\$ 222.22	\$ 2,222.22	\$ 265.00	\$ 2,650.00	\$ 210.00	\$ 2,100.00
682 6023	BACK PLATE (12") (3 SEC)	EA	6	\$ 63.16	\$ 378.96	\$ 60.00	\$ 360.00	\$ 100.00	\$ 600.00	\$ 54.55	\$ 327.30	\$ 75.00	\$ 450.00	\$ 52.50	\$ 315.00
682 6024	BACK PLATE (12") (4 SEC)	EA	2	\$ 72.67	\$ 145.34	\$ 70.00	\$ 140.00	\$ 110.00	\$ 220.00	\$ 58.59	\$ 117.18	\$ 80.00	\$ 160.00	\$ 65.00	\$ 126.00
682 6025	BACK PLATE (12") (5 SEC)	EA	2	\$ 86.27	\$ 172.54	\$ 80.00	\$ 160.00	\$ 122.00	\$ 244.00	\$ 79.60	\$ 159.60	\$ 110.00	\$ 220.00	\$ 73.50	\$ 147.00
684 6031	TRF SIG CBL (TY AH14 AWG) (5 COND)	LF	2,340	\$ 1.31	\$ 3,065.40	\$ 1.50	\$ 3,510.00	\$ 1.60	\$ 3,744.00	\$ 1.16	\$ 2,714.40	\$ 1.25	\$ 2,925.00	\$ 1.35	\$ 3,159.00
684 6033	TRF SIG CBL (TY AH14 AWG) (7 COND)	LF	1,290	\$ 1.63	\$ 2,108.70	\$ 1.80	\$ 2,304.00	\$ 2.00	\$ 2,600.00	\$ 1.41	\$ 1,836.00	\$ 1.50	\$ 1,950.00	\$ 1.70	\$ 2,174.00
684 6034	TRF SIG CBL (TY AH14 AWG) (12 COND)	LF	1,290	\$ 0.84	\$ 1,083.60	\$ 1.20	\$ 1,548.00	\$ 1.50	\$ 1,935.00	\$ 1.11	\$ 1,431.90	\$ 1.50	\$ 1,950.00	\$ 1.05	\$ 1,354.50
686 6047	INS TRF SIG PL AWG (S1) ARM (32')	EA	1	\$ 7,500.00	\$ 7,500.00	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	\$ 4,747.47	\$ 4,747.47	\$ 5,800.00	\$ 5,800.00	\$ 5,193.00	
686 6047	INS TRF SIG PL AWG (S1) ARM (44') (LUM)	EA	2	\$ 6,500.00	\$ 13,000.00	\$ 8,000.00	\$ 16,000.00	\$ 9,000.00	\$ 18,000.00	\$ 7,171.72	\$ 14,343.44	\$ 8,800.00	\$ 17,600.00	\$ 7,960.00	\$ 15,960.00
686 6057	INS TRF SIG PL AWG (S1) ARM (65')	EA	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 13,636.36	\$ 13,636.36	\$ 18,800.00	\$ 18,800.00	\$ 14,343.00	
687 6001	PED POLE ASSEMBLY	EA	2	\$ 1,426.80	\$ 2,853.60	\$ 3,600.00	\$ 7,200.00	\$ 4,200.00	\$ 8,400.00	\$ 2,121.21	\$ 4,242.42	\$ 2,600.00	\$ 5,200.00	\$ 3,570.00	\$ 7,140.00
6002 6001	VIVDS PROCESSOR SYSTEM	EA	4	\$ 7,292.50	\$ 29,170.00	\$ 5,300.00	\$ 21,200.00	\$ 7,000.00	\$ 28,000.00	\$ 5,454.55	\$ 21,818.18	\$ 7,500.00	\$ 30,000.00	\$ 5,392.00	
6002 6002	VIVDS CAMERA ASSEMBLY	EA	4	\$ 1,623.53	\$ 6,494.12	\$ 1,600.00	\$ 6,400.00	\$ 2,000.00	\$ 8,000.00	\$ 1,918.18	\$ 7,672.72	\$ 2,500.00	\$ 10,000.00	\$ 6,132.00	
6002 6003	VIVDS SET-UP SYSTEM	EA	1	\$ 698.67	\$ 698.67	\$ 300.00	\$ 300.00	\$ 1,400.00	\$ 1,400.00	\$ 454.55	\$ 454.55	\$ 650.00	\$ 650.00	\$ 289.00	
6002 6005	VIVDS COMMUNICATION CABLE (COAXIAL)	LF	1,020	\$ 2.29	\$ 2,335.80	\$ 3.50	\$ 3,570.00	\$ 4.00	\$ 4,080.00	\$ 1.67	\$ 1,703.40	\$ 2.40	\$ 2,448.00	\$ 3.15	\$ 3,213.00
6077 8001	ETHERNET CAT-5 CABLE (FOR BROAD BAND RADIO)	LF	115	\$ 5.00	\$ 575.00	\$ 5.50	\$ 632.50	\$ 4.40	\$ 506.00	\$ 7.73	\$ 888.95	\$ 3.75	\$ 431.25	\$ 5.25	\$ 603.75
6077 8002	DUAL BAND ETHERNET RADIO (2.4/5.8)	EA	1	\$ 3,000.00	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,100.00	\$ 3,100.00	\$ 2,828.28	\$ 2,828.28	\$ 3,920.00	\$ 3,920.00	\$ 2,285.00	
6077 8003	BROADBAND ANTENNA	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 420.00	\$ 420.00	\$ 560.00	\$ 560.00	\$ 614.00	\$ 614.00	\$ 435.00	\$ 435.00	\$ 420.00	
6077 8004	MANAGED HARDENED ETHERNET SWITCH	EA	1	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,414.14	\$ 1,414.14	\$ 1,950.00	\$ 1,950.00	\$ 1,369.00	
6077 8005	POWER SUPPLY (FOR SWITCH)	EA	1	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 300.00	\$ 300.00	\$ 31.31	\$ 31.31	\$ 44.00	\$ 44.00	\$ 735.00	
6525 8002	OPTICOM DUAL PHASE DETECTOR UNIT	EA	2	\$ 300.00	\$ 600.00	\$ 600.00	\$ 1,200.00	\$ 1,400.00	\$ 2,800.00	\$ 1,111.11	\$ 2,222.22	\$ 1,540.00	\$ 3,080.00	\$ 7,702.00	
6525 8003	OPTICOM PHASE SELECTOR	EA	1	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 3,600.00	\$ 3,600.00	\$ 4,040.40	\$ 4,040.40	\$ 5,600.00	\$ 5,600.00	\$ 516.00	
6525 8004	OPTICOM MODEL 1070 GPS CABLE (FOR PREEMPTIC	LF	384	\$ 10.00	\$ 3,840.00	\$ 4.50	\$ 1,728.00	\$ 2.10	\$ 806.40	\$ 1.21	\$ 464.64	\$ 1.50	\$ 576.00	\$ 4.20	\$ 1,612.80
SS9000 1001	CONFIRMATION LIGHTS WITH POWER CABLE	EA	6	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00	\$ 650.00	\$ 3,900.00	\$ 525.25	\$ 3,151.50	\$ 740.00	\$ 4,420.00	\$ 3,568.00	

TOTAL OF ALL ALTERNATE 1 BID PRICES \$ 51,806.64 \$ 131,751.60 \$ 138,383.60 \$ 154,571.00 \$ 109,116.55 \$ 144,095.55 \$ 120,982.50

Alternate 2

BID ITEM	BID DESCRIPTION	UNIT	QUANTITY	BID PRICE	BID UNIT PRICE										
260 6002	LIME (HYDRATED LIME (SLURRY))	TON	-1.804	\$ (279,600.00)	\$ 155.00	\$ (297,660.00)	\$ 173.00	\$ (312,092.00)	\$ 172.00	\$ (310,288.00)	\$ 135.00	\$ (243,540.00)	\$ 135.00	\$ (279,620.00)	\$ 155.00
260 6027	LIME TRT (EXST.MATL)(8")	SY	-75.149	\$ (317,880.27)	\$ 4.23	\$ (210,417.20)	\$ 6.80	\$ (511,013.20)	\$ 2.50	\$ (187,872.50)	\$ 3.50	\$ (263,021.50)	\$ 3.20	\$ (240,476.80)	\$ 3.20
110 6001	EXCAVATION (ROADWAY)	CY	16.700	\$ 183,700.00	\$ 11.00	\$ 133,600.00	\$ 15.00	\$ 250,500.00	\$ 14.00	\$ 233,800.00	\$ 12.00	\$ 200,400.00	\$ 7.50	\$ 125,250.00	\$ 7.50
132 6002	EMBANKMENT (FINAL)(DENS. CONTYTY A)	CY	16.700	\$ 538,410.00	\$ 32.30	\$ 50,100.00	\$ 32.00	\$ 534,400.00	\$ 32.00	\$ 534,400.00	\$ 22.00	\$ 367,400.00	\$ 38.00	\$ 634,600.00	\$ 38.00
5001 6002	GEOGRID BASE REINFORCEMENT (TY II)	SY	75.149	\$ 187,872.50	\$ 2.50	\$ 199,144.85	\$ 1.20	\$ 90,178.80	\$ 3.50	\$ 263,021.50	\$ 1.50	\$ 112,723.50	\$ 2.00	\$ 150,298.00	\$ 2.00
TOTAL OF ALL ALTERNATE 2 BID PRICES				\$	322,502.23	\$	51,973.60	\$	533,061.00	\$	173,982.00	\$	390,051.20	\$	534,001.80



Executive Summary

October 15, 2015

Council Agenda Subject: Street Evaluation and Pavement Management Report

Background: In December 2014 Council authorized the City Manager to negotiate and execute Task Order HVJ-01, for the consultant HVJ & Associates to perform a formal assessment of the approximately 174 miles of City-maintained streets. The attached report presents the results. Also, a Sign Inventory & Retro-reflectivity Survey and Streetlight Inventory are nearly complete.

Origination: Patrick A. Womack, P.E. Public Works Director

Financial Consideration: None

Recommendation: None

Attachments: Street Evaluation and Pavement Management Report for the City of Leander, dated September 2015, prepared by HVJ & Associates

Prepared by: Patrick A. Womack, P.E. Public Works Director

STREET EVALUATION AND PAVEMENT MANAGEMENT

Submitted to:

Department of Public Works

City of Leander, Texas



4201 Freidrich Lane, Suite 110

Austin, Texas 78744

REPORT NO. AP-14-15660

September 2015

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EXECUTIVE SUMMARY

HVJ Associates, Inc. (HVJ) was contracted to implement pavement ratings and evaluation procedures, train City of Leander staff, implement new pavement management software and evaluate the current network needs. Currently the City of Leander street inventory consists of approximately 174.2 centerline miles, which are maintained by the City. All pavements maintained by the City of Leander have been surveyed and evaluated.

Based on the level of severity and extent of each distress identified as present on the street, a number of deduct points are assigned. The summation of these deduct points is subtracted from a perfect score of 100 to estimate the current pavement condition rating (PCR). This PCR value provides a relative condition assessment for each pavement section. A summary of the PCR values for each street classification are given in the following table.

Condition	PCR Range	Local	Collector	Arterial	Total	% of TOTAL
Very Poor	0-20	1.9	0.04	0	1.94	1.1%
Poor	21-50	1.3	2.0	0	3.33	1.9%
Fair	51-65	2.6	0.7	1.1	4.4	2.5%
Good	66-80	6.5	3.5	3.8	13.8	7.9%
Very Good	81-100	93.4	21.3	36	150.7	86.5%
TOTAL		105.7	27.6	40.9	174.2	

While these statistics show a majority of the pavements are in fair to very good condition, there are poor and very poor streets which need rehabilitation. Also, the pavements which are in fair condition will continue to deteriorate at an increased rate if rehabilitation is not performed. Based on the Leander data the average PCR score was 90. This means that many streets at the current time will not need repair.

INTRODUCTION

Road deterioration is a constant force that causes road quality to decline based on constant traffic and environmental loads. The City of Leander is also experiencing unprecedented population growth. HVJ Associates, Inc. (HVJ) was contracted to implement pavement ratings and evaluation procedures, train City of Leander staff, implement new pavement management software and evaluate the current network needs. Additionally, under a separate work authorization, HVJ was contracted to locate and classify the full inventory of all City of Leander owned or maintained street signs. Retro-reflectivity will also be included in the database delivery of the signs for all regulatory and warning sign panels.

All pavements maintained by the City of Leander have been surveyed and evaluated. The following project tasks have been completed:

1. Update the existing street inventory for input into the HVJ Infrastructure Maintenance Management Program (IMMP),
2. Conduct pavement condition surveys on all City maintained streets, and
3. Prepare a final report including an estimate of capital improvement program (CIP) and street maintenance program (SMP) needs and the predicted effect of planned budget levels street analysis documents using the prescribed software.

The following project tasks will be completed in the coming months:

1. Install all software programs, including the Pavement Rating Application (PRA), Infrastructure Maintenance Management Program (IMMP) DataViewer, and the Pavement Investment Module (PIM).
2. Train City staff on visual surveys, data reduction, and use the suite of software programs to make future estimates.
3. Street sign inventory for all City of Leander maintained street signs with retro-reflectivity measurements for regulatory and warning sign panels.

The Infrastructure Maintenance Management Program (IMMP) is an engineering analysis tool developed by HVJ Associates, Inc. (HVJ). Street inventory and condition data are collected and entered into the system to develop pavement maintenance and rehabilitation plans. The IMMP software is used in conjunction with the City of Leander geographic information systems (GIS) for location reference and section lengths, to allow the user to develop a more accurate plan for street maintenance, rehabilitation, and reconstruction (MR&R) within the City of Leander's street network and to maintain a chronological record of the pavement conditions. The improved inventory and condition data will allow the user to more easily estimate quantities, such as total centerline miles, lane miles, or mileage by functional classification (arterial, collector, or local streets) within the City of Leander. An accurate assessment of the streets within the system will improve the City's ability to estimate future repair requirements, plan maintenance and rehabilitation programs and to estimate street funding needs.

The basic steps of pavement management are as shown in Figure 1 below:

1. Develop basic street inventory database including one record for each street block,
2. Collect systematic standardized visual condition survey data to determine Pavement Condition Ratings (PCR) values,
3. Select maintenance, rehabilitation, and reconstruction (MR&R) strategies based on individual pavement distresses and projected PCR scores for future years,
4. Predict current total pavement repair needs and funding requirements,
5. Review various budgets to develop an estimate of capital improvement program (CIP) and street maintenance program (SMP) needs,
6. Select projects based on available CIP and SMP budgets and calculated priorities over a 10 year analysis period,
7. Evaluate impacts of plans on overall network wide pavement condition scores, and
8. Perform street reconstruction and maintenance (overlays and seals) to update pavement condition scores.

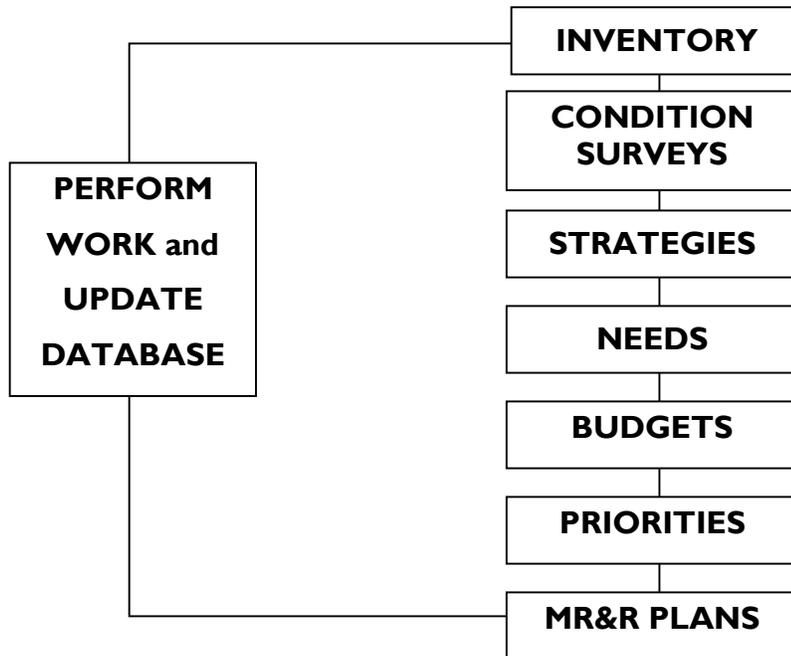


Figure 1: Pavement Management Activities

Pavement management activities are conducted at both network and project level. Network level pavement management system activities use data for the entire street network to compare various funding options, review the predicted consequences of each option on overall score, prepare multi-year MR&R action plans and forecast total street needs. Network condition information is collected and stored in the IMMP DataViewer program which stores all the inventory and current condition data. These data are analyzed in the PIM program to estimate:

- Rehabilitation Needs
- Condition Trends as a function of various Funding Scenarios, and
- Multi-year Action Lists for Seal, Overlay, and Reconstruction Projects based on the selected Funding Scenario

Project level pavement design procedures use more detailed information about specific pavement material strengths and projected traffic loads to prepare final engineering design plans, specifications and cost estimates (PS&E) documents for those projects which are advertised for bid. Non-destructive deflection testing (NDT) is usually combined with materials sampling and laboratory testing, to develop engineering designs and analyses. Every project selected at the network level should be carefully reviewed to insure that the network selected option is still appropriate prior to actual construction.

PAVEMENT NETWORK INVENTORY

Currently the City of Leander street inventory consists of approximately 174.2 centerline miles, which are maintained by the City. Address and length information provided to HVJ by the City of Leander GIS data have been coordinated with each street block, to improve the identification process.

The pavement network inventory was based on GIS records provided to HVJ by the City staff. The GIS shapefile provided street names, lengths, and other attributes for each block.

Based on the listing received from the City of Leander, HVJ Associates, Inc. identified, tagged to Leander GIS map, and surveyed 1,616 street sections.

Based on the field surveys and the GIS data, the following network inventory was determined; quantities, functional classification area, number of sections, and section length:

Quantities

Table 1: Inventory Quantities as of February 2015

Item	Arterial	Collector	Local	Total
Total Center Line Miles	40.9	27.6	105.7	174.2
Total Lane Miles*	123.3	74.6	262.6	460.5

*The average lane width assumed to be 12.0 feet.

VISUAL CONDITION SURVEYS

Visual pavement condition surveys were collected in March 2015.

Trained field raters used the Pavement Rating Application (PRA) software developed by HVJ to perform the field surveys of each individual street segment. The data for each block is recorded on laptops and the pavement width was also checked and measured if necessary. This information was imported directly into the IMMP DataViewer software.

All surveys were performed in accordance with the IMMP Visual Condition Survey Guidelines as provided in the PRA Users' Manual (Ref 1). HVJ will also train City of Leander staff to perform these pavement condition surveys and provided quality assurance and quality control ratings. Since changes to the sections occur between regular surveys, updated ratings must be collected by City staff in the future to keep the condition data accurate and up to date. In order to maintain the accuracy of the IMMP street section inventory, any annexed or newly constructed street sections accepted by the City of Leander and added to the GIS as City of Leander maintained will have to be added to the IMMP DataViewer by HVJ. City of Leander predominantly has flexible pavements with a few rigid streets and intersections and thus the following distresses were evaluated:

- | <u>Flexible, Composite, or Other Pavements</u> | <u>Rigid Pavements</u> |
|--|-------------------------|
| • Wheelpath Rutting | • Spalling |
| • Fatigue (Alligator) Cracking | • Surface Deterioration |
| • Transverse Cracking | • Faulting |
| • Longitudinal Cracking | • Slab Cracks |
| • Pavement Failures (Patches and Potholes) | • Joint Sealed, and |
| • Utility Cut Patches, and | • Ride Quality |
| • Ride Quality | |

Example photos of the flexible pavement distresses can be seen in Appendix A For each of the individual pavement distresses identified for flexible or rigid pavements, the surveyor rates severity and extent. The following is a typical description from the Condition Survey Rating Guide for wheelpath rutting distress:

Rutting is characterized by longitudinal depressions in the pavement surface that occur in the wheel-paths of a roadway. Poor mix stability, excessive bitumen in the mix and repetitive loadings on poorly compacted mix are several causes of rutting. Rutting is rated based on its severity and extent within a length of pavement. Rate the most prevalent severity level.

- Severity: Based on rut depth in the worst wheel-path (an estimate of depth is sufficient for network level surveys), the severity is defined as follows:
- Slight – Depression measures $\leq 1/2$ " deep.
 - Moderate – Depression measures approximately $1/2$ "-1" deep.
 - Extreme – Depression > 1 " deep perhaps effects vehicle steering.
- Extent: Estimate the extent of rutting in the worst wheel-path.
- Localized – 1-15% of section length is affected.
 - Intermittent – 16-30% of section length is affected.
 - Prevalent – > 30 % of section length is affected.

The rater selects the appropriate description entry based on the severity and extent present from a pull down menu.

Table 2: Severity and Extent Levels

		EXTENT		
		Localized 1-15%	Intermittent 16-30%	Prevalent >30%
SEVERITY	Slight	1	2	3
	Moderate	4	5	6
	Extreme	7	8	9

Once all the data are processed for each distress, the information is used to calculate the current pavement condition rating (PCR values).

Additionally the condition surveys identified several properties and appurtenances including:

- Sidewalks and Ramps,
- Shoulders,
- Type of Drainage
- Pavement Markings

Calculation of PCR

Based on the level of severity and extent of each distress identified as present on the street, a number of deduct points are assigned. The summation of these deduct points is subtracted from a perfect score of 100 to estimate the current pavement condition rating (PCR). This PCR value provides a relative condition assessment for each pavement section. The deduction points assigned to each distress at each severity/extent level are provided in Appendix B.

The pavement condition rating (PCR) value provides a uniform and systematic method to describe the overall condition of a street's pavement. The scale used for all flexible streets is as shown below.



Figure 2: PCR Scale for Local Flexible Streets

Several Streets have been selected at random across the City of Leander and the scores are provided in Table 3 as an example of various PCR scores throughout the city.

Table 3: Examples of PCR Scores

Street Name	From	To	Classification	Score
Brushy St.	W. Broade St.	End	Local	37
Glass Dr.	Crystal Falls Pkwy	Sheila Dr.	Local	41
Lion Dr.	S. West Dr.	Tablerock Cir.	Local	54
Emerald Isle Dr.	Darby Ln.	County Glen	Local	66
Killarney Dr.	Tyrone Dr.	County Glen	Local	76
Crystal Falls Pkwy	Lone Oak Dr.	S. West Dr.	Arterial	82
Sonny Dr.	Glass Dr.	S. West Dr.	Collector	95
Crystal Falls Pkwy	S. Bagdad Rd.	Foothills	Arterial	100

The PCR value is on a scale of 0 to 100, with a newly constructed pavement having a score of 100, while a score of 0 indicates a pavement with many severe distress conditions.

Photographs of various PCR scores were taken and are shown in Figures 3 through 10.



Figure 3: Brushy St. from W. Broade St. to End – PCR of 37



Figure 4: Glass Dr. from Crystal Falls Pkwy to Sheila Dr. – PCR of 41



Figure 5: Lion Dr. from S. West Dr. to Tablerock Cir. – PCR of 54



Figure 6: Emerald Isle Dr. from Darby Ln. to County Glen – PCR of 66



Figure 7: Killarney Dr. from Tyrone Dr. to County Glen – PCR of 76



Figure 8: Crystal Falls Pkwy from Lone Oak Dr. to S. West Dr. – PCR of 82



Figure 9: Sonny Dr. from Glass Dr. to S. West Dr. – PCR of 95



Figure 10: Crystal Falls Pkwy from S. Bagdad Rd. to Foothills – PCR of 100

Pavement Condition Rating (PCR) Distribution

The overall distribution of PCR ratings for local streets is provided in Table 4 and Figure 11. The overall distribution of PCR ratings for arterial and collector streets is provided in Table 5 and Figure 12. While these statistics show a majority of the pavements are in fair to very good condition, there are poor and very poor streets which need rehabilitation. Also, the pavements which are in fair condition will continue to deteriorate at an increased rate if rehabilitation is not performed.

Table 4: PCR Distribution for Local Streets in Centerline Miles

Condition	PCR Range	Local, Centerline Miles	% of TOTAL
Very Poor	0-30	1.9	1.8%
Poor	31-50	1.3	1.2%
Fair	51-65	2.6	2.5%
Good	66-80	6.5	6.1%
Very Good	81-100	93.4	88.4%
TOTAL		105.7	

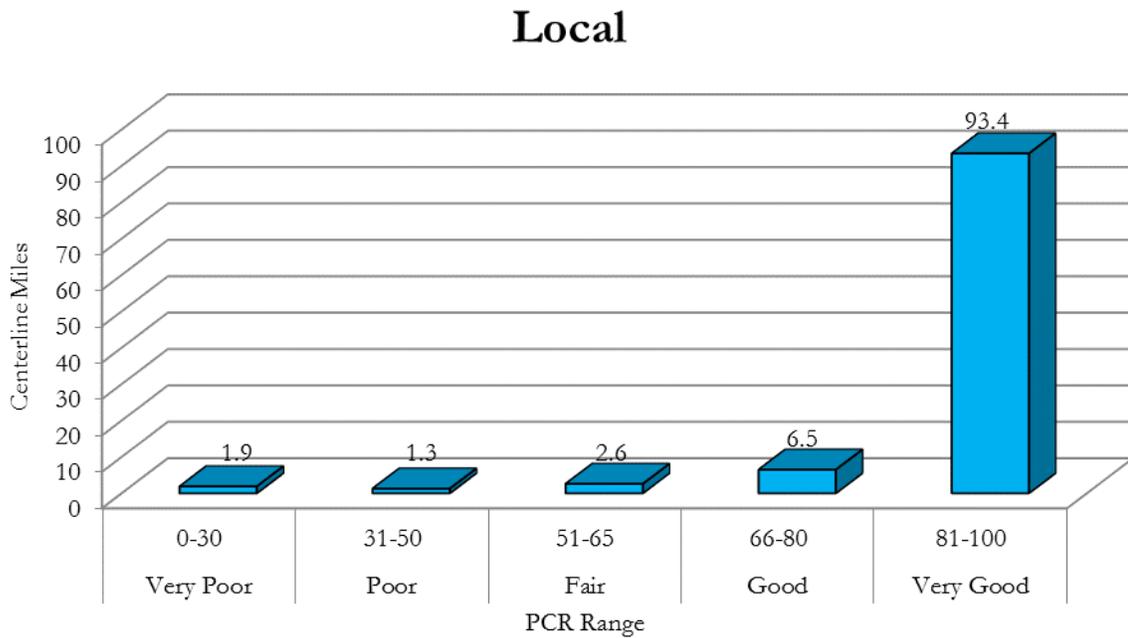


Figure 11: PCR Distribution for Local Streets

Table 5: PCR Distribution for Arterials and Collectors in Centerline Miles

Condition	PCR Range	Collector, Centerline Miles	Arterial, Centerline Miles	Total	% of TOTAL
Very Poor	0-20	0.04	0	0.04	0.1%
Poor	21-50	2.0	0	2.0	3.0%
Fair	51-65	0.7	1.1	1.8	2.6%
Good	66-80	3.5	3.8	7.3	10.7%
Very Good	81-100	21.3	36.0	57.3	83.7%
TOTAL		27.6	40.9	68.5	

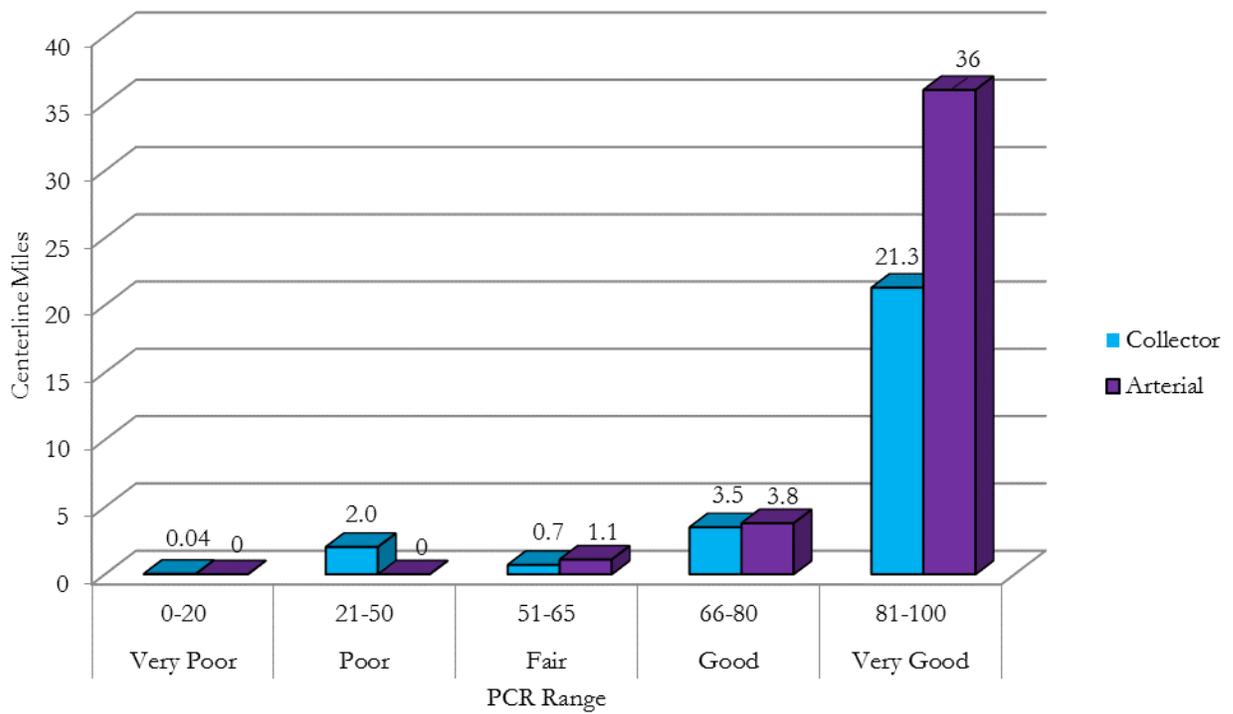


Figure 12: PCR Distribution for Arterials and Collectors

MAINTENANCE, REHABILITATION & RECONSTRUCTION (MR&R) PLANS

IMMP MR&R Estimate Methodology

The Infrastructure Maintenance Management Program (IMMP) uses the visual condition survey PCR value to assign a recommended repair method for each street section within the street network based on the individual distresses. The Pavement Investment Module (PIM) also has pavement deterioration models which forecast the reduction in the PCR scores for those sections which are not selected for rehabilitation in a given budget year. Multiyear analysis is developed by the PIM following the general steps described below. The deterioration equation used for the analysis is provided in Appendix C.

The final recommended repair for each segment is selected based on the existing PCR score and the pavement functional classification (Arterial/Collector or Local) using the following assignments for the City of Leander.

Based on an analysis of cost data provided by the City of Leander and information from Texas Department of Transportation (TxDOT) unit prices, the replacement and rehabilitation costs of various levels. It is important to note that construction costs are dependent upon site-specific conditions and designs.

Up to date unit rate costs used by TxDOT for various districts can be found at the following website <http://www.txdot.gov/business/avgd.htm>

The cost elements included in these totals for full reconstruction are as follows:

<u>Composite, Flexible, or Other Pavements</u>	<u>Rigid Pavement</u>
• HMAC Pavement	• PCC Pavement
• Prime coat	• Prime coat
• Flexible Base	• Cement Stabilized Subgrade
• Roadway Excavation	• Roadway Excavation
• Channel Excavation	• Channel Excavation
• Base Reinforcement	• Base Reinforcement
• Storm Drainage	• Storm Drainage
• Concrete Curb and Gutter	• Concrete Curb and Gutter

Table 6: Flexible Pavement Repair Table Based on Pavement Condition Rating (PCR) Score

Arterial/Collector				
PCR Range	Post Application Score	Contract	Rate	Unit
0-20	100	HMAC Reconstruction	\$95.00	SY
21-50	100	HMAC Major Rehabilitation	\$20.00	SY
51-65	95	HMAC Rehabilitation	\$10.00	SY
66-80	90	HMAC Minor Maintenance	\$5.00	SY
81-100	NA	No Rehabilitation	-	-
Local				
PCR Range	Post Application Score	Contract	Rate	Unit
0-30	100	HMAC Reconstruction	\$75.00	SY
31-50	100	HMAC Major Rehabilitation	\$20.00	SY
51-65	95	HMAC Rehabilitation	\$10.00	SY
66-80	90	HMAC Minor Maintenance	\$5.00	SY
81-100	NA	No Rehabilitation	-	-

Examples of Major Rehabilitation would be a Mill & Overlay, Rehabilitation a Surface or Chip Seal, and Minor Maintenance crack sealing or pothole repairs. Sections are prioritized (selected) for funding in a specific year based on the PCR score.

PIM Analysis of Various Funding Scenarios

HVJ analyzed several budget funding scenarios to demonstrate the use of the PIM system and estimate current City of Leander needs. The budget scenarios consisted of various levels of rehabilitation including reconstruction or maintenance (overlay or surface/chip seal). The current weighted average PCR score for the network at the start of the 10 year analysis period is 85. The various scenarios which were analyzed and the resulting predicted change in the overall network score and backlog of deferred maintenance are as follows:

- Do Nothing Scenario
- \$1 million CIP / \$500,000 SMP Budgets

Do Nothing Scenario

This scenario is intended to provide a worst case scenario, in which no funding is available for road repairs. While this is not an expected scenario at this time, it illustrates the importance of continued roadway maintenance and rehabilitation.

No budget is provided for either reconstruction or maintenance displayed in Figure 13 and Table 7. As the backlog of needed work increases the PCR score decreases. The PCR score is at an initial score of 85 and decreases at an average linear rate of approximately 2.6 points per year with a final PCR score of 60 and an ultimate backlog of \$110,000,000.

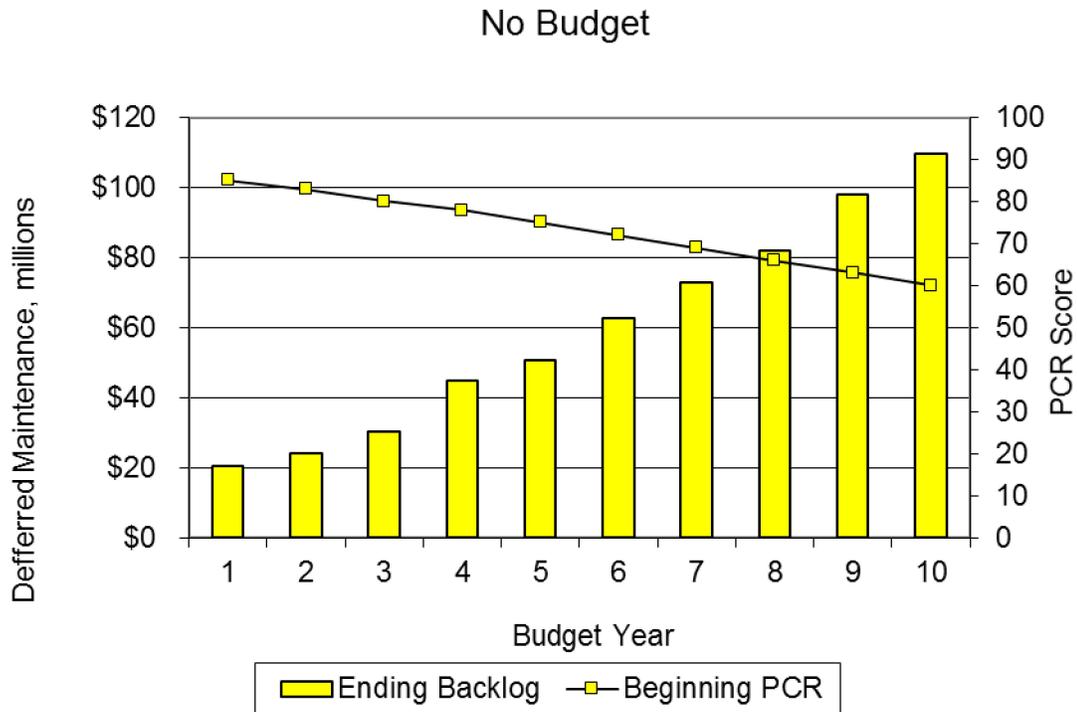


Figure 13: Do Nothing Scenario

Table 7: Do Nothing Scenario

Budget Year	Beginning PCR	Funded Amount	Ending Backlog	Ending PCR
1	85	\$0	\$20,527,955	83
2	83	\$0	\$24,025,590	80
3	80	\$0	\$30,247,600	78
4	78	\$0	\$44,996,945	75
5	75	\$0	\$50,494,065	72
6	72	\$0	\$62,679,725	69
7	69	\$0	\$72,995,560	66
8	66	\$0	\$82,078,520	63
9	63	\$0	\$98,136,415	60
10	60	\$0	\$109,601,010	56

\$1 million CIP / \$500,000 SMP Budget Scenario

The budgeted scenario illustrates the affect spending \$1 million on CIP projects and \$500,000 on SMP projects would have on the PCR and backlog of the City.

The allocated budget for reconstruction and maintenance at year one displayed in Figure 14 and Table 8. The budget for maintenance and reconstruction is estimated to cause the beginning network PCR to slowly decrease from 85 to 68 over the 10 year analysis period with a final backlog of \$71,000,000.

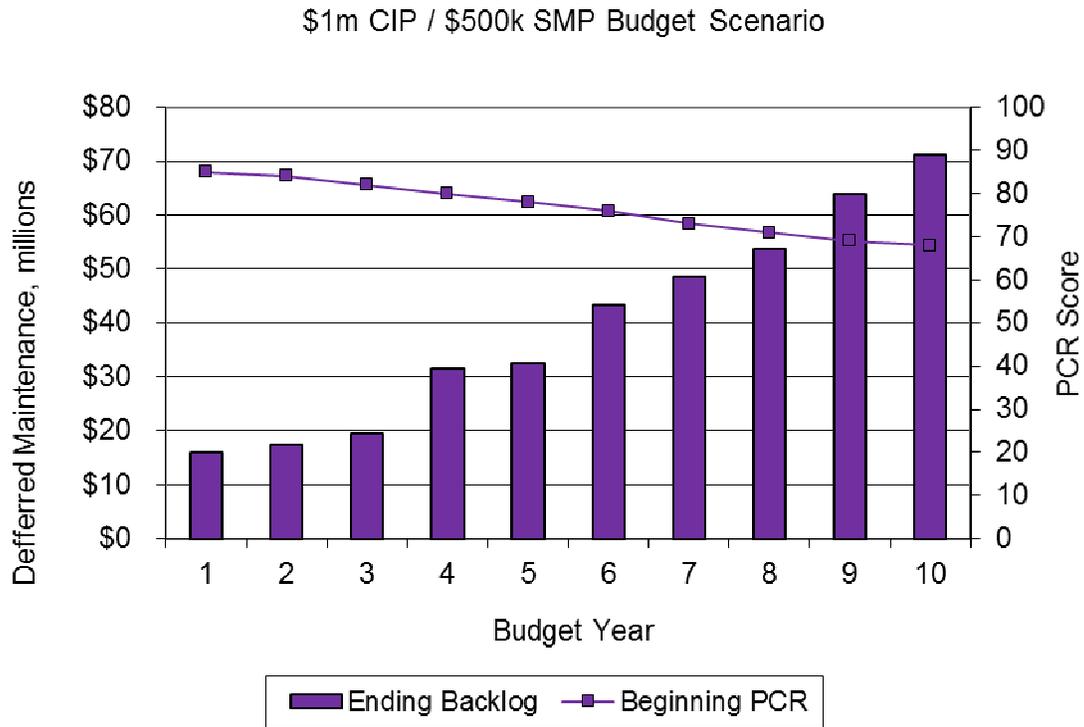


Figure 14: \$1M CIP/\$500k SMP Budget Scenario

Table 8: \$1M CIP/\$500k SMP Budget Scenario

Budget Year	Beginning PCR	Funded Amount	Ending Backlog	Ending PCR
1	85	\$1,499,795	\$15,899,500	84
2	84	\$1,492,440	\$17,346,995	82
3	82	\$1,496,290	\$19,637,660	80
4	80	\$1,196,880	\$31,638,875	78
5	78	\$1,500,000	\$32,437,925	76
6	76	\$1,500,000	\$43,301,515	73
7	73	\$1,499,005	\$48,534,965	71
8	71	\$1,499,740	\$53,725,465	69
9	69	\$1,496,375	\$63,923,470	68
10	68	\$1,483,020	\$71,086,835	65

Additional Budget Scenario

A budgeting scenario of \$7,500,000 CIP funds in years 1 and 2 with \$750,000 SMP budget in year 1, increasing by \$50,000 each year thereafter was requested by the City. Since the software only allows the input of specific budgets for a number of years that can be increased or decreased by a percentage, these budgets were estimated as closely as possible to see their affects. The budgeted scenario below illustrates the affect spending \$11 million in year 1 decreasing by 71% each year on CIP projects for a total of approximately \$15 million dollars being spent on CIP projects. The SMP budget was modeled to have a beginning budget of \$750,000, increasing by 5.4% each year for a total of approximately \$9,600,000 dollars being spent on SMP projects over the 10 years. The figure below demonstrates the affect these budgets would have on the PCR and backlog of the City.

The allocated budget for reconstruction and maintenance at year one displayed in Figure 15 and Table 9. The budget for maintenance and reconstruction is estimated to cause the beginning network PCR to slowly decrease from 85 to 69 over the 10 year analysis period with a final backlog of \$52,000,000.

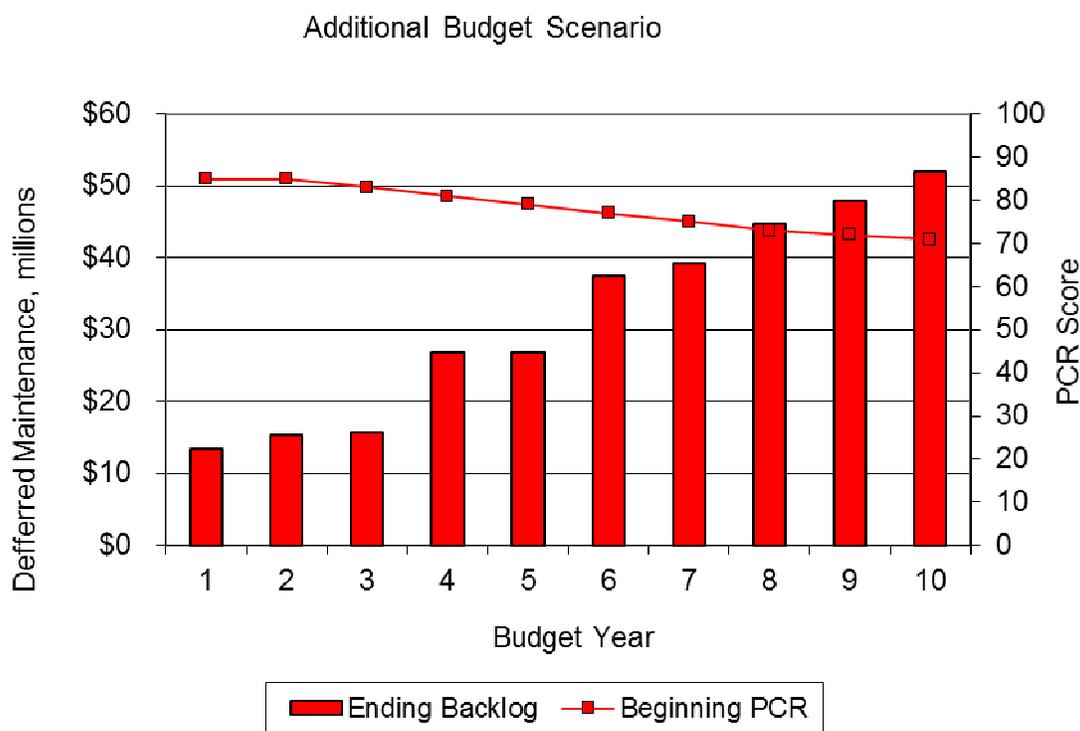


Figure 15: Additional Budget Scenario

Table 9: Additional Budget Scenario

Budget Year	Beginning PCR	Funded Amount	Ending Backlog	Ending PCR
1	85	\$3,828,993	\$13,332,557	85
2	85	\$790,500	\$15,412,062	83
3	83	\$910,682	\$15,631,940	81
4	81	\$878,179	\$26,931,681	79
5	79	\$925,600	\$26,828,631	77
6	77	\$970,591	\$37,522,390	75
7	75	\$1,020,625	\$39,247,440	73
8	73	\$1,075,105	\$44,689,560	72
9	72	\$1,142,313	\$47,839,202	71
10	71	\$1,197,022	\$51,955,380	69

As seen from the table above, the full \$11 million CIP/\$750k SMP funds were not allocated but there was still an ending backlog of \$13 million, indicating that \$750k of SMP projects were funded and all the available CIP projects were funded for approximately \$3 million dollars. If CIP funds can be shifted and allocated to SMP projects, this could reduce the yearly backlog. An output of the two funding scenarios are provided in Appendix D.

SUMMARY

As these analyses indicate there is a backlog of existing work needs and the network is deteriorating at a rate such that a funding level of \$1m CIP and \$500k SMP will not address the needs of the City and the network PCR will continue to decline. This larger budget of \$7,500,000 CIP funds in years 1 and 2 with \$750,000 SMP budget in year 1, increasing by \$50,000 each year thereafter appears to indicate sufficient CIP funds but insufficient SMP funds.

Some older sections have base failures and need complete reconstruction; however, the estimated cost of street reconstruction is \$528,000 per 12ft lane mile for local streets and \$668,800 per 12ft lane mile for arterial and collector streets. At this cost, if some critical street links need to be reconstructed a CIP budget of \$1,000,000 per year will only reconstruct 2.0 lane miles per year of arterial or collector streets.

An overlay is estimated at \$10.00/yd² or \$70,400 per 12ft lane mile and thus each budget year if \$500,000 is spent only on overlays, approximately 7.1 lane miles can be rehabilitated. The current estimated backlog of total work is over \$20,500,000. The overall network average of 85 represents an overall good network condition but there are many of the older sections of street in town are in poor condition and will need attention to prevent additional deterioration. The newer asphalt streets seem in general to be in good condition and with minor maintenance these streets will not require major rehabilitation in the foreseeable future.

The final IMMP and PIM software will be installed on City of Leander computers and users' manuals documenting the programs will be delivered to the City with training of City staff on their use.

FUNDING PLAN & CONCLUSIONS

Based on the priority output for each section, HVJ and City of Leander Public Works staff field verified the recommendations as part of the development of the CIP and SMP plans. These candidate projects are recommended for consideration of funding. City staff can continue to use the IMMP DataViewer and Pavement Investment Module (PIM) programs to continuously update the outputs to plan CIP and SMP projects as various repairs are made throughout the network. This list of projects, shown in Appendix E, only considers the pavement condition and does not include any required rehabilitation of other assets such as drainage, underground utilities, etc. These assets, along with site visits and detailed project level engineering design should be used before repairs are assigned to a particular project.

In order to maintain the accuracy of the pavement management system, inspection surveys and maintenance records must be updated in the system regularly. It is not required that all street sections be surveyed each year, but rather the entire network be surveyed on a repeating cycle of not more than five (5) to six (6) years for Local classified roads, and not more than three (3) years for Arterial and Collector classified roads. Arterial and Collector classified roads are recommended on a more frequent cycle due to the higher volume and greater use by the general public. Events such as the recent rains (which occurred after the HVJ surveys), and droughts seen in years past can have a significant impact on pavement performance and life and can increase deterioration. Resurveying the streets on a regular basis as described above assures that events such as these are recorded and the pavement management database yields the most accurate and up to date information as possible.

REFERENCES

1. *Street Surface Condition and Inventory Rating Guidelines for the City of Leander*
2. *City of Leander Infrastructure Maintenance Management Program (IMMP) User's Manual*
3. *Pavement Investment Module (PIM), Version 1.1 User's Guide for Infrastructure Maintenance Management Program (IMMP)*

APPENDIX A
SAMPLE DISTRESS PHOTOS



Alligator Cracking – Broade St. from N. Gabriel to End



**Alligator Cracking – Lion Dr. from S. West to
Tablerock**



Rutting– Broade St. from N. Gabriel to End



Rutting – High Gabriel from US 183 NB to City Limit



Patching – Lion Dr. from S. West to Tablerock



Patching – Lacy from Sonny to Sheila



Longitudinal Cracking – Mason Creek from Tamarac to End



Longitudinal Cracking – Tamarac from Mason Creek to End



Transverse Cracking – W. Broade St. from N US 183 to N Brushy

APPENDIX B
DEDUCTION VALUES

Table A-1 PCR Deduct Values for Determining Pavement Condition Rating (PCR) Score

Surface Type	Distress Type	Deduct Values by Distress Type and Distress Severity / Extent Level ^A								
		1	2	3	4	5	6	7	8	9
Flexible	Ride	15	10	5	0	0				
	Rutting	0	2	5	5	7	10	10	12	15
	Alligator Cracking	5	10	15	10	15	20	15	20	25
	Pavement Failure Patches	0	2	5	5	7	10	7	15	20
	Utility Cut Patches	0	2	5	5	7	10	7	15	20
	Transverse / Longitudinal Cracking – Not Sealed	8	10	10	12	15	15	15	20	20
	Transverse / Longitudinal Cracking – Partially Sealed	5	7	8	7	10	10	13	15	15
	Transverse / Longitudinal Cracking - Sealed	2	3	5	3	7	8	7	10	12
Rigid	Ride Quality	15	10	5	0	0				
	Surface Deterioration	3	8	12	8	12	20	15	20	30
	Faulting	3	8	12	8	12	20	15	20	30
	Slab Cracks	2	5	10	5	10	20	10	20	30
	Spalling	3	8	12	8	12	20	15	20	25
	Joint Sealing – Not Sealed	2	3	4	3	4	5	4	5	6
	Joint Sealing – Partially Sealed	1	2	3	2	3	4	3	4	5
	Joint Sealing - Sealed	0	1	2	1	2	3	2	3	4

Table A-1 PCR Deduct Values for Determining Pavement Condition Rating (PCR) Score

A. Distress Severity/Extent Level Key

		<i>Extent</i>		
		Localized 1-15%	Intermittent 16-30%	Prevalent >30%
<i>Severity</i>	Slight	1	2	3
	Moderate	4	5	6
	Extreme	7	8	9

APPENDIX C
Pavement Deterioration Equation Analysis

Pavement Deterioration Equation Analysis

PCR score is a function of road age. The PCR score is inversely proportional to the age of the road. As the age of the road increases, the PCR score decreases. In other words, older roads will require additional maintenance. For example, streets require a minor maintenance when the PCR score reaches 80. The figure below displays a linear deterioration analysis that IMMP uses to determine deteriorated PCR score. Depending on the classification of the street the progression of deterioration may differ. Local streets deteriorate at a linear rate of two points per year. Arterial streets have a more complicated deterioration rate that varies every ten years. Arterial streets will deteriorate fastest between years ten to twenty at a rate of six points per year. Typically Major Rehabilitation occurs when the PCR score reaches 50. Based on the Leander data the average PCR score was 90. This means that many streets at the current time will not need repair.

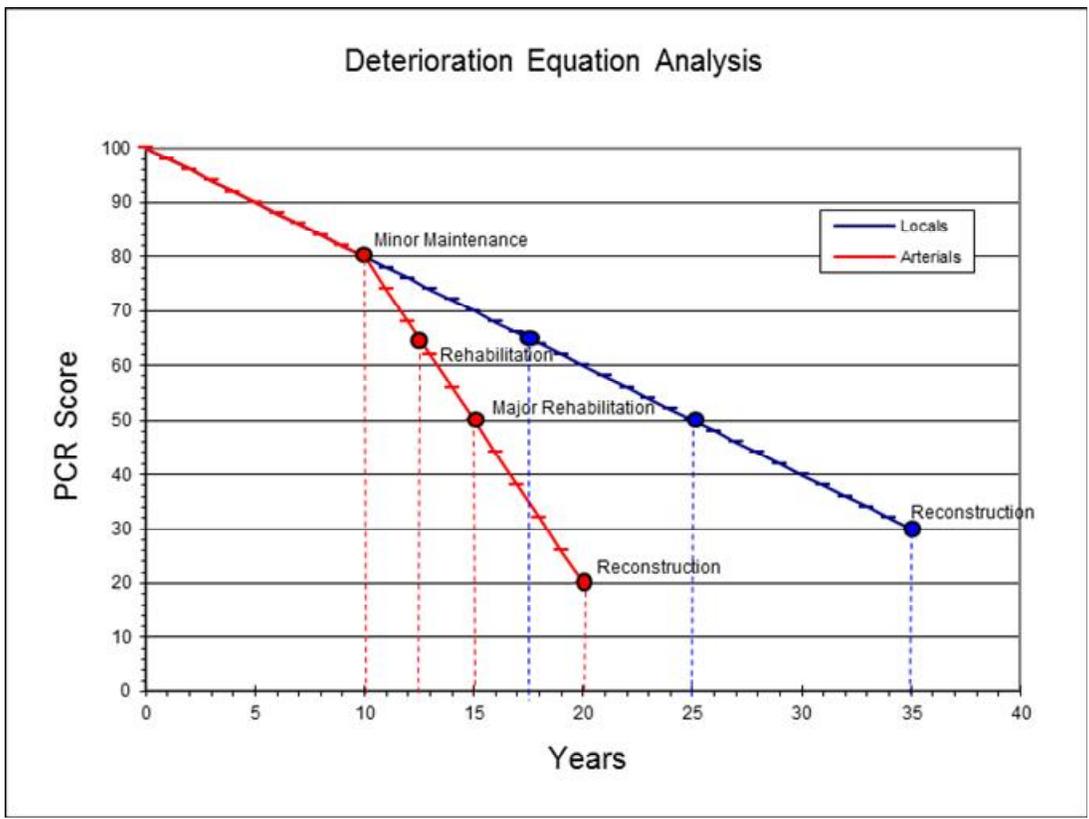


Table C – 1: PCR Deduction

PCR Range	Annual PCR Deterioration Deduction		
	Arterial	Collector	Local
100 to 80	2	2	2
20 to 80	6	6	2
0 to 20	2	2	2

APPENDIX D
PIM Budget Outputs

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Next Year Application	Street Name	From	To
1	CIP	100	HMAC RECONSTRUCTION - LOCAL	528.00	2,405.00	22.00	100	\$180,400.00	Local	22	0	SMP	NONE	MOCKINGBIRD HILL	CR 279	END
1	CIP	100	HMAC RECONSTRUCTION - LOCAL	706.00	1,334.00	22.00	100	\$100,017.00	Local	22	0	SMP	NONE	HIGH GABRIEL EAST	US 183 NB	CITY LIMIT
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	281.00	468.00	30.00	100	\$35,125.00	Local	30	0	SMP	NONE	E EVANS ST	N GABRIEL ST	END
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	382.00	1,146.00	30.00	100	\$85,950.00	Local	30	0	SMP	NONE	N BRUSHY ST	W BROADE ST	END
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	790.00	1,580.00	30.00	100	\$118,500.00	Local	30	0	SMP	NONE	RIVA RIDGE DR	US 183 NB	CITY LIMIT
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	2,465.00	11,229.00	18.00	18	\$480,008.00	Local	18	58	CIP	HMAC RECONSTRUCTION - LOCAL	BRADLEY RANCH RD	RONALD W REAGAN BLVD	END
1	SMP	100	HMAC MINOR MAINTENANCE	366.00	1,017.00	66.00	90	\$5,083.00	Local	66	0	SMP	NONE	ATKIN ST	S US 183	S BRUSHY ST
1	SMP	89	HMAC MINOR MAINTENANCE	1,437.00	4,790.00	70.00	90	\$23,950.00	Local	70	0	SMP	NONE	KILLARNEY DR	TYRONE DR	COUNTY GLEN
1	SMP	89	HMAC MINOR MAINTENANCE	4,277.00	10,455.00	70.00	90	\$52,274.00	Collector	70	0	SMP	NONE	LEANDER DR	E SONNY DR	E CRYSTAL FALLS PKWY
1	SMP	89	HMAC MINOR MAINTENANCE	3,587.00	8,370.00	70.00	90	\$41,848.00	Collector	70	0	SMP	NONE	HERITAGE GROVE RD	US 183	OAK GROVE RD
1	SMP	89	HMAC MINOR MAINTENANCE	750.00	5,000.00	70.00	90	\$25,000.00	Principal	70	0	SMP	NONE	S BAGDAD RD	BLUELINE DR	CITY LIMIT
1	SMP	89	HMAC MINOR MAINTENANCE	6,256.00	20,853.00	70.00	90	\$104,267.00	Principal	70	0	SMP	NONE	HERO WAY	CR 269	WINDING OAK TRL
1	SMP	89	HMAC MINOR MAINTENANCE	1,472.00	4,907.00	70.00	90	\$24,533.00	Principal	70	0	SMP	NONE	CR 279	TERRY LN	MOCKINGBIRD HILL
1	SMP	93	HMAC REHABILITATION	88.00	274.00	54.00	90	\$2,738.00	Local	54	0	SMP	NONE	TAMARAC TRL	MASON CREEK BLVD	END
1	SMP	93	HMAC REHABILITATION	1,227.00	2,727.00	54.00	90	\$27,267.00	Local	54	0	SMP	NONE	LIMERICK LN	TIPPERARY DR	COUNTY GLEN
1	SMP	100	HMAC MINOR MAINTENANCE	836.00	1,858.00	66.00	90	\$9,289.00	Local	66	0	SMP	NONE	TIPPERARY DR	LIMERICK LN	COUNTY GLEN
1	SMP	100	HMAC MINOR MAINTENANCE	111.00	308.00	66.00	90	\$1,542.00	Local	66	0	SMP	NONE	SHANNON CIR	RUBY ISLE DR	END
1	SMP	100	HMAC MINOR MAINTENANCE	456.00	1,115.00	66.00	90	\$5,573.00	Local	66	0	SMP	NONE	CALLE ST	S WEST DR	HIGH CHAPARRAL DR
1	SMP	89	HMAC MINOR MAINTENANCE	516.00	2,351.00	70.00	90	\$11,753.00	Local	70	0	SMP	NONE	ALPINE MOUNTAIN DR	STIRRRUP CV	END
1	SMP	100	HMAC MINOR MAINTENANCE	771.00	5,140.00	66.00	90	\$25,700.00	Principal	66	0	SMP	NONE	S BAGDAD RD	SONNY DR	HONEYSUCKLE DR
1	SMP	100	HMAC MINOR MAINTENANCE	485.00	1,455.00	66.00	90	\$7,275.00	Local	66	0	SMP	NONE	STILL MEADOW DR	REDBUD LN	PURPLE SAGE CIR
1	SMP	100	HMAC MINOR MAINTENANCE	1,644.00	10,595.00	66.00	90	\$52,973.00	Principal	66	0	SMP	NONE	N BAGDAD RD	S BAGDAD RD	OLD 2243 WEST
1	SMP	100	HMAC MINOR MAINTENANCE	243.00	810.00	66.00	90	\$4,050.00	Local	66	0	SMP	NONE	DEERCREEK LN	OLD 2243 WEST	SOUTHCREEK DR
1	SMP	100	HMAC MINOR MAINTENANCE	1,416.00	4,091.00	66.00	90	\$20,453.00	Principal	66	0	SMP	NONE	CR 279	MCCALLUM DR	HALSEY DR
1	SMP	100	HMAC MINOR MAINTENANCE	1,842.00	4,093.00	66.00	90	\$20,467.00	Collector	66	0	SMP	NONE	E WOODVIEW DR	183A TOL RD FR NB	RAIDER WAY
1	SMP	100	HMAC MINOR MAINTENANCE	486.00	1,242.00	66.00	90	\$6,210.00	Local	66	0	SMP	NONE	HIGH CHAPARRAL DR	BONITA VERDE DR	CRYSTAL FALLS PKWY
1	SMP	100	HMAC MINOR MAINTENANCE	1,472.00	4,907.00	66.00	90	\$24,533.00	Local	66	0	SMP	NONE	LONDONDERRY DR	TYRONE DR	COUNTY GLEN
1	SMP	100	HMAC MINOR MAINTENANCE	181.00	603.00	66.00	90	\$3,017.00	Local	66	0	SMP	NONE	PURPLE SAGE CIR	STILL MEADOW DR	END
2	CIP	63	HMAC RECONSTRUCTION - LOCAL	636.00	2,120.00	16.00	100	\$159,000.00	Local	16	0	SMP	NONE	CARLY ANN LN	HEINATZ FLAT LN	END
2	CIP	58	HMAC RECONSTRUCTION - LOCAL	2,465.00	11,229.00	18.00	100	\$362,200.00	Local	18	0	SMP	NONE	BRADLEY RANCH RD	RONALD W REAGAN BLVD	END
2	CIP	63	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	44.00	147.00	16.00	100	\$13,965.00	Collector	16	0	SMP	NONE	SONNY DR	COTTON PATCH TRL	END
2	CIP	63	HMAC RECONSTRUCTION - LOCAL	537.00	2,446.00	16.00	100	\$183,450.00	Local	16	0	SMP	NONE	DUNHILL DR	MCCALLUM DR	END
2	CIP	63	HMAC RECONSTRUCTION - LOCAL	1,133.00	3,651.00	16.00	100	\$273,825.00	Local	16	0	SMP	NONE	PRIVACY HEDGE ST	BLENDED TREE RANCH DR	VALLEY OAKS DR
2	SMP	100	HMAC REHABILITATION	5,792.00	19,307.00	51.00	51	\$500,000.00	Principal	51	100	SMP	HMAC REHABILITATION	CR 279	TERRY LN	CITY LIMIT
3	CIP	68	HMAC RECONSTRUCTION - LOCAL	315.00	1,225.00	14.00	100	\$91,875.00	Local	14	0	SMP	NONE	PEREGRINE WAY	HAMILTONS WAY	BESS CV
3	CIP	68	HMAC RECONSTRUCTION - LOCAL	442.00	2,014.00	14.00	100	\$151,050.00	Local	14	0	SMP	NONE	DUNHILL DR	MCCALLUM DR	END
3	CIP	86	HMAC RECONSTRUCTION - LOCAL	550.00	489.00	30.00	100	\$36,675.00	Local	30	0	SMP	NONE	NORTH BND	OLD 2243 WEST	CITY LIMIT
3	CIP	86	HMAC RECONSTRUCTION - LOCAL	358.00	636.00	30.00	100	\$47,700.00	Local	30	0	SMP	NONE	CARTO ST	BONITA VERDE DR	END
3	CIP	86	HMAC RECONSTRUCTION - LOCAL	2,098.00	6,993.00	30.00	100	\$524,475.00	Local	30	0	SMP	NONE	GLASS DR	SHEILA DR	CRYSTAL FALLS PKWY
3	CIP	68	HMAC RECONSTRUCTION - LOCAL	582.00	1,940.00	14.00	100	\$145,500.00	Local	14	0	SMP	NONE	SCHEFER ST	HEINATZ FLAT LN	END
3	SMP	100	HMAC MINOR MAINTENANCE	1,862.00	8,482.00	66.00	90	\$42,410.00	Principal	66	0	SMP	NONE	RONALD W REAGAN BLVD	CR 268	KAUFFMAN LOOP
3	SMP	100	HMAC MINOR MAINTENANCE	2,735.00	9,117.00	66.00	90	\$45,585.00	Collector	66	0	SMP	NONE	RAIDER WAY	PVR 921	E CRYSTAL FALLS PKWY
3	SMP	100	HMAC MINOR MAINTENANCE	1,846.00	8,410.00	66.00	90	\$42,050.00	Principal	66	0	SMP	NONE	RONALD W REAGAN BLVD	CR 268	KAUFFMAN LOOP
3	SMP	100	HMAC MINOR MAINTENANCE	1,395.00	6,355.00	66.00	90	\$31,775.00	Principal	66	0	SMP	NONE	S BAGDAD RD	OSAGE DR	BLUELINE DR
3	SMP	100	HMAC REHABILITATION	5,792.00	19,307.00	51.00	90	\$272,280.00	Principal	51	0	SMP	NONE	CR 279	TERRY LN	CITY LIMIT
3	SMP	100	HMAC MINOR MAINTENANCE	4,173.00	12,983.00	66.00	90	\$64,915.00	Principal	66	0	SMP	NONE	OLD 2243 WEST	APPLE SPRINGS DR	NORTH BND
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	336.00	1,083.00	12.00	100	\$81,225.00	Local	12	0	SMP	NONE	HAMILTONS WAY	PEREGRINE WAY	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	241.00	777.00	12.00	100	\$58,275.00	Local	12	0	SMP	NONE	BESS CV	PEREGRINE WAY	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	290.00	967.00	12.00	100	\$72,525.00	Local	12	0	SMP	NONE	HEINATZ FLAT LN	CARLY ANN LN	SCHEFER ST
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	238.00	793.00	12.00	100	\$59,475.00	Local	12	0	SMP	NONE	ABILENE LN	CASA ROBLES DR	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	150.00	500.00	12.00	100	\$37,500.00	Local	12	0	SMP	NONE	CASA ROBLES DR	ABILENE LN	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	162.00	594.00	12.00	100	\$44,550.00	Local	12	0	SMP	NONE	PEREGRINE WAY	BESS CV	SONNY DR
4	CIP	73	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	44.00	83.00	12.00	100	\$7,885.00	Collector	12	0	SMP	NONE	OSAGE DR	SHUMARD BLUFF DR	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	141.00	548.00	12.00	100	\$41,100.00	Local	12	0	SMP	NONE	PEREGRINE WAY	HAMILTONS WAY	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	89.00	297.00	12.00	100	\$22,275.00	Local	12	0	SMP	NONE	ARROWFEATHER PASS	RONALD W REAGAN BLVD	RONALD W REAGAN BLVD
4	CIP	73	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	45.00	90.00	12.00	100	\$8,550.00	Collector	12	0	SMP	NONE	OSAGE DR	SHUMARD BLUFF DR	END
4	CIP	73	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	66.00	301.00	12.00	100	\$28,595.00	Collector	12	0	SMP	NONE	SONNY DR	ROUNDAABOUT	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	270.00	900.00	12.00	100	\$67,500.00	Local	12	0	SMP	NONE	ADENA LN	BLUELINE DR	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	275.00	856.00	12.00	100	\$64,200.00	Local	12	0	SMP	NONE	E BROADE ST	N GABRIEL ST	N EAST ST
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	106.00	483.00	12.00	100	\$36,225.00	Local	12	0	SMP	NONE	SEPIA LN	BLUELINE DR	END
4	CIP	73	HMAC RECONSTRUCTION - LOCAL	357.00	912.00	12.00	100	\$68,400.00	Local	12	0	SMP	NONE	N EAST ST	E BROADE ST	E EVANS ST
4	SMP	100	HMAC REHABILITATION	1,248.00	2,773.00	52.00	90	\$110,920.00	Local	52	0	SMP	NONE	BONITA VERDE DR	HIGH CHAPARRAL DR	TIERRA ALTO ST
4	SMP	100	HMAC REHABILITATION	610.00	4,134.00	51.00	90	\$165,360.00	Principal	51	0	SMP	NONE	S BAGDAD RD	HONEYSUCKLE DR	STILL MEADOW DR
4	SMP	100	HMAC REHABILITATION	1,244.00	2,903.00	52.00	90	\$116,120.00	Local	52	0	SMP	NONE	LOS VISTA DR	HIGH CHAPARRAL DR	TIERRA ALTO ST
4	SMP	100	HMAC REHABILITATION	885.00	2,655.00	51.00	90	\$106,200.00	Collector	51	0	SMP	NONE	HERITAGE GROVE RD	OAK GROVE RD	HALSEY DR
5	CIP	55	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	10,730.00	48,881.00	19.00	19	\$1,000,000.00	Collector	19	55	CIP	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	CR 280	CR 279	CITY LIMIT
5	SMP	100	HMAC MINOR MAINTENANCE	199.00	597.00	66.00	90	\$2,985.00	Local	66	0	SMP	NONE	REMINGTON DR	MIDDLE BROOK DR	MIDDLE BROOK DR
5	SMP	100	HMAC MINOR MAINTENANCE	320.00	960.00	66.00	90	\$4,800.00	Local	66	0	SMP	NONE	MADRONE TRL	BENT OAK CV	LAUREL LN
5	SMP	100	HMAC MINOR MAINTENANCE	533.00	1,599.00	66.00	90	\$7,995.00	Local	66	0	SMP	NONE	GREENING WAY	CIMARRON CV	MASON CREEK BLVD
5	SMP	100	HMAC MINOR MAINTENANCE	258.00	774.00	66.00	90	\$3,870.00	Local	66	0	SMP	NONE	GREENING WAY	TAMARAC TRL	CIMARRON CV
5	SMP	100	HMAC MINOR MAINTENANCE	1,078.00	2,276.00	66.00	90	\$11,380.00	Local	66	0	SMP	NONE	OLD BAGDAD RD	CRYSTAL FALLS PKWY	S BAGDAD RD

PIM Budget Output - \$1M CIP/\$500k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Next Year Application	Street Name	From	To
5	SMP	100	HMAC MINOR MAINTENANCE	151.00	470.00	66.00	90	\$2,350.00	Local	66	0	SMP	NONE	CHICKORY CT	S BAGDAD RD	END
5	SMP	100	HMAC MINOR MAINTENANCE	243.00	729.00	66.00	90	\$3,645.00	Local	66	0	SMP	NONE	TANGLEWOOD DR	HILTOP DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	415.00	1,245.00	66.00	90	\$6,225.00	Local	66	0	SMP	NONE	BLUELINE DR	ADENA LN	SEPIA LN
5	SMP	100	HMAC MINOR MAINTENANCE	1,093.00	3,036.00	66.00	90	\$15,180.00	Local	66	0	SMP	NONE	EMERALD ISLE DR	TYRONE DR	DARBEY LN
5	SMP	100	HMAC MINOR MAINTENANCE	1,076.00	2,989.00	66.00	90	\$14,945.00	Local	66	0	SMP	NONE	COUNTY CORK LN	NEWCASTLE LN	S BAGDAD RD
5	SMP	100	HMAC MINOR MAINTENANCE	1,025.00	4,783.00	66.00	90	\$23,915.00	Local	66	0	SMP	NONE	DEERCREEK LN	LITTLECREEK LN	WATERFALL AVE
5	SMP	100	HMAC MINOR MAINTENANCE	631.00	1,753.00	66.00	90	\$8,765.00	Local	66	0	SMP	NONE	WICKLOW DR	EMERALD ISLE DR	COUNTY GLEN
5	SMP	100	HMAC MINOR MAINTENANCE	960.00	3,200.00	66.00	90	\$16,000.00	Local	66	0	SMP	NONE	CLEARCREEK DR	SOUTHCREEK DR	LITTLECREEK LN
5	SMP	100	HMAC MINOR MAINTENANCE	395.00	1,799.00	66.00	90	\$8,995.00	Local	66	0	SMP	NONE	CREEKVIEW CIR	RONALD W REAGAN BLVD	END
5	SMP	100	HMAC MINOR MAINTENANCE	250.00	778.00	66.00	90	\$3,890.00	Local	66	0	SMP	NONE	BENT OAK CV	MADRONE TRL	END
5	SMP	100	HMAC MINOR MAINTENANCE	726.00	1,452.00	66.00	90	\$7,260.00	Local	66	0	SMP	NONE	CR 276	US 183	CR 276
5	SMP	100	HMAC MINOR MAINTENANCE	121.00	363.00	66.00	90	\$1,815.00	Local	66	0	SMP	NONE	GREEN VALLEY DR	US 183 SB	CITY LIMIT
5	SMP	93	HMAC REHABILITATION	771.00	1,799.00	54.00	54	\$15,040.00	Collector	54	93	SMP	HMAC REHABILITATION	S WEST DR	SHEILA DR	CALLE ST
5	SMP	100	HMAC MINOR MAINTENANCE	1,044.00	3,132.00	66.00	90	\$15,660.00	Local	66	0	SMP	NONE	PARKWOOD DR	TAMARAC TRL	MASON CREEK BLVD
5	SMP	100	HMAC MINOR MAINTENANCE	955.00	3,183.00	66.00	90	\$15,915.00	Local	66	0	SMP	NONE	MAPLECREEK DR	SOUTHCREEK DR	LITTLECREEK LN
5	SMP	100	HMAC MAJOR REHABILITATION	1,324.00	3,236.00	21.00	95	\$210,340.00	Collector	21	0	SMP	NONE	S WEST DR	CALLE ST	CRYSTAL FALLS PKWY
5	SMP	100	HMAC MINOR MAINTENANCE	217.00	723.00	66.00	90	\$3,615.00	Local	66	0	SMP	NONE	COUNTY CORK LN	EMERALD ISLE DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	212.00	707.00	66.00	90	\$3,535.00	Local	66	0	SMP	NONE	CR 276	AMANDAS WAY	CITY LIMIT
5	SMP	100	HMAC MINOR MAINTENANCE	517.00	1,206.00	66.00	90	\$6,030.00	Local	66	0	SMP	NONE	EMERALD ISLE DR	COUNTY CORK LN	ERIN CIR
5	SMP	100	HMAC MINOR MAINTENANCE	296.00	987.00	66.00	90	\$4,935.00	Local	66	0	SMP	NONE	LAUREL GLEN BLVD	SPRING HOLLOW DR	BIRCH BROOK DR
5	SMP	100	HMAC MINOR MAINTENANCE	442.00	1,031.00	66.00	90	\$5,155.00	Local	66	0	SMP	NONE	EMERALD ISLE DR	WICKLOW DR	COUNTY CORK LN
5	SMP	100	HMAC MINOR MAINTENANCE	236.00	1,049.00	66.00	90	\$5,245.00	Local	66	0	SMP	NONE	MASON CREEK BLVD	PINEWOOD CV	GREENING WAY
5	SMP	100	HMAC MINOR MAINTENANCE	100.00	333.00	66.00	90	\$1,665.00	Local	66	0	SMP	NONE	CLEAR SPRING LN	LITTLECREEK LN	END
5	SMP	100	HMAC MINOR MAINTENANCE	1,181.00	3,937.00	66.00	90	\$19,685.00	Local	66	0	SMP	NONE	CR 276	AMANDAS WAY	AMANDAS WAY
5	SMP	100	HMAC MINOR MAINTENANCE	510.00	1,530.00	66.00	90	\$7,650.00	Local	66	0	SMP	NONE	RIVER CREST	LAUREL GLEN BLVD	MOSS CREEK DR
5	SMP	100	HMAC MINOR MAINTENANCE	348.00	1,160.00	66.00	90	\$5,800.00	Local	66	0	SMP	NONE	LIMERICK LN	TIPPERARY DR	S WEST DR
5	SMP	100	HMAC MINOR MAINTENANCE	161.00	537.00	66.00	90	\$2,685.00	Local	66	0	SMP	NONE	BEAR CREEK DR	SUNNY BROOK DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	971.00	3,237.00	66.00	90	\$16,185.00	Local	66	0	SMP	NONE	RUBY ISLE DR	ERIN CIR	SHANNON CIR
5	SMP	100	HMAC MINOR MAINTENANCE	351.00	858.00	66.00	90	\$4,290.00	Local	66	0	SMP	NONE	N GABRIEL ST	E SOUTH ST	E WILLIS ST
5	SMP	100	HMAC MINOR MAINTENANCE	473.00	1,577.00	66.00	90	\$7,885.00	Local	66	0	SMP	NONE	GREENING WAY	MASON CREEK BLVD	SEQUOIA DR
5	SMP	100	HMAC MINOR MAINTENANCE	200.00	622.00	66.00	90	\$3,110.00	Local	66	0	SMP	NONE	SALVIA CT	SONNY DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	104.00	312.00	66.00	90	\$1,560.00	Local	66	0	SMP	NONE	LOGUE CV	DOVE SONG DR	END
6	CIP	55	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	10,730.00	48,881.00	19.00	19	\$1,000,000.00	Collector	19	55	CIP	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	CR 280	CR 279	CITY LIMIT
6	SMP	100	HMAC REHABILITATION	1,893.00	5,048.00	52.00	52	\$154,000.00	Local	52	100	SMP	HMAC REHABILITATION	HORSESHOE DR	POWELL DR	S WEST DR
6	SMP	100	HMAC REHABILITATION	2,168.00	7,227.00	52.00	52	\$289,080.00	Local	52	0	SMP	NONE	LACY DR	SONNY DR	SHEILA DR
6	SMP	93	HMAC REHABILITATION	771.00	1,799.00	54.00	90	\$56,920.00	Collector	54	0	SMP	NONE	S WEST DR	SHEILA DR	CALLE ST
7	CIP	55	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	10,730.00	48,881.00	19.00	19	\$1,000,000.00	Collector	19	55	CIP	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	CR 280	CR 279	CITY LIMIT
7	SMP	100	HMAC MINOR MAINTENANCE	959.00	3,197.00	66.00	90	\$15,985.00	Local	66	0	SMP	NONE	MILLCREEK LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	951.00	4,332.00	66.00	90	\$21,660.00	Local	66	0	SMP	NONE	CROSS DRAW	TALL CHIEF	OUTBACK
7	SMP	100	HMAC MINOR MAINTENANCE	1,028.00	3,427.00	66.00	90	\$17,135.00	Local	66	0	SMP	NONE	MAPLECREEK DR	LITTLECREEK LN	WATERFALL AVE
7	SMP	100	HMAC MINOR MAINTENANCE	1,234.00	3,702.00	66.00	90	\$18,510.00	Local	66	0	SMP	NONE	MAXWELL DR	LITTLE GEORGE DR	GRAND LAKE PKWY
7	SMP	100	HMAC MINOR MAINTENANCE	1,183.00	3,549.00	66.00	90	\$17,745.00	Local	66	0	SMP	NONE	CACTUS MOUND DR	PRICKLY PEAR CV	GRAND LAKE PKWY
7	SMP	100	HMAC MINOR MAINTENANCE	1,591.00	4,773.00	66.00	90	\$23,865.00	Local	66	0	SMP	NONE	OUTLOOK RIDGE LOOP	LOOKOUT KNOLL DR	LOOKOUT KNOLL DR
7	SMP	100	HMAC MINOR MAINTENANCE	1,108.00	3,201.00	66.00	90	\$16,005.00	Local	66	0	SMP	NONE	GARNET RIDGE DR	HILTOP CLIMB DR	GRANITE HILL DR
7	SMP	100	HMAC MINOR MAINTENANCE	922.00	4,200.00	66.00	90	\$21,000.00	Local	66	0	SMP	NONE	E WINDEMERE	RIDGMAR RD	END
7	SMP	100	HMAC MINOR MAINTENANCE	918.00	4,182.00	66.00	90	\$20,910.00	Local	66	0	SMP	NONE	TALL CHIEF	CROSS DRAW	OUTBACK
7	SMP	100	HMAC MINOR MAINTENANCE	1,148.00	5,230.00	66.00	90	\$26,150.00	Local	66	0	SMP	NONE	RIDGMAR RD	RM 2243	E WINDEMERE
7	SMP	100	HMAC MINOR MAINTENANCE	1,138.00	5,184.00	66.00	90	\$25,920.00	Local	66	0	SMP	NONE	RAINDANCE	ALAMO BOUND	HIGHLAND TRL
7	SMP	100	HMAC MINOR MAINTENANCE	1,225.00	5,581.00	66.00	90	\$27,905.00	Local	66	0	SMP	NONE	HIGHLAND TRL	OSAGE DR	MISTY RIDGE
7	SMP	100	HMAC MINOR MAINTENANCE	1,079.00	3,597.00	66.00	90	\$17,985.00	Local	66	0	SMP	NONE	RIVER OAK DR	SPRING HOLLOW DR	RIVER CREST
7	SMP	100	HMAC MINOR MAINTENANCE	806.00	3,672.00	66.00	90	\$18,360.00	Local	66	0	SMP	NONE	POW WOW	QUICK FORT	HOMECOMING
7	SMP	100	HMAC REHABILITATION	1,893.00	5,048.00	52.00	90	\$47,920.00	Local	52	0	SMP	NONE	HORSESHOE DR	POWELL DR	S WEST DR
7	SMP	100	HMAC MINOR MAINTENANCE	676.00	3,080.00	66.00	90	\$15,400.00	Local	66	0	SMP	NONE	HIGHLAND TRL	BUFFALO THUNDER	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	959.00	3,197.00	66.00	90	\$15,985.00	Local	66	0	SMP	NONE	CLEAR SPRING LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	1,228.00	5,594.00	66.00	90	\$27,970.00	Local	66	0	SMP	NONE	WARFIELD	RIDGMAR RD	END
7	SMP	100	HMAC MINOR MAINTENANCE	1,072.00	2,620.00	66.00	90	\$13,100.00	Local	66	0	SMP	NONE	HIGH CHAPARRAL DR	TULA TRL	CALLE ST
7	SMP	100	HMAC MINOR MAINTENANCE	1,604.00	7,307.00	66.00	90	\$36,535.00	Local	66	0	SMP	NONE	VERDE RANCH LOOP	OSAGE DR	OSAGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	642.00	2,925.00	66.00	90	\$14,625.00	Local	66	0	SMP	NONE	BRANDING IRON LN	TIGER CITY LN	END
7	SMP	100	HMAC MINOR MAINTENANCE	956.00	2,974.00	66.00	90	\$14,870.00	Local	66	0	SMP	NONE	BATTLECREEK LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MAJOR REHABILITATION	50.00	361.00	21.00	95	\$23,465.00	Principal	21	0	SMP	NONE	S BAGDAD RD	CRYSTAL FALLS PKWY	CRYSTAL FALLS PKWY
8	CIP	55	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	10,730.00	48,881.00	19.00	19	\$1,000,000.00	Collector	19	55	CIP	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	CR 280	CR 279	CITY LIMIT
8	SMP	96	HMAC MINOR MAINTENANCE	2,654.00	8,847.00	68.00	90	\$44,235.00	Local	68	0	SMP	NONE	FAIR OAKS ST	RIDGMAR RD	END
8	SMP	96	HMAC MINOR MAINTENANCE	590.00	3,802.00	68.00	90	\$19,010.00	Local	68	0	SMP	NONE	UNION ST	E CRYSTAL FALLS PKWY	BRENTWOOD DR
8	SMP	96	HMAC MINOR MAINTENANCE	858.00	3,909.00	68.00	90	\$19,545.00	Local	68	0	SMP	NONE	OAK GROVE RD	HERITAGE GROVE RD	END
8	SMP	96	HMAC MINOR MAINTENANCE	1,138.00	3,667.00	68.00	90	\$18,335.00	Local	68	0	SMP	NONE	REMYNTO DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	1,160.00	3,609.00	68.00	90	\$18,045.00	Local	68	0	SMP	NONE	WHITLEY DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	1,277.00	3,831.00	68.00	90	\$19,155.00	Local	68	0	SMP	NONE	HENDERSON DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	519.00	1,499.00	68.00	90	\$7,495.00	Local	68	0	SMP	NONE	DUBLIN DR	DARBEY LN	COUNTY GLEN
8	SMP	96	HMAC MINOR MAINTENANCE	1,640.00	4,556.00	68.00	90	\$22,780.00	Local	68	0	SMP	NONE	IRELAND DR	SHAMROCK DR	COUNTY GLEN
8	SMP	96	HMAC MINOR MAINTENANCE	1,096.00	3,288.00	68.00	90	\$16,440.00	Local	68	0	SMP	NONE	PARKWOOD DR	MASON CREEK BLVD	DEEPWOODS TRL
8	SMP	96	HMAC MINOR MAINTENANCE	1,346.00	4,038.00	68.00	90	\$20,190.00	Local	68	0	SMP	NONE	RIO BRAVO LOOP	WATERFALL AVE	WATERFALL AVE

PIM Budget Output - \$1M CIP/\$500k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Next Year Application	Street Name	From	To
8	SMP	96	HMAC MINOR MAINTENANCE	1,462.00	6,660.00	68.00	90	\$33,300.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	GRAND LAKE PKWY	CR 177
8	SMP	96	HMAC MINOR MAINTENANCE	1,112.00	3,707.00	68.00	90	\$18,535.00	Local	68	0	SMP	NONE	SPARKLING BROOK LN	RIVERWAY LN	NORTH CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	970.00	4,311.00	68.00	90	\$21,555.00	Local	68	0	SMP	NONE	SPRING HOLLOW DR	LAUREL GLEN BLVD	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	2,491.00	11,348.00	68.00	90	\$56,740.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	RM 2243	CREEKVIEW CIR
8	SMP	96	HMAC MINOR MAINTENANCE	733.00	3,339.00	68.00	90	\$16,695.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	CR 177	E CRYSTAL FALLS PKWY
8	SMP	96	HMAC MINOR MAINTENANCE	2,344.00	10,678.00	68.00	90	\$53,390.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	JOURNEY PKWY	TURNAROUND
8	SMP	96	HMAC MINOR MAINTENANCE	1,033.00	4,362.00	68.00	90	\$21,810.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	E CRYSTAL FALLS PKWY	ARROWFEATHER PASS
8	SMP	96	HMAC MINOR MAINTENANCE	1,053.00	3,510.00	68.00	90	\$17,550.00	Collector	68	0	SMP	NONE	OSAGE DR	ARAPAHO TRL	CHEROKEE LN
8	SMP	96	HMAC MINOR MAINTENANCE	989.00	3,297.00	68.00	90	\$16,485.00	Local	68	0	SMP	NONE	SIOUX TRL	ARAPAHO TRL	CHEROKEE LN
8	SMP	96	HMAC MINOR MAINTENANCE	1,688.00	7,690.00	68.00	90	\$38,450.00	Principal	68	0	SMP	NONE	RONALD W REAGAN BLVD	SARITA DR	ARROWFEATHER PASS
9	CIP	93	HMAC RECONSTRUCTION - LOCAL	318.00	919.00	26.00	100	\$68,925.00	Local	26	0	SMP	NONE	TABLEROCK CIR	LION DR	END
9	CIP	93	HMAC RECONSTRUCTION - LOCAL	522.00	2,378.00	26.00	100	\$178,350.00	Local	26	0	SMP	NONE	TERRY LN	CR 279	END
9	CIP	86	HMAC RECONSTRUCTION - LOCAL	1,534.00	3,579.00	30.00	30	\$109,030.00	Local	30	86	CIP	HMAC RECONSTRUCTION - LOCAL	LOS VISTA DR	TIERRA ALTO ST	S BAGDAD RD
9	CIP	55	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	10,730.00	48,881.00	19.00	100	\$643,695.00	Collector	19	0	SMP	NONE	CR 280	CR 279	CITY LIMIT
9	SMP	100	HMAC MINOR MAINTENANCE	595.00	1,785.00	66.00	90	\$8,925.00	Local	66	0	SMP	NONE	EAGLECREEK DR	BACH DR	WATERFALL AVE
9	SMP	100	HMAC MINOR MAINTENANCE	484.00	1,452.00	66.00	90	\$7,260.00	Local	66	0	SMP	NONE	SHAMROCK DR	IRELAND DR	CRYSTAL FALLS PKWY
9	SMP	100	HMAC MINOR MAINTENANCE	536.00	2,740.00	66.00	90	\$13,700.00	Local	66	0	SMP	NONE	MASON CREEK BLVD	LAUREL LN	S BAGDAD RD
9	SMP	100	HMAC MINOR MAINTENANCE	813.00	2,439.00	66.00	90	\$12,195.00	Local	66	0	SMP	NONE	COLUMBINE LN	GREENING WAY	DEEPWOODS TRL
9	SMP	100	HMAC MINOR MAINTENANCE	1,136.00	3,156.00	66.00	90	\$15,780.00	Local	66	0	SMP	NONE	DUBLIN DR	SHAMROCK DR	DARBAY LN
9	SMP	100	HMAC MINOR MAINTENANCE	372.00	1,695.00	66.00	90	\$8,475.00	Local	66	0	SMP	NONE	BRANDING IRON LN	TIGER CITY LN	OSAGE DR
9	SMP	100	HMAC MINOR MAINTENANCE	337.00	1,011.00	66.00	90	\$5,055.00	Local	66	0	SMP	NONE	SEQUOIA DR	GREENING WAY	SEQUOIA CV
9	SMP	100	HMAC MINOR MAINTENANCE	470.00	1,410.00	66.00	90	\$7,050.00	Local	66	0	SMP	NONE	PRIMROSE LN	GREENING WAY	END
9	SMP	100	HMAC MINOR MAINTENANCE	436.00	1,308.00	66.00	90	\$6,540.00	Local	66	0	SMP	NONE	PECAN GROVE DR	WINDMILL CIR	N TREASURE OAKS DR
9	SMP	100	HMAC MINOR MAINTENANCE	784.00	2,439.00	66.00	90	\$12,195.00	Local	66	0	SMP	NONE	LANTANA DR	MOON GLOW DR	COYOTE LN
9	SMP	100	HMAC MINOR MAINTENANCE	775.00	2,325.00	66.00	90	\$11,625.00	Local	66	0	SMP	NONE	ENCANTO DR	NORTH CREEK BLVD	RANCHERO DR
9	SMP	100	HMAC MINOR MAINTENANCE	725.00	2,175.00	66.00	90	\$10,875.00	Local	66	0	SMP	NONE	OLMOS DR	VISTA RIDGE DR	CHAPARRAL RD
9	SMP	100	HMAC MINOR MAINTENANCE	946.00	2,838.00	66.00	90	\$14,190.00	Local	66	0	SMP	NONE	MOUNTAIN RIDGE DR	LAUREL GLEN BLVD	WILLOW CREEK DR
9	SMP	100	HMAC MINOR MAINTENANCE	290.00	1,289.00	66.00	90	\$6,445.00	Local	66	0	SMP	NONE	MASON CREEK BLVD	GREENING WAY	PARKWOOD DR
9	SMP	100	HMAC MINOR MAINTENANCE	288.00	1,344.00	66.00	90	\$6,720.00	Local	66	0	SMP	NONE	RIVERWAY LN	BACH DR	MOUNTAIN SPRING LN
9	SMP	100	HMAC MINOR MAINTENANCE	481.00	1,764.00	66.00	90	\$8,820.00	Local	66	0	SMP	NONE	WEDGESCALE PASS	PLUME CV	SILVER FOUNTAIN DR
9	SMP	100	HMAC MINOR MAINTENANCE	606.00	2,761.00	66.00	90	\$13,805.00	Local	66	0	SMP	NONE	ELKHORN RANCH RD	ORO BELLE WAY	END
9	SMP	100	HMAC MINOR MAINTENANCE	609.00	1,692.00	66.00	90	\$8,460.00	Local	66	0	SMP	NONE	TYRONE DR	LONDONDERRY DR	SHAMROCK DR
9	SMP	100	HMAC MINOR MAINTENANCE	753.00	2,259.00	66.00	90	\$11,295.00	Local	66	0	SMP	NONE	WASHBURN DR	LANCASTER DR	LOGAN DR
9	SMP	100	HMAC MINOR MAINTENANCE	921.00	2,763.00	66.00	90	\$13,815.00	Local	66	0	SMP	NONE	WASHBURN DR	HENSLEY DR	LANCASTER DR
9	SMP	100	HMAC MINOR MAINTENANCE	554.00	1,662.00	66.00	90	\$8,310.00	Local	66	0	SMP	NONE	WHITLEY DR	RUBLES CT	SOUTH BROOK DR
9	SMP	100	HMAC MINOR MAINTENANCE	541.00	1,623.00	66.00	90	\$8,115.00	Local	66	0	SMP	NONE	REMINGTON DR	RUBLES CT	SOUTH BROOK DR
9	SMP	100	HMAC MINOR MAINTENANCE	390.00	1,170.00	66.00	90	\$5,850.00	Local	66	0	SMP	NONE	MORGAN DR	DEXTER DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	500.00	2,278.00	66.00	90	\$11,390.00	Local	66	0	SMP	NONE	AMANDAS WAY	CR 276	CITY LIMIT
9	SMP	100	HMAC MINOR MAINTENANCE	421.00	1,310.00	66.00	90	\$6,550.00	Local	66	0	SMP	NONE	LANTANA DR	COYOTE LN	LANTANA LN
9	SMP	100	HMAC MINOR MAINTENANCE	303.00	1,111.00	66.00	90	\$5,555.00	Local	66	0	SMP	NONE	W BROAD ST	BAGDAD ST	N WEST DR
9	SMP	100	HMAC MINOR MAINTENANCE	414.00	1,886.00	66.00	90	\$9,430.00	Local	66	0	SMP	NONE	MEADOW VIEW DR	WOODVIEW DR	WILLOW CREEK DR
9	SMP	100	HMAC MINOR MAINTENANCE	446.00	1,487.00	66.00	90	\$7,435.00	Local	66	0	SMP	NONE	MOSS CREEK DR	BIRCH BROOK DR	ELM CREST
9	SMP	100	HMAC MINOR MAINTENANCE	292.00	1,330.00	66.00	90	\$6,650.00	Local	66	0	SMP	NONE	SPRING HOLLOW DR	RIVER OAK DR	LAUREL GLEN BLVD
9	SMP	100	HMAC MINOR MAINTENANCE	338.00	1,127.00	66.00	90	\$5,635.00	Local	66	0	SMP	NONE	MEADOW VIEW DR	WILLOW CREEK DR	RIDGEWOOD DR
9	SMP	100	HMAC MINOR MAINTENANCE	429.00	1,430.00	66.00	90	\$7,150.00	Local	66	0	SMP	NONE	EAGLECREEK DR	LITTLECREEK LN	BACH DR
9	SMP	100	HMAC MINOR MAINTENANCE	859.00	2,863.00	66.00	90	\$14,315.00	Local	66	0	SMP	NONE	DEEPWOODS TRL	TWISTED OAK DR	LAUREL LN
9	SMP	100	HMAC MINOR MAINTENANCE	797.00	2,657.00	66.00	90	\$13,285.00	Local	66	0	SMP	NONE	GREENER DR	CANDLELIGHT DR	LIT CANDLE CV
9	SMP	100	HMAC MINOR MAINTENANCE	796.00	2,653.00	66.00	90	\$13,265.00	Local	66	0	SMP	NONE	MULEDEER RUN	OVERLAND DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	504.00	1,680.00	66.00	90	\$8,400.00	Local	66	0	SMP	NONE	MASON CREEK BLVD	NIGHTSHADE LN	STILL MEADOW DR
9	SMP	100	HMAC MINOR MAINTENANCE	382.00	1,273.00	66.00	90	\$6,365.00	Local	66	0	SMP	NONE	SPARKLING BROOK LN	NORTH CREEK DR	RED RIVER LN
9	SMP	100	HMAC MINOR MAINTENANCE	771.00	2,227.00	66.00	90	\$11,135.00	Local	66	0	SMP	NONE	MOON GLOW DR	SONNY DR	HONEYBUCKLE DR
9	SMP	100	HMAC MINOR MAINTENANCE	373.00	1,243.00	66.00	90	\$6,215.00	Local	66	0	SMP	NONE	MULEDEER RUN	LAUREL LN	HONEYBEE LN
9	SMP	100	HMAC MINOR MAINTENANCE	384.00	1,280.00	66.00	90	\$6,400.00	Local	66	0	SMP	NONE	NIGHTSHADE LN	REDBUD LN	PENSTEMON DR
9	SMP	100	HMAC MINOR MAINTENANCE	351.00	1,053.00	66.00	90	\$5,265.00	Local	66	0	SMP	NONE	W WILLIS ST	N US 183	N BRUSHY ST
9	SMP	100	HMAC MINOR MAINTENANCE	631.00	1,893.00	66.00	90	\$9,465.00	Local	66	0	SMP	NONE	HONEYBUCKLE DR	MOON GLOW DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	471.00	2,146.00	66.00	90	\$10,730.00	Local	66	0	SMP	NONE	ASPEN MEADOW RD	ORO BELLE WAY	OSAGE DR
9	SMP	100	HMAC MINOR MAINTENANCE	503.00	1,677.00	66.00	90	\$8,385.00	Local	66	0	SMP	NONE	LAUREL GLEN BLVD	SILVER LEAF CV	RIVER CREST
9	SMP	100	HMAC MINOR MAINTENANCE	385.00	1,797.00	66.00	90	\$8,985.00	Local	66	0	SMP	NONE	RIVERWAY LN	NORTH CREEK DR	BACH DR
9	SMP	100	HMAC MINOR MAINTENANCE	436.00	1,453.00	66.00	90	\$7,265.00	Local	66	0	SMP	NONE	BIRCH BROOK DR	MOSS CREEK DR	WILLOW CREEK DR
9	SMP	100	HMAC MINOR MAINTENANCE	614.00	1,774.00	66.00	90	\$8,870.00	Local	66	0	SMP	NONE	BENT WOOD DR	DEW DROP LN	MASON ST
9	SMP	100	HMAC MINOR MAINTENANCE	835.00	2,783.00	66.00	90	\$13,915.00	Local	66	0	SMP	NONE	RIDGE VIEW DR	LAUREL GLEN BLVD	WILLOW CREEK DR
9	SMP	100	HMAC MINOR MAINTENANCE	404.00	1,347.00	66.00	90	\$6,735.00	Local	66	0	SMP	NONE	SPRING HOLLOW DR	WILLOW CREEK DR	RIDGEWOOD DR
9	SMP	100	HMAC MINOR MAINTENANCE	280.00	1,276.00	66.00	90	\$6,380.00	Local	66	0	SMP	NONE	MASON CREEK BLVD	PARKWOOD DR	LAUREL LN
9	SMP	100	HMAC MINOR MAINTENANCE	484.00	1,613.00	66.00	90	\$8,065.00	Local	66	0	SMP	NONE	MIMOSA LN	GREENING WAY	END
9	SMP	100	HMAC MINOR MAINTENANCE	483.00	1,610.00	66.00	90	\$8,050.00	Local	66	0	SMP	NONE	LEANDER DR	HAZELWOOD ST	END
9	SMP	100	HMAC MINOR MAINTENANCE	622.00	2,073.00	66.00	90	\$10,365.00	Local	66	0	SMP	NONE	LAUREL LN	MADRONE TRL	DEEPWOODS TRL
9	SMP	100	HMAC MINOR MAINTENANCE	378.00	1,134.00	66.00	90	\$5,670.00	Local	66	0	SMP	NONE	BAGDAD ST	W WILLIS ST	W BROAD ST
9	SMP	100	HMAC MINOR MAINTENANCE	595.00	2,711.00	66.00	90	\$13,555.00	Local	66	0	SMP	NONE	ASPEN MEADOW RD	ORO BELLE WAY	END
10	CIP	73	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	2,475.00	4,675.00	12.00	100	\$444,125.00	Collector	12	0	SMP	NONE	MUNICIPAL DR	S WEST DR	END
10	CIP	86	HMAC RECONSTRUCTION - LOCAL	1,534.00	3,579.00	30.00	100	\$159,395.00	Local	30	0	SMP	NONE	LOS VISTA DR	TIERRA ALTO ST	S BAGDAD RD
10	CIP	89	HMAC RECONSTRUCTION - LOCAL	1,048.00	2,445.00	28.00	100	\$183,375.00	Local	28	0	SMP	NONE	BONITA VERDE DR	CARTO ST	S BAGDAD RD

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Next Year Application	Street Name	From	To
10	CIP	89	HMAC RECONSTRUCTION - LOCAL	1,410.00	2,663.00	28.00	100	\$199,725.00	Local	28	0	SMP	NONE	BROADE WAY	N WEST DR	OLD 2243 WEST
10	SMP	100	HMAC REHABILITATION	1,343.00	4,178.00	52.00	90	\$167,120.00	Local	52	0	SMP	NONE	CLAYTON DR	SOUTH BROOK DR	MIDDLE BROOK DR
10	SMP	100	HMAC REHABILITATION	450.00	1,350.00	52.00	90	\$54,000.00	Local	52	0	SMP	NONE	RIDGE VIEW DR	LAUREL GLEN BLVD	END
10	SMP	100	HMAC REHABILITATION	536.00	1,787.00	52.00	90	\$71,480.00	Local	52	0	SMP	NONE	BIRCH BROOK DR	LAUREL GLEN BLVD	MOSS CREEK DR
10	SMP	100	HMAC REHABILITATION	1,010.00	3,367.00	52.00	90	\$134,680.00	Local	52	0	SMP	NONE	NEWCASTLE LN	COUNTY CORK LN	RUBY ISLE DR
10	SMP	100	HMAC REHABILITATION	598.00	1,728.00	52.00	90	\$69,120.00	Local	52	0	SMP	NONE	MASON ST	POWELL DR	BENT WOOD DR

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
1	CIP	100	HMAC RECONSTRUCTION - LOCAL	528.00	2,405.00	22.00	100	\$180,400.00	Local	22	0	SMP	MOCKINGBIRD HILL	CR 279	END
1	CIP	58	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	45.00	90.00	18.00	100	\$8,550.00	Collector	18	0	SMP	OSAGE DR	SHUMARD BLUFF DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	2,465.00	11,229.00	18.00	100	\$842,208.00	Local	18	0	SMP	BRADLEY RANCH RD	RONALD W REAGAN BLVD	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	537.00	2,446.00	18.00	100	\$183,475.00	Local	18	0	SMP	DUNHILL DR	MCCALLUM DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	442.00	2,014.00	18.00	100	\$151,017.00	Local	18	0	SMP	DUNHILL DR	MCCALLUM DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	357.00	912.00	18.00	100	\$68,425.00	Local	18	0	SMP	N EAST ST	E BROADE ST	E EVANS ST
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	106.00	483.00	18.00	100	\$36,217.00	Local	18	0	SMP	SEPIA LN	BLUELINE DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	270.00	900.00	18.00	100	\$67,500.00	Local	18	0	SMP	ADENA LN	BLUELINE DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	1,133.00	3,651.00	18.00	100	\$273,808.00	Local	18	0	SMP	PRIVACY HEDGE ST	BLENDED TREE RANCH DR	VALLEY OAKS DR
1	CIP	58	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	44.00	147.00	18.00	100	\$13,933.00	Collector	18	0	SMP	SONNY DR	COTTON PATCH TRL	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	275.00	856.00	18.00	100	\$64,167.00	Local	18	0	SMP	E BROADE ST	N GABRIEL ST	N EAST ST
1	CIP	58	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	44.00	83.00	18.00	100	\$7,896.00	Collector	18	0	SMP	OSAGE DR	SHUMARD BLUFF DR	END
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	790.00	1,580.00	30.00	100	\$118,500.00	Local	30	0	SMP	RIVA RIDGE DR	US 183 NB	CITY LIMIT
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	382.00	1,146.00	30.00	100	\$85,950.00	Local	30	0	SMP	N BRUSHY ST	W BROADE ST	END
1	CIP	86	HMAC RECONSTRUCTION - LOCAL	281.00	468.00	30.00	100	\$35,125.00	Local	30	0	SMP	E EVANS ST	N GABRIEL ST	END
1	CIP	58	HMAC RECONSTRUCTION - ARTERIAL/COLLECTOR	66.00	301.00	18.00	100	\$28,563.00	Collector	18	0	SMP	SONNY DR	ROUNDAABOUT	END
1	CIP	100	HMAC RECONSTRUCTION - LOCAL	706.00	1,334.00	22.00	100	\$100,017.00	Local	22	0	SMP	HIGH GABRIEL EAST	US 183 NB	CITY LIMIT
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	162.00	594.00	18.00	100	\$44,550.00	Local	18	0	SMP	PEREGRINE WAY	BESS CV	SONNY DR
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	150.00	500.00	18.00	100	\$37,500.00	Local	18	0	SMP	CASA ROBLES DR	ABILENE LN	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	238.00	793.00	18.00	100	\$59,500.00	Local	18	0	SMP	ABILENE LN	CASA ROBLES DR	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	582.00	1,940.00	18.00	100	\$145,500.00	Local	18	0	SMP	SCHEFER ST	HEINATZ FLAT LN	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	636.00	2,120.00	18.00	100	\$159,000.00	Local	18	0	SMP	CARLY ANN LN	HEINATZ FLAT LN	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	315.00	1,225.00	18.00	100	\$91,875.00	Local	18	0	SMP	PEREGRINE WAY	HAMILTONS WAY	BESS CV
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	241.00	777.00	18.00	100	\$58,242.00	Local	18	0	SMP	BESS CV	PEREGRINE WAY	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	336.00	1,083.00	18.00	100	\$81,200.00	Local	18	0	SMP	HAMILTONS WAY	PEREGRINE WAY	END
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	290.00	967.00	18.00	100	\$72,500.00	Local	18	0	SMP	HEINATZ FLAT LN	CARLY ANN LN	SCHEFER ST
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	89.00	297.00	18.00	100	\$22,250.00	Local	18	0	SMP	ARROWFEATHER PASS	RONALD W REAGAN BLVD	RONALD W REAGAN BLVD
1	CIP	58	HMAC RECONSTRUCTION - LOCAL	141.00	548.00	18.00	100	\$41,125.00	Local	18	0	SMP	PEREGRINE WAY	HAMILTONS WAY	END
1	SMP	93	HMAC REHABILITATION	1,227.00	2,727.00	54.00	90	\$27,267.00	Local	54	0	SMP	LIMERICK LN	TIPPERARY DR	COUNTY GLEN
1	SMP	89	HMAC MINOR MAINTENANCE	3,587.00	8,370.00	70.00	90	\$41,848.00	Collector	70	0	SMP	HERITAGE GROVE RD	US 183	OAK GROVE RD
1	SMP	89	HMAC MINOR MAINTENANCE	885.00	2,655.00	70.00	90	\$13,275.00	Collector	70	0	SMP	HERITAGE GROVE RD	OAK GROVE RD	HALSEY DR
1	SMP	89	HMAC MINOR MAINTENANCE	750.00	5,000.00	70.00	90	\$25,000.00	Principal	70	0	SMP	S BAGDAD RD	BLUELINE DR	CITY LIMIT
1	SMP	89	HMAC MINOR MAINTENANCE	610.00	4,134.00	70.00	90	\$20,672.00	Principal	70	0	SMP	S BAGDAD RD	HONEYSUCKLE DR	STILL MEADOW DR
1	SMP	89	HMAC MINOR MAINTENANCE	6,256.00	20,853.00	70.00	90	\$104,267.00	Principal	70	0	SMP	HERO WAY	CR 269	WINDING OAK TRL
1	SMP	100	HMAC MINOR MAINTENANCE	181.00	603.00	66.00	90	\$3,017.00	Local	66	0	SMP	PURPLE SAGE CIR	STILL MEADOW DR	END
1	SMP	93	HMAC REHABILITATION	88.00	274.00	54.00	90	\$2,738.00	Local	54	0	SMP	TAMARAC TRL	MASON CREEK BLVD	END
1	SMP	89	HMAC MINOR MAINTENANCE	1,437.00	4,790.00	70.00	90	\$23,950.00	Local	70	0	SMP	KILLARNEY DR	TYRONE DR	COUNTY GLEN
1	SMP	100	HMAC MINOR MAINTENANCE	836.00	1,858.00	66.00	90	\$9,289.00	Local	66	0	SMP	TIPPERARY DR	LIMERICK LN	COUNTY GLEN
1	SMP	100	HMAC MINOR MAINTENANCE	111.00	308.00	66.00	90	\$1,542.00	Local	66	0	SMP	SHANNON CIR	RUBY ISLE DR	END
1	SMP	100	HMAC MINOR MAINTENANCE	485.00	1,455.00	66.00	90	\$7,275.00	Local	66	0	SMP	STILL MEADOW DR	REDBUD LN	PURPLE SAGE CIR
1	SMP	100	HMAC MINOR MAINTENANCE	456.00	1,115.00	66.00	90	\$5,573.00	Local	66	0	SMP	CALLE ST	S WEST DR	HIGH CHAPARRAL DR
1	SMP	100	HMAC MINOR MAINTENANCE	366.00	1,017.00	66.00	90	\$5,083.00	Local	66	0	SMP	ATKIN ST	S US 183	S BRUSHY ST
1	SMP	100	HMAC MINOR MAINTENANCE	243.00	810.00	66.00	90	\$4,050.00	Local	66	0	SMP	DEERCREEK LN	OLD 2243 WEST	SOUTHCREEK DR
1	SMP	89	HMAC MINOR MAINTENANCE	1,472.00	4,907.00	70.00	90	\$24,533.00	Principal	70	0	SMP	CR 279	TERRY LN	MOCKINGBIRD HILL
1	SMP	89	HMAC MINOR MAINTENANCE	321.00	927.00	70.00	90	\$4,637.00	Local	70	0	SMP	MASON ST	BENT WOOD DR	NORTHERN TRL
1	SMP	79	HMAC MAJOR REHABILITATION	2,098.00	6,993.00	34.00	34	\$113,020.00	Local	34	79	SMP	GLASS DR	SHEILA DR	CRYSTAL FALLS PKWY
1	SMP	89	HMAC MINOR MAINTENANCE	191.00	870.00	70.00	90	\$4,351.00	Local	70	0	SMP	CR 177	VALLEY VIEW DR	END
1	SMP	89	HMAC MINOR MAINTENANCE	141.00	423.00	70.00	90	\$2,115.00	Local	70	0	SMP	MIDDLE BROOK DR	CLAYTON DR	END
1	SMP	89	HMAC MINOR MAINTENANCE	1,343.00	4,178.00	70.00	90	\$20,891.00	Local	70	0	SMP	CLAYTON DR	SOUTH BROOK DR	MIDDLE BROOK DR
1	SMP	89	HMAC MINOR MAINTENANCE	286.00	858.00	70.00	90	\$4,290.00	Local	70	0	SMP	MIDDLE BROOK DR	REMINGTON DR	WHITLEY DR
1	SMP	89	HMAC MINOR MAINTENANCE	4,277.00	10,455.00	70.00	90	\$52,274.00	Collector	70	0	SMP	LEANDER DR	E SONNY DR	E CRYSTAL FALLS PKWY
1	SMP	89	HMAC MINOR MAINTENANCE	450.00	1,350.00	70.00	90	\$6,750.00	Local	70	0	SMP	RIDGE VIEW DR	LAUREL GLEN BLVD	END
1	SMP	89	HMAC MINOR MAINTENANCE	598.00	1,728.00	70.00	90	\$8,638.00	Local	70	0	SMP	MASON ST	POWELL DR	BENT WOOD DR

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
1	SMP	89	HMAC MINOR MAINTENANCE	516.00	2,351.00	70.00	90	\$11,753.00	Local	70	0	SMP	ALPINE MOUNTAIN DR	STIRRUP CV	END
1	SMP	89	HMAC MINOR MAINTENANCE	437.00	1,020.00	70.00	90	\$5,098.00	Local	70	0	SMP	BONITA VERDE DR	TIERRA ALTO ST	CARTO ST
1	SMP	89	HMAC MINOR MAINTENANCE	536.00	1,787.00	70.00	90	\$8,933.00	Local	70	0	SMP	BIRCH BROOK DR	LAUREL GLEN BLVD	MOSS CREEK DR
1	SMP	89	HMAC MINOR MAINTENANCE	1,010.00	3,367.00	70.00	90	\$16,833.00	Local	70	0	SMP	NEWCASTLE LN	COUNTY CORK LN	RUBY ISLE DR
1	SMP	89	HMAC MINOR MAINTENANCE	390.00	1,213.00	70.00	90	\$6,067.00	Local	70	0	SMP	TAMARAC TRL	GREENING WAY	MASON CREEK BLVD
1	SMP	89	HMAC MINOR MAINTENANCE	526.00	1,344.00	70.00	90	\$6,721.00	Local	70	0	SMP	TIERRA ALTO ST	BONITA VERDE DR	CRYSTAL FALLS PKWY
1	SMP	89	HMAC MINOR MAINTENANCE	287.00	893.00	70.00	90	\$4,464.00	Local	70	0	SMP	MIDDLE BROOK DR	WHITLEY DR	BURGESS DR
1	SMP	100	HMAC MINOR MAINTENANCE	1,472.00	4,907.00	66.00	90	\$24,533.00	Local	66	0	SMP	LONDONDERRY DR	TYRONE DR	COUNTY GLEN
1	SMP	89	HMAC MINOR MAINTENANCE	230.00	690.00	70.00	90	\$3,450.00	Local	70	0	SMP	RANCHERO RD	ENCINITA DR	N BAGDAD RD
1	SMP	100	HMAC MINOR MAINTENANCE	1,644.00	10,595.00	66.00	90	\$52,973.00	Principal	66	0	SMP	N BAGDAD RD	S BAGDAD RD	OLD 2243 WEST
1	SMP	100	HMAC MINOR MAINTENANCE	486.00	1,242.00	66.00	90	\$6,210.00	Local	66	0	SMP	HIGH CHAPARRAL DR	BONITA VERDE DR	CRYSTAL FALLS PKWY
1	SMP	100	HMAC MINOR MAINTENANCE	1,842.00	4,093.00	66.00	90	\$20,467.00	Collector	66	0	SMP	E WOODVIEW DR	183A TOLL RD FR NB	RAIDER WAY
1	SMP	100	HMAC MINOR MAINTENANCE	771.00	5,140.00	66.00	90	\$25,700.00	Principal	66	0	SMP	S BAGDAD RD	SONNY DR	HONEYSUCKLE DR
1	SMP	100	HMAC MINOR MAINTENANCE	1,416.00	4,091.00	66.00	90	\$20,453.00	Principal	66	0	SMP	CR 279	MCCALLUM DR	HALSEY DR
2	SMP	100	HMAC REHABILITATION	5,792.00	19,307.00	51.00	51	\$448,953.00	Principal	51	100	SMP	CR 279	TERRY LN	CITY LIMIT
2	SMP	79	HMAC MAJOR REHABILITATION	2,098.00	6,993.00	34.00	95	\$341,547.00	Local	34	0	SMP	GLASS DR	SHEILA DR	CRYSTAL FALLS PKWY
3	CIP	86	HMAC RECONSTRUCTION - LOCAL	550.00	489.00	30.00	100	\$36,675.00	Local	30	0	SMP	NORTH BND	OLD 2243 WEST	CITY LIMIT
3	CIP	86	HMAC RECONSTRUCTION - LOCAL	358.00	636.00	30.00	100	\$47,700.00	Local	30	0	SMP	CARTO ST	BONITA VERDE DR	END
3	SMP	100	HMAC MINOR MAINTENANCE	1,169.00	3,247.00	66.00	90	\$16,235.00	Collector	66	0	SMP	CRYSTAL FALLS PKWY	CHRISTINE DR	FIRST VIEW
3	SMP	100	HMAC MINOR MAINTENANCE	583.00	3,951.00	66.00	90	\$19,755.00	Principal	66	0	SMP	S BAGDAD RD	DEXTER DR	EAGLES WAY
3	SMP	100	HMAC MINOR MAINTENANCE	4,173.00	12,983.00	66.00	90	\$64,915.00	Principal	66	0	SMP	OLD 2243 WEST	APPLE SPRINGS DR	NORTH BND
3	SMP	100	HMAC MINOR MAINTENANCE	2,735.00	9,117.00	66.00	90	\$45,585.00	Collector	66	0	SMP	RAIDER WAY	PVR 921	E CRYSTAL FALLS PKWY
3	SMP	100	HMAC MINOR MAINTENANCE	657.00	3,358.00	66.00	90	\$16,790.00	Collector	66	0	SMP	SONNY DR	MALLARD LAKE TRL	SNOW GOOSE
3	SMP	100	HMAC MINOR MAINTENANCE	1,302.00	3,327.00	66.00	90	\$16,635.00	Collector	66	0	SMP	HORIZON PARK BLVD	SPRING HOLLOW DR	E CRYSTAL FALLS PKWY
3	SMP	100	HMAC MINOR MAINTENANCE	771.00	1,799.00	66.00	90	\$8,995.00	Collector	66	0	SMP	S WEST DR	SHEILA DR	CALLE ST
3	SMP	100	HMAC MINOR MAINTENANCE	447.00	2,036.00	66.00	90	\$10,180.00	Collector	66	0	SMP	OSAGE DR	QUICK FORT	CROSS DRAW
3	SMP	100	HMAC MINOR MAINTENANCE	644.00	4,365.00	66.00	90	\$21,825.00	Principal	66	0	SMP	S BAGDAD RD	STILL MEADOW DR	TAMARAC TRL
3	SMP	100	HMAC MINOR MAINTENANCE	630.00	2,870.00	66.00	90	\$14,350.00	Principal	66	0	SMP	CRYSTAL FALLS PKWY	WILDFIRE	N LAKELINE BLVD
3	SMP	100	HMAC MINOR MAINTENANCE	754.00	2,430.00	66.00	90	\$12,150.00	Collector	66	0	SMP	OSAGE DR	HIGHLAND TRL	QUICK FORT
3	SMP	100	HMAC MINOR MAINTENANCE	862.00	3,927.00	66.00	90	\$19,635.00	Collector	66	0	SMP	OSAGE DR	CROSS DRAW	HOMECOMING
3	SMP	100	HMAC MINOR MAINTENANCE	1,846.00	8,410.00	66.00	90	\$42,050.00	Principal	66	0	SMP	RONALD W REAGAN BLVD	CR 268	KAUFFMAN LOOP
3	SMP	100	HMAC MINOR MAINTENANCE	1,862.00	8,482.00	66.00	90	\$42,410.00	Principal	66	0	SMP	RONALD W REAGAN BLVD	CR 268	KAUFFMAN LOOP
3	SMP	100	HMAC MINOR MAINTENANCE	680.00	3,098.00	66.00	90	\$15,490.00	Principal	66	0	SMP	N LAKELINE BLVD	RIMFIRE	CITY LIMIT
3	SMP	100	HMAC MINOR MAINTENANCE	1,735.00	7,711.00	66.00	90	\$38,555.00	Principal	66	0	SMP	OLD 2243 WEST	N US 183	W BROAD ST
3	SMP	100	HMAC MINOR MAINTENANCE	1,167.00	3,501.00	66.00	90	\$17,505.00	Principal	66	0	SMP	OLD 2243 WEST	DEERCREEK LN	SUNNY BROOK DR
3	SMP	100	HMAC MINOR MAINTENANCE	837.00	2,790.00	66.00	90	\$13,950.00	Principal	66	0	SMP	S BAGDAD RD	MASON CREEK BLVD	CRYSTAL FALLS PKWY
3	SMP	100	HMAC MINOR MAINTENANCE	603.00	2,010.00	66.00	90	\$10,050.00	Principal	66	0	SMP	CRYSTAL FALLS PKWY	LONE OAK DR	GLASS DR
3	SMP	100	HMAC REHABILITATION	5,792.00	19,307.00	51.00	90	\$323,327.00	Principal	51	0	SMP	CR 279	TERRY LN	CITY LIMIT
3	SMP	100	HMAC MINOR MAINTENANCE	1,395.00	6,355.00	66.00	90	\$31,775.00	Principal	66	0	SMP	S BAGDAD RD	OSAGE DR	BLUELINE DR
3	SMP	100	HMAC MINOR MAINTENANCE	1,060.00	4,829.00	66.00	90	\$24,145.00	Principal	66	0	SMP	RONALD W REAGAN BLVD	HERO WAY	CR 264
4	SMP	100	HMAC REHABILITATION	1,244.00	2,903.00	52.00	90	\$116,120.00	Local	52	0	SMP	LOS VISTA DR	HIGH CHAPARRAL DR	TIERRA ALTO ST
4	SMP	96	HMAC MINOR MAINTENANCE	3,828.00	18,715.00	68.00	68	\$66,899.00	Collector	68	96	SMP	COLLABORATIVE WAY	HALSEY DR	CR 279
4	SMP	100	HMAC REHABILITATION	3,077.00	14,017.00	52.00	90	\$560,680.00	Local	52	0	SMP	CR 177	VALLEY VIEW DR	RONALD W REAGAN BLVD
4	SMP	100	HMAC REHABILITATION	1,248.00	2,773.00	52.00	90	\$110,920.00	Local	52	0	SMP	BONITA VERDE DR	HIGH CHAPARRAL DR	TIERRA ALTO ST
4	SMP	100	HMAC REHABILITATION	265.00	589.00	52.00	90	\$23,560.00	Local	52	0	SMP	E EVANS ST	N GABRIEL ST	N EAST ST
5	SMP	100	HMAC MINOR MAINTENANCE	1,044.00	3,132.00	66.00	90	\$15,660.00	Local	66	0	SMP	PARKWOOD DR	TAMARAC TRL	MASON CREEK BLVD
5	SMP	100	HMAC MINOR MAINTENANCE	351.00	858.00	66.00	90	\$4,290.00	Local	66	0	SMP	N GABRIEL ST	E SOUTH ST	E WILLIS ST
5	SMP	100	HMAC MINOR MAINTENANCE	258.00	774.00	66.00	90	\$3,870.00	Local	66	0	SMP	GREENING WAY	TAMARAC TRL	CIMARRON CV
5	SMP	100	HMAC MINOR MAINTENANCE	533.00	1,599.00	66.00	90	\$7,995.00	Local	66	0	SMP	GREENING WAY	CIMARRON CV	MASON CREEK BLVD
5	SMP	100	HMAC MINOR MAINTENANCE	1,078.00	2,276.00	66.00	90	\$11,380.00	Local	66	0	SMP	OLD BAGDAD RD	CRYSTAL FALLS PKWY	S BAGDAD RD
5	SMP	100	HMAC MINOR MAINTENANCE	151.00	470.00	66.00	90	\$2,350.00	Local	66	0	SMP	CHICKORY CT	S BAGDAD RD	END
5	SMP	100	HMAC MINOR MAINTENANCE	415.00	1,245.00	66.00	90	\$6,225.00	Local	66	0	SMP	BLUELINE DR	ADENA LN	SEPIA LN
5	SMP	100	HMAC MINOR MAINTENANCE	320.00	960.00	66.00	90	\$4,800.00	Local	66	0	SMP	MADRONE TRL	BENT OAK CV	LAUREL LN

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
5	SMP	100	HMAC MINOR MAINTENANCE	1,076.00	2,989.00	66.00	90	\$14,945.00	Local	66	0	SMP	COUNTY CORK LN	NEWCASTLE LN	S BAGDAD RD
5	SMP	100	HMAC MINOR MAINTENANCE	1,025.00	4,783.00	66.00	90	\$23,915.00	Local	66	0	SMP	DEERCREEK LN	LITTLECREEK LN	WATERFALL AVE
5	SMP	100	HMAC MINOR MAINTENANCE	631.00	1,753.00	66.00	90	\$8,765.00	Local	66	0	SMP	WICKLOW DR	EMERALD ISLE DR	COUNTY GLEN
5	SMP	100	HMAC MINOR MAINTENANCE	199.00	597.00	66.00	90	\$2,985.00	Local	66	0	SMP	REMINGTON DR	MIDDLE BROOK DR	MIDDLE BROOK DR
5	SMP	100	HMAC MINOR MAINTENANCE	395.00	1,799.00	66.00	90	\$8,995.00	Local	66	0	SMP	CREEKVIEW CIR	RONALD W REAGAN BLVD	END
5	SMP	100	HMAC MINOR MAINTENANCE	250.00	778.00	66.00	90	\$3,890.00	Local	66	0	SMP	BENT OAK CV	MADRONE TRL	END
5	SMP	100	HMAC MINOR MAINTENANCE	726.00	1,452.00	66.00	90	\$7,260.00	Local	66	0	SMP	CR 276	US 183	CR 276
5	SMP	100	HMAC MINOR MAINTENANCE	121.00	363.00	66.00	90	\$1,815.00	Local	66	0	SMP	GREEN VALLEY DR	US 183 SB	CITY LIMIT
5	SMP	96	HMAC MINOR MAINTENANCE	3,828.00	18,715.00	68.00	90	\$26,676.00	Collector	68	0	SMP	COLLABORATIVE WAY	HALSEY DR	CR 279
5	SMP	93	HMAC REHABILITATION	2,168.00	7,227.00	54.00	54	\$110,089.00	Local	54	93	SMP	LACY DR	SONNY DR	SHEILA DR
5	SMP	100	HMAC MINOR MAINTENANCE	1,093.00	3,036.00	66.00	90	\$15,180.00	Local	66	0	SMP	EMERALD ISLE DR	TYRONE DR	DARBEY LN
5	SMP	93	HMAC MAJOR REHABILITATION	2,475.00	4,675.00	26.00	95	\$303,875.00	Collector	26	0	SMP	MUNICIPAL DR	S WEST DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	200.00	622.00	66.00	90	\$3,110.00	Local	66	0	SMP	SALVIA CT	SONNY DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	161.00	537.00	66.00	90	\$2,685.00	Local	66	0	SMP	BEAR CREEK DR	SUNNY BROOK DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	217.00	723.00	66.00	90	\$3,615.00	Local	66	0	SMP	COUNTY CORK LN	EMERALD ISLE DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	212.00	707.00	66.00	90	\$3,535.00	Local	66	0	SMP	CR 276	AMANDAS WAY	CITY LIMIT
5	SMP	100	HMAC MINOR MAINTENANCE	1,181.00	3,937.00	66.00	90	\$19,685.00	Local	66	0	SMP	CR 276	AMANDAS WAY	AMANDAS WAY
5	SMP	100	HMAC MINOR MAINTENANCE	296.00	987.00	66.00	90	\$4,935.00	Local	66	0	SMP	LAUREL GLEN BLVD	SPRING HOLLOW DR	BIRCH BROOK DR
5	SMP	100	HMAC MINOR MAINTENANCE	955.00	3,183.00	66.00	90	\$15,915.00	Local	66	0	SMP	MAPLECREEK DR	SOUTHCREEK DR	LITTLECREEK LN
5	SMP	100	HMAC MINOR MAINTENANCE	236.00	1,049.00	66.00	90	\$5,245.00	Local	66	0	SMP	MASON CREEK BLVD	PINEWOOD CV	GREENING WAY
5	SMP	100	HMAC MINOR MAINTENANCE	104.00	312.00	66.00	90	\$1,560.00	Local	66	0	SMP	LOGUE CV	DOVE SONG DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	473.00	1,577.00	66.00	90	\$7,885.00	Local	66	0	SMP	GREENING WAY	MASON CREEK BLVD	SEQUOIA DR
5	SMP	100	HMAC MINOR MAINTENANCE	243.00	729.00	66.00	90	\$3,645.00	Local	66	0	SMP	TANGLEWOOD DR	HILLTOP DR	END
5	SMP	100	HMAC MINOR MAINTENANCE	971.00	3,237.00	66.00	90	\$16,185.00	Local	66	0	SMP	RUBY ISLE DR	ERIN CIR	SHANNON CIR
5	SMP	100	HMAC MAJOR REHABILITATION	1,324.00	3,236.00	21.00	95	\$210,340.00	Collector	21	0	SMP	S WEST DR	CALLE ST	CRYSTAL FALLS PKWY
5	SMP	100	HMAC MINOR MAINTENANCE	100.00	333.00	66.00	90	\$1,665.00	Local	66	0	SMP	CLEAR SPRING LN	LITTLECREEK LN	END
5	SMP	100	HMAC MINOR MAINTENANCE	960.00	3,200.00	66.00	90	\$16,000.00	Local	66	0	SMP	CLEARCREEK DR	SOUTHCREEK DR	LITTLECREEK LN
5	SMP	100	HMAC MINOR MAINTENANCE	510.00	1,530.00	66.00	90	\$7,650.00	Local	66	0	SMP	RIVER CREST	LAUREL GLEN BLVD	MOSS CREEK DR
5	SMP	100	HMAC MINOR MAINTENANCE	517.00	1,206.00	66.00	90	\$6,030.00	Local	66	0	SMP	EMERALD ISLE DR	COUNTY CORK LN	ERIN CIR
5	SMP	100	HMAC MINOR MAINTENANCE	442.00	1,031.00	66.00	90	\$5,155.00	Local	66	0	SMP	EMERALD ISLE DR	WICKLOW DR	COUNTY CORK LN
5	SMP	100	HMAC MINOR MAINTENANCE	348.00	1,160.00	66.00	90	\$5,800.00	Local	66	0	SMP	LIMERICK LN	TIPPERARY DR	S WEST DR
6	SMP	100	HMAC REHABILITATION	599.00	2,729.00	52.00	90	\$109,160.00	Local	52	0	SMP	MASON CREEK BLVD	TAMARAC TRL	PINEWOOD CV
6	SMP	100	HMAC REHABILITATION	501.00	1,225.00	52.00	90	\$49,000.00	Local	52	0	SMP	HIGH CHAPARRAL DR	LOS VISTA DR	BONITA VERDE DR
6	SMP	93	HMAC REHABILITATION	2,168.00	7,227.00	54.00	90	\$178,991.00	Local	54	0	SMP	LACY DR	SONNY DR	SHEILA DR
6	SMP	100	HMAC REHABILITATION	502.00	1,506.00	52.00	90	\$60,240.00	Local	52	0	SMP	TAMARAC TRL	S BAGDAD RD	PARKWOOD DR
6	SMP	100	HMAC REHABILITATION	1,893.00	5,048.00	52.00	90	\$201,920.00	Local	52	0	SMP	HORSESHOE DR	POWELL DR	S WEST DR
6	SMP	100	HMAC REHABILITATION	2,161.00	4,802.00	52.00	90	\$192,080.00	Local	52	0	SMP	GLASS DR	SONNY DR	SHEILA DR
6	SMP	100	HMAC REHABILITATION	960.00	4,480.00	52.00	90	\$179,200.00	Local	52	0	SMP	DEERCREEK LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	1,138.00	5,184.00	66.00	90	\$25,920.00	Local	66	0	SMP	RAINDANCE	ALAMO BOUND	HIGHLAND TRL
7	SMP	100	HMAC MINOR MAINTENANCE	237.00	1,080.00	66.00	90	\$5,400.00	Local	66	0	SMP	PROSPERITY	RIMFIRE	TALL CHIEF
7	SMP	100	HMAC MINOR MAINTENANCE	347.00	1,581.00	66.00	90	\$7,905.00	Local	66	0	SMP	PROSPERITY	MISTY RIDGE	RIMFIRE
7	SMP	100	HMAC MINOR MAINTENANCE	918.00	4,182.00	66.00	90	\$20,910.00	Local	66	0	SMP	TALL CHIEF	CROSS DRAW	OUTBACK
7	SMP	100	HMAC MINOR MAINTENANCE	409.00	1,863.00	66.00	90	\$9,315.00	Local	66	0	SMP	TALL CHIEF	OUTBACK	COURAGEOUS
7	SMP	100	HMAC MINOR MAINTENANCE	1,148.00	5,230.00	66.00	90	\$26,150.00	Local	66	0	SMP	RIDGMAR RD	RM 2243	E WINDEMERE
7	SMP	100	HMAC MINOR MAINTENANCE	430.00	1,290.00	66.00	90	\$6,450.00	Local	66	0	SMP	GREENING WAY	SEQUOIA DR	COLUMBINE LN
7	SMP	100	HMAC MINOR MAINTENANCE	315.00	1,435.00	66.00	90	\$7,175.00	Local	66	0	SMP	CROSS DRAW	SUN MOUNTAIN	OSAGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	272.00	1,239.00	66.00	90	\$6,195.00	Local	66	0	SMP	SUN MOUNTAIN	MISTY RIDGE	CROSS DRAW
7	SMP	100	HMAC MINOR MAINTENANCE	443.00	2,018.00	66.00	90	\$10,090.00	Local	66	0	SMP	HIGHLAND TRL	RAINDANCE	OSAGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	1,225.00	5,581.00	66.00	90	\$27,905.00	Local	66	0	SMP	HIGHLAND TRL	OSAGE DR	MISTY RIDGE
7	SMP	100	HMAC MINOR MAINTENANCE	676.00	3,080.00	66.00	90	\$15,400.00	Local	66	0	SMP	HIGHLAND TRL	BUFFALO THUNDER	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	293.00	1,335.00	66.00	90	\$6,675.00	Local	66	0	SMP	ALPINE MOUNTAIN DR	HORSESHOE RANCH DR	KATIE CV
7	SMP	100	HMAC MINOR MAINTENANCE	517.00	1,551.00	66.00	90	\$7,755.00	Local	66	0	SMP	RIVER OAK DR	SPRING HOLLOW DR	END
7	SMP	100	HMAC MINOR MAINTENANCE	294.00	1,339.00	66.00	90	\$6,695.00	Local	66	0	SMP	LAUREL GLEN BLVD	THRUSH DR	MEADOW VIEW DR

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
7	SMP	100	HMAC MINOR MAINTENANCE	370.00	1,110.00	66.00	90	\$5,550.00	Local	66	0	SMP	BUFFALO THUNDER	QUICK FORT	END
7	SMP	100	HMAC MINOR MAINTENANCE	951.00	4,332.00	66.00	90	\$21,660.00	Local	66	0	SMP	CROSS DRAW	TALL CHIEF	OUTBACK
7	SMP	100	HMAC MINOR MAINTENANCE	425.00	1,936.00	66.00	90	\$9,680.00	Local	66	0	SMP	CROSS DRAW	OUTBACK	SUN MOUNTAIN
7	SMP	100	HMAC MINOR MAINTENANCE	321.00	1,427.00	66.00	90	\$7,135.00	Local	66	0	SMP	POW WOW	HIGHLAND TRL	THUNDER HORSE
7	SMP	100	HMAC MINOR MAINTENANCE	350.00	1,050.00	66.00	90	\$5,250.00	Local	66	0	SMP	TRIBAL WAY	WILDCATTER PASS	HOMECOMING
7	SMP	100	HMAC MINOR MAINTENANCE	353.00	1,059.00	66.00	90	\$5,295.00	Local	66	0	SMP	WILDCATTER PASS	TRIBAL WAY	COURAGEOUS
7	SMP	100	HMAC MINOR MAINTENANCE	563.00	1,689.00	66.00	90	\$8,445.00	Local	66	0	SMP	HOMECOMING	TRIBAL WAY	COURAGEOUS
7	SMP	100	HMAC MINOR MAINTENANCE	337.00	1,011.00	66.00	90	\$5,055.00	Local	66	0	SMP	QUICK FORT	BUFFALO THUNDER	WOLF DANCER
7	SMP	100	HMAC MINOR MAINTENANCE	311.00	1,382.00	66.00	90	\$6,910.00	Local	66	0	SMP	POW WOW	RUSTY SPUR	QUICK FORT
7	SMP	100	HMAC MINOR MAINTENANCE	319.00	1,418.00	66.00	90	\$7,090.00	Local	66	0	SMP	POW WOW	THUNDER HORSE	RUSTY SPUR
7	SMP	100	HMAC MINOR MAINTENANCE	608.00	1,824.00	66.00	90	\$9,120.00	Local	66	0	SMP	MALLARD LAKE TRL	SONNY DR	CANADIAN CV
7	SMP	100	HMAC MINOR MAINTENANCE	590.00	1,770.00	66.00	90	\$8,850.00	Local	66	0	SMP	WOLF DANCER	QUICK FORT	END
7	SMP	100	HMAC MINOR MAINTENANCE	828.00	2,116.00	66.00	90	\$10,580.00	Local	66	0	SMP	S WEST DR	LIMERICK LN	COUNTY GLEN
7	SMP	100	HMAC MINOR MAINTENANCE	922.00	4,200.00	66.00	90	\$21,000.00	Local	66	0	SMP	E WINDEMERE	RIDGMAR RD	END
7	SMP	100	HMAC MINOR MAINTENANCE	634.00	1,902.00	66.00	90	\$9,510.00	Local	66	0	SMP	SUN MOUNTAIN	MISTY RIDGE	END
7	SMP	100	HMAC MINOR MAINTENANCE	323.00	969.00	66.00	90	\$4,845.00	Local	66	0	SMP	MISTY RIDGE	PROSPERITY	HIGHLAND TRL
7	SMP	100	HMAC MINOR MAINTENANCE	838.00	2,514.00	66.00	90	\$12,570.00	Local	66	0	SMP	MISTY RIDGE	HIGHLAND TRL	SUN MOUNTAIN
7	SMP	100	HMAC MINOR MAINTENANCE	363.00	1,654.00	66.00	90	\$8,270.00	Local	66	0	SMP	HIGHLAND TRL	RUNNING WYLD	RAINANCE
7	SMP	100	HMAC MINOR MAINTENANCE	411.00	1,872.00	66.00	90	\$9,360.00	Local	66	0	SMP	RUNNING WYLD	HIGHLAND TRL	END
7	SMP	100	HMAC MINOR MAINTENANCE	806.00	3,672.00	66.00	90	\$18,360.00	Local	66	0	SMP	POW WOW	QUICK FORT	HOMECOMING
7	SMP	100	HMAC MINOR MAINTENANCE	215.00	979.00	66.00	90	\$4,895.00	Local	66	0	SMP	QUICK FORT	BUFFALO SPEEDWAY	OSAGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	313.00	1,426.00	66.00	90	\$7,130.00	Local	66	0	SMP	QUICK FORT	POW WOW	WESTERN JUSTICE
7	SMP	100	HMAC MINOR MAINTENANCE	338.00	1,014.00	66.00	90	\$5,070.00	Local	66	0	SMP	QUICK FORT	WOLF DANCER	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	288.00	960.00	66.00	90	\$4,800.00	Local	66	0	SMP	LITTLECREEK LN	MAPLECREEK DR	CLEAR SPRING LN
7	SMP	100	HMAC MINOR MAINTENANCE	1,079.00	3,597.00	66.00	90	\$17,985.00	Local	66	0	SMP	RIVER OAK DR	SPRING HOLLOW DR	RIVER CREST
7	SMP	100	HMAC MINOR MAINTENANCE	351.00	1,170.00	66.00	90	\$5,850.00	Local	66	0	SMP	TYRONE DR	KILLARNEY DR	LONDONDERRY DR
7	SMP	100	HMAC MINOR MAINTENANCE	295.00	983.00	66.00	90	\$4,915.00	Local	66	0	SMP	SOUTHCREEK DR	RIVERWAY LN	EAGLECREEK DR
7	SMP	100	HMAC MINOR MAINTENANCE	291.00	970.00	66.00	90	\$4,850.00	Local	66	0	SMP	LAUREL GLEN BLVD	RIDGE VIEW DR	MOUNTAIN RIDGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	292.00	973.00	66.00	90	\$4,865.00	Local	66	0	SMP	LITTLECREEK LN	MILLCREEK LN	SUNNY BROOK DR
7	SMP	100	HMAC MINOR MAINTENANCE	959.00	3,197.00	66.00	90	\$15,985.00	Local	66	0	SMP	MILLCREEK LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	309.00	1,030.00	66.00	90	\$5,150.00	Local	66	0	SMP	NEWCASTLE LN	RUBY ISLE DR	S BAGDAD RD
7	SMP	100	HMAC MINOR MAINTENANCE	1,072.00	2,620.00	66.00	90	\$13,100.00	Local	66	0	SMP	HIGH CHAPARRAL DR	TULA TRL	CALLE ST
7	SMP	100	HMAC MINOR MAINTENANCE	454.00	1,513.00	66.00	90	\$7,565.00	Local	66	0	SMP	LAUREL GLEN BLVD	SPRING BROOK LN	THRUSH DR
7	SMP	100	HMAC MINOR MAINTENANCE	384.00	1,280.00	66.00	90	\$6,400.00	Local	66	0	SMP	DARBEN LN	EMERALD ISLE DR	DUBLIN DR
7	SMP	100	HMAC MINOR MAINTENANCE	775.00	2,325.00	66.00	90	\$11,625.00	Local	66	0	SMP	ESTANCIA WAY	NORTH CREEK BLVD	RANCHERO RD
7	SMP	100	HMAC MINOR MAINTENANCE	740.00	2,220.00	66.00	90	\$11,100.00	Local	66	0	SMP	DRAKE CV	SNOW GOOSE	END
7	SMP	100	HMAC MINOR MAINTENANCE	453.00	1,359.00	66.00	90	\$6,795.00	Local	66	0	SMP	DOVE SONG DR	OAKLAND CV	N TREASURE OAKS DR
7	SMP	100	HMAC MINOR MAINTENANCE	465.00	1,395.00	66.00	90	\$6,975.00	Local	66	0	SMP	DOVE SONG DR	LOGUE CV	OAKLAND CV
7	SMP	100	HMAC MAJOR REHABILITATION	50.00	361.00	21.00	95	\$23,465.00	Principal	21	0	SMP	S BAGDAD RD	CRYSTAL FALLS PKWY	CRYSTAL FALLS PKWY
7	SMP	100	HMAC MINOR MAINTENANCE	1,108.00	3,201.00	66.00	90	\$16,005.00	Local	66	0	SMP	GARNET RIDGE DR	HILLTOP CLIMB DR	GRANITE HILL DR
7	SMP	100	HMAC MINOR MAINTENANCE	955.00	2,865.00	66.00	90	\$14,325.00	Local	66	0	SMP	LOOKOUT KNOLL DR	OUTLOOK RIDGE LOOP	OUTLOOK RIDGE LOOP
7	SMP	100	HMAC MINOR MAINTENANCE	1,028.00	3,427.00	66.00	90	\$17,135.00	Local	66	0	SMP	MAPLECREEK DR	LITTLECREEK LN	WATERFALL AVE
7	SMP	100	HMAC MINOR MAINTENANCE	296.00	1,348.00	66.00	90	\$6,740.00	Local	66	0	SMP	LAUREL GLEN BLVD	MEADOW VIEW DR	RIDGE VIEW DR
7	SMP	100	HMAC MINOR MAINTENANCE	954.00	2,862.00	66.00	90	\$14,310.00	Local	66	0	SMP	EAGLECREEK DR	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	542.00	2,469.00	66.00	90	\$12,345.00	Local	66	0	SMP	WHITE STALLION WAY	ORO BELLE WAY	END
7	SMP	100	HMAC MINOR MAINTENANCE	543.00	2,172.00	66.00	90	\$10,860.00	Local	66	0	SMP	SHEILA DR	S US 183	LACY DR
7	SMP	100	HMAC MINOR MAINTENANCE	956.00	2,974.00	66.00	90	\$14,870.00	Local	66	0	SMP	BATTLECREEK LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	344.00	1,567.00	66.00	90	\$7,835.00	Local	66	0	SMP	LOST MINE TRL	GOLDEN BRIDLE TRL	END
7	SMP	100	HMAC MINOR MAINTENANCE	642.00	2,925.00	66.00	90	\$14,625.00	Local	66	0	SMP	BRANDING IRON LN	TIGER CITY LN	END
7	SMP	100	HMAC MINOR MAINTENANCE	351.00	1,911.00	66.00	90	\$9,555.00	Local	66	0	SMP	W BROADE ST	N US 183	N BRUSHY ST
7	SMP	100	HMAC MINOR MAINTENANCE	722.00	2,407.00	66.00	90	\$12,035.00	Local	66	0	SMP	OVERLAND DR	MULEDEER RUN	HOLLY HILL DR
7	SMP	100	HMAC MINOR MAINTENANCE	382.00	1,146.00	66.00	90	\$5,730.00	Local	66	0	SMP	STILL MEADOW DR	PURPLE SAGE CIR	MASON CREEK BLVD
7	SMP	100	HMAC MINOR MAINTENANCE	350.00	1,167.00	66.00	90	\$5,835.00	Local	66	0	SMP	ARAPAHO TRL	SEMINOLE RD	OSAGE DR

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
7	SMP	100	HMAC MINOR MAINTENANCE	547.00	1,276.00	66.00	90	\$6,380.00	Local	66	0	SMP	EMERALD ISLE DR	COUNTY GLEN	WICKLOW DR
7	SMP	100	HMAC MINOR MAINTENANCE	1,228.00	5,594.00	66.00	90	\$27,970.00	Local	66	0	SMP	WARFIELD	RIDGMAR RD	END
7	SMP	100	HMAC MINOR MAINTENANCE	778.00	2,334.00	66.00	90	\$11,670.00	Local	66	0	SMP	SNOW GOOSE	MALLARD LAKE TRL	SONNY DR
7	SMP	100	HMAC MINOR MAINTENANCE	388.00	1,121.00	66.00	90	\$5,605.00	Local	66	0	SMP	SHAMROCK DR	DUBLIN DR	IRELAND DR
7	SMP	100	HMAC MINOR MAINTENANCE	429.00	1,144.00	66.00	90	\$5,720.00	Local	66	0	SMP	SHEILA DR	LACY DR	GLASS DR
7	SMP	100	HMAC MINOR MAINTENANCE	959.00	3,197.00	66.00	90	\$15,985.00	Local	66	0	SMP	CLEAR SPRING LN	SOUTHCREEK DR	LITTLECREEK LN
7	SMP	100	HMAC MINOR MAINTENANCE	350.00	1,050.00	66.00	90	\$5,250.00	Local	66	0	SMP	CANADIAN CV	MALLARD LAKE TRL	END
7	SMP	100	HMAC MINOR MAINTENANCE	453.00	2,013.00	66.00	90	\$10,065.00	Local	66	0	SMP	LAUREL GLEN BLVD	MOUNTAIN RIDGE DR	SPRING HOLLOW DR
7	SMP	100	HMAC MINOR MAINTENANCE	1,604.00	7,307.00	66.00	90	\$36,535.00	Local	66	0	SMP	VERDE RANCH LOOP	OSAGE DR	OSAGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	1,234.00	3,702.00	66.00	90	\$18,510.00	Local	66	0	SMP	MAXWELL DR	LITTLE GEORGE DR	GRAND LAKE PKWY
7	SMP	100	HMAC MINOR MAINTENANCE	326.00	978.00	66.00	90	\$4,890.00	Local	66	0	SMP	GRANITE HILL DR	GRANITE HILL CV	AMBER VALLEY LN
7	SMP	100	HMAC MINOR MAINTENANCE	513.00	1,539.00	66.00	90	\$7,695.00	Local	66	0	SMP	ALAMO BOUND	RAINDANCE	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	327.00	981.00	66.00	90	\$4,905.00	Local	66	0	SMP	BUFFALO THUNDER	HIGHLAND TRL	THUNDER HORSE
7	SMP	100	HMAC MINOR MAINTENANCE	547.00	1,641.00	66.00	90	\$8,205.00	Local	66	0	SMP	ALAMO BOUND	POW WOW	END
7	SMP	100	HMAC MINOR MAINTENANCE	1,183.00	3,549.00	66.00	90	\$17,745.00	Local	66	0	SMP	CACTUS MOUND DR	PRICKLY PEAR CV	GRAND LAKE PKWY
7	SMP	100	HMAC MINOR MAINTENANCE	429.00	1,287.00	66.00	90	\$6,435.00	Local	66	0	SMP	CACTUS MOUND DR	AUGUST JAKE DR	SHALLOW SPRINGS DR
7	SMP	100	HMAC MINOR MAINTENANCE	396.00	1,188.00	66.00	90	\$5,940.00	Local	66	0	SMP	MILLBROOK CV	MILLBROOK LOOP	END
7	SMP	100	HMAC MINOR MAINTENANCE	353.00	1,059.00	66.00	90	\$5,295.00	Local	66	0	SMP	SILVER FOUNTAIN DR	FEATHER REED DR	LYME RIDGE DR
7	SMP	100	HMAC MINOR MAINTENANCE	665.00	1,921.00	66.00	90	\$9,605.00	Local	66	0	SMP	YELLOW IRIS RD	TULIP LOTUS CV	CALLA LILY BLVD
7	SMP	100	HMAC MINOR MAINTENANCE	1,591.00	4,773.00	66.00	90	\$23,865.00	Local	66	0	SMP	OUTLOOK RIDGE LOOP	LOOKOUT KNOLL DR	LOOKOUT KNOLL DR
7	SMP	100	HMAC MINOR MAINTENANCE	863.00	2,589.00	66.00	90	\$12,945.00	Local	66	0	SMP	RABBITS TAIL DR	FEATHER REED DR	SILVER FOUNTAIN DR
7	SMP	100	HMAC MINOR MAINTENANCE	360.00	1,080.00	66.00	90	\$5,400.00	Local	66	0	SMP	HORSESHOE RANCH DR	STIRRUP LN	END
7	SMP	100	HMAC MINOR MAINTENANCE	480.00	1,440.00	66.00	90	\$7,200.00	Local	66	0	SMP	HORSESHOE RANCH DR	STIRRUP LN	ALPINE MOUNTAIN DR
7	SMP	100	HMAC MINOR MAINTENANCE	365.00	1,095.00	66.00	90	\$5,475.00	Local	66	0	SMP	TRIBAL WAY	GRANITE HILL DR	COURAGEOUS
7	SMP	100	HMAC MINOR MAINTENANCE	588.00	1,764.00	66.00	90	\$8,820.00	Local	66	0	SMP	TRIBAL WAY	HOMECOMING	GRANITE HILL DR
7	SMP	100	HMAC MINOR MAINTENANCE	675.00	2,025.00	66.00	90	\$10,125.00	Local	66	0	SMP	RUSTY SPUR	BUFFALO THUNDER	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	675.00	2,025.00	66.00	90	\$10,125.00	Local	66	0	SMP	THUNDER HORSE	BUFFALO THUNDER	POW WOW
7	SMP	100	HMAC MINOR MAINTENANCE	471.00	1,413.00	66.00	90	\$7,065.00	Local	66	0	SMP	ELAINA LOOP	GRAND LAKE PKWY	HIGHLAND FALLS DR
8	SMP	96	HMAC MINOR MAINTENANCE	372.00	1,695.00	68.00	90	\$8,475.00	Local	68	0	SMP	BRANDING IRON LN	TIGER CITY LN	OSAGE DR
8	SMP	96	HMAC MINOR MAINTENANCE	1,640.00	4,556.00	68.00	90	\$22,780.00	Local	68	0	SMP	IRELAND DR	SHAMROCK DR	COUNTY GLEN
8	SMP	96	HMAC MINOR MAINTENANCE	444.00	987.00	68.00	90	\$4,935.00	Local	68	0	SMP	RUBY ISLE DR	SHANNON CIR	NEWCASTLE LN
8	SMP	96	HMAC MINOR MAINTENANCE	484.00	1,452.00	68.00	90	\$7,260.00	Local	68	0	SMP	SHAMROCK DR	IRELAND DR	CRYSTAL FALLS PKWY
8	SMP	96	HMAC MINOR MAINTENANCE	970.00	4,311.00	68.00	90	\$21,555.00	Local	68	0	SMP	SPRING HOLLOW DR	LAUREL GLEN BLVD	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	519.00	1,499.00	68.00	90	\$7,495.00	Local	68	0	SMP	DUBLIN DR	DARBEY LN	COUNTY GLEN
8	SMP	96	HMAC MINOR MAINTENANCE	470.00	1,410.00	68.00	90	\$7,050.00	Local	68	0	SMP	PRIMROSE LN	GREENING WAY	END
8	SMP	96	HMAC MINOR MAINTENANCE	813.00	2,439.00	68.00	90	\$12,195.00	Local	68	0	SMP	COLUMBINE LN	GREENING WAY	DEEPWOODS TRL
8	SMP	96	HMAC MINOR MAINTENANCE	1,096.00	3,288.00	68.00	90	\$16,440.00	Local	68	0	SMP	PARKWOOD DR	MASON CREEK BLVD	DEEPWOODS TRL
8	SMP	96	HMAC MINOR MAINTENANCE	1,136.00	3,156.00	68.00	90	\$15,780.00	Local	68	0	SMP	DUBLIN DR	SHAMROCK DR	DARBEY LN
8	SMP	96	HMAC MINOR MAINTENANCE	784.00	2,439.00	68.00	90	\$12,195.00	Local	68	0	SMP	LANTANA DR	MOON GLOW DR	COYOTE LN
8	SMP	96	HMAC MINOR MAINTENANCE	595.00	1,785.00	68.00	90	\$8,925.00	Local	68	0	SMP	EAGLECREEK DR	BACH DR	WATERFALL AVE
8	SMP	96	HMAC MINOR MAINTENANCE	725.00	2,175.00	68.00	90	\$10,875.00	Local	68	0	SMP	OLMOS DR	VISTA RIDGE DR	CHAPARRAL DR
8	SMP	96	HMAC MINOR MAINTENANCE	595.00	2,711.00	68.00	90	\$13,555.00	Local	68	0	SMP	ASPEN MEADOW RD	ORO BELLE WAY	END
8	SMP	96	HMAC MINOR MAINTENANCE	946.00	2,838.00	68.00	90	\$14,190.00	Local	68	0	SMP	MOUNTAIN RIDGE DR	LAUREL GLEN BLVD	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	414.00	1,886.00	68.00	90	\$9,430.00	Local	68	0	SMP	MEADOW VIEW DR	WOODVIEW DR	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	382.00	1,273.00	68.00	90	\$6,365.00	Local	68	0	SMP	SPARKLING BROOK LN	NORTH CREEK DR	RED RIVER LN
8	SMP	96	HMAC MINOR MAINTENANCE	536.00	2,740.00	68.00	90	\$13,700.00	Local	68	0	SMP	MASON CREEK BLVD	LAUREL LN	S BAGDAD RD
8	SMP	96	HMAC MINOR MAINTENANCE	1,160.00	3,609.00	68.00	90	\$18,045.00	Local	68	0	SMP	WHITLEY DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	590.00	3,802.00	68.00	90	\$19,010.00	Local	68	0	SMP	UNION ST	E CRYSTAL FALLS PKWY	BRENTWOOD DR
8	SMP	96	HMAC MINOR MAINTENANCE	1,277.00	3,831.00	68.00	90	\$19,155.00	Local	68	0	SMP	HENDERSON DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	481.00	1,764.00	68.00	90	\$8,820.00	Local	68	0	SMP	WEDGESCALE PASS	PLUME CV	SILVER FOUNTAIN DR
8	SMP	96	HMAC MINOR MAINTENANCE	303.00	1,111.00	68.00	90	\$5,555.00	Local	68	0	SMP	W BROAD ST	BAGDAD ST	N WEST DR
8	SMP	96	HMAC MINOR MAINTENANCE	421.00	1,310.00	68.00	90	\$6,550.00	Local	68	0	SMP	LANTANA DR	COYOTE LN	LANTANA LN
8	SMP	96	HMAC MINOR MAINTENANCE	858.00	3,909.00	68.00	90	\$19,545.00	Local	68	0	SMP	OAK GROVE RD	HERITAGE GROVE RD	END

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
8	SMP	96	HMAC MINOR MAINTENANCE	500.00	2,278.00	68.00	90	\$11,390.00	Local	68	0	SMP	AMANDAS WAY	CR 276	CITY LIMIT
8	SMP	96	HMAC MINOR MAINTENANCE	390.00	1,170.00	68.00	90	\$5,850.00	Local	68	0	SMP	MORGAN DR	DEXTER DR	END
8	SMP	96	HMAC MINOR MAINTENANCE	541.00	1,623.00	68.00	90	\$8,115.00	Local	68	0	SMP	REMINGTON DR	RUBLES CT	SOUTH BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	1,138.00	3,667.00	68.00	90	\$18,335.00	Local	68	0	SMP	REMINGTON DR	SOUTH BROOK DR	MIDDLE BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	220.00	1,002.00	68.00	90	\$5,010.00	Local	68	0	SMP	STAGECOACH BND	STAGECOACH CV	OSAGE DR
8	SMP	96	HMAC MINOR MAINTENANCE	290.00	1,289.00	68.00	90	\$6,445.00	Local	68	0	SMP	MASON CREEK BLVD	GREENING WAY	PARKWOOD DR
8	SMP	96	HMAC MINOR MAINTENANCE	436.00	1,308.00	68.00	90	\$6,540.00	Local	68	0	SMP	PECAN GROVE DR	WINDMILL CIR	N TREASURE OAKS DR
8	SMP	96	HMAC MINOR MAINTENANCE	471.00	2,146.00	68.00	90	\$10,730.00	Local	68	0	SMP	ASPEN MEADOW RD	ORO BELLE WAY	OSAGE DR
8	SMP	96	HMAC MINOR MAINTENANCE	921.00	2,763.00	68.00	90	\$13,815.00	Local	68	0	SMP	WASHBURN DR	HENSLEY DR	LANCASTER DR
8	SMP	96	HMAC MINOR MAINTENANCE	753.00	2,259.00	68.00	90	\$11,295.00	Local	68	0	SMP	WASHBURN DR	LANCASTER DR	LOGAN DR
8	SMP	96	HMAC MINOR MAINTENANCE	775.00	2,325.00	68.00	90	\$11,625.00	Local	68	0	SMP	ENCANTO DR	NORTH CREEK BLVD	RANCHERO RD
8	SMP	96	HMAC MINOR MAINTENANCE	609.00	1,692.00	68.00	90	\$8,460.00	Local	68	0	SMP	TYRONE DR	LONDONDERRY DR	SHAMROCK DR
8	SMP	96	HMAC MINOR MAINTENANCE	292.00	1,330.00	68.00	90	\$6,650.00	Local	68	0	SMP	SPRING HOLLOW DR	RIVER OAK DR	LAUREL GLEN BLVD
8	SMP	96	HMAC MINOR MAINTENANCE	606.00	2,761.00	68.00	90	\$13,805.00	Local	68	0	SMP	ELKHORN RANCH RD	ORO BELLE WAY	END
8	SMP	96	HMAC MINOR MAINTENANCE	288.00	1,344.00	68.00	90	\$6,720.00	Local	68	0	SMP	RIVERWAY LN	BACH DR	MOUNTAIN SPRING LN
8	SMP	96	HMAC MINOR MAINTENANCE	554.00	1,662.00	68.00	90	\$8,310.00	Local	68	0	SMP	WHITLEY DR	RUBLES CT	SOUTH BROOK DR
8	SMP	96	HMAC MINOR MAINTENANCE	324.00	1,476.00	68.00	90	\$7,380.00	Collector	68	0	SMP	HORIZON PARK BLVD	PRESIDIO DR	GLEN VALLEY LN
8	SMP	96	HMAC MINOR MAINTENANCE	338.00	1,127.00	68.00	90	\$5,635.00	Local	68	0	SMP	MEADOW VIEW DR	WILLOW CREEK DR	RIDGEWOOD DR
8	SMP	96	HMAC MINOR MAINTENANCE	504.00	1,680.00	68.00	90	\$8,400.00	Local	68	0	SMP	MASON CREEK BLVD	NIGHTSHADE LN	STILL MEADOW DR
8	SMP	96	HMAC MINOR MAINTENANCE	631.00	1,893.00	68.00	90	\$9,465.00	Local	68	0	SMP	HONEYSUCKLE DR	MOON GLOW DR	END
8	SMP	96	HMAC MINOR MAINTENANCE	797.00	2,657.00	68.00	90	\$13,285.00	Local	68	0	SMP	GREENER DR	CANDLELIGHT DR	LIT CANDLE CV
8	SMP	96	HMAC MINOR MAINTENANCE	859.00	2,863.00	68.00	90	\$14,315.00	Local	68	0	SMP	DEEPWOODS TRL	TWISTED OAK DR	LAUREL LN
8	SMP	96	HMAC MINOR MAINTENANCE	429.00	1,430.00	68.00	90	\$7,150.00	Local	68	0	SMP	EAGLECREEK DR	LITTLECREEK LN	BACH DR
8	SMP	96	HMAC MINOR MAINTENANCE	316.00	1,475.00	68.00	90	\$7,375.00	Collector	68	0	SMP	SONNY DR	BUTTERCUP CT	SALVIA CT
8	SMP	96	HMAC MINOR MAINTENANCE	704.00	3,207.00	68.00	90	\$16,035.00	Collector	68	0	SMP	OSAGE DR	S BAGDAD RD	ELKHORN RANCH RD
8	SMP	96	HMAC MINOR MAINTENANCE	771.00	2,227.00	68.00	90	\$11,135.00	Local	68	0	SMP	MOON GLOW DR	SONNY DR	HONEYSUCKLE LN
8	SMP	96	HMAC MINOR MAINTENANCE	295.00	1,442.00	68.00	90	\$7,210.00	Collector	68	0	SMP	WATERFALL AVE	PECOS CV	DEERCREEK LN
8	SMP	96	HMAC MINOR MAINTENANCE	733.00	3,339.00	68.00	90	\$16,695.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	CR 177	E CRYSTAL FALLS PKWY
8	SMP	96	HMAC MINOR MAINTENANCE	1,053.00	3,510.00	68.00	90	\$17,550.00	Collector	68	0	SMP	OSAGE DR	ARAPAHO TRL	CHEROKEE LN
8	SMP	96	HMAC MINOR MAINTENANCE	1,033.00	4,362.00	68.00	90	\$21,810.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	E CRYSTAL FALLS PKWY	ARROWFEATHER PASS
8	SMP	96	HMAC MINOR MAINTENANCE	877.00	2,534.00	68.00	90	\$12,670.00	Principal	68	0	SMP	CR 279	W SAN GABRIEL PKWY	MCCALLUM DR
8	SMP	96	HMAC MINOR MAINTENANCE	2,344.00	10,678.00	68.00	90	\$53,390.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	JOURNEY PKWY	TURNAROUND
8	SMP	96	HMAC MINOR MAINTENANCE	1,462.00	6,660.00	68.00	90	\$33,300.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	GRAND LAKE PKWY	CR 177
8	SMP	96	HMAC MINOR MAINTENANCE	351.00	1,053.00	68.00	90	\$5,265.00	Local	68	0	SMP	W WILLIS ST	N US 183	N BRUSHY ST
8	SMP	96	HMAC MINOR MAINTENANCE	1,688.00	7,690.00	68.00	90	\$38,450.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	SARITA DR	ARROWFEATHER PASS
8	SMP	96	HMAC MINOR MAINTENANCE	337.00	1,011.00	68.00	90	\$5,055.00	Local	68	0	SMP	SEQUOIA DR	GREENING WAY	SEQUOIA CV
8	SMP	96	HMAC MINOR MAINTENANCE	2,491.00	11,348.00	68.00	90	\$56,740.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	RM 2243	CREEKVIEW CIR
8	SMP	96	HMAC MINOR MAINTENANCE	608.00	2,702.00	68.00	90	\$13,510.00	Collector	68	0	SMP	MEADOW VIEW DR	TANGLEWOOD DR	LAUREL GLEN BLVD
8	SMP	96	HMAC MINOR MAINTENANCE	436.00	1,453.00	68.00	90	\$7,265.00	Local	68	0	SMP	BIRCH BROOK DR	MOSS CREEK DR	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	446.00	1,487.00	68.00	90	\$7,435.00	Local	68	0	SMP	MOSS CREEK DR	BIRCH BROOK DR	ELM CREST
8	SMP	96	HMAC MINOR MAINTENANCE	1,346.00	4,038.00	68.00	90	\$20,190.00	Local	68	0	SMP	RIO BRAVO LOOP	WATERFALL AVE	WATERFALL AVE
8	SMP	96	HMAC MINOR MAINTENANCE	385.00	1,797.00	68.00	90	\$8,985.00	Local	68	0	SMP	RIVERWAY LN	NORTH CREEK DR	BACH DR
8	SMP	96	HMAC MINOR MAINTENANCE	614.00	1,774.00	68.00	90	\$8,870.00	Local	68	0	SMP	BENT WOOD DR	DEW DROP LN	MASON ST
8	SMP	96	HMAC MINOR MAINTENANCE	378.00	1,134.00	68.00	90	\$5,670.00	Local	68	0	SMP	BAGDAD ST	W WILLIS ST	W BROAD ST
8	SMP	96	HMAC MINOR MAINTENANCE	2,654.00	8,847.00	68.00	90	\$44,235.00	Local	68	0	SMP	FAIR OAKS ST	RIDGMAR RD	END
8	SMP	96	HMAC MINOR MAINTENANCE	1,112.00	3,707.00	68.00	90	\$18,535.00	Local	68	0	SMP	SPARKLING BROOK LN	RIVERWAY LN	NORTH CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	835.00	2,783.00	68.00	90	\$13,915.00	Local	68	0	SMP	RIDGE VIEW DR	LAUREL GLEN BLVD	WILLOW CREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	404.00	1,347.00	68.00	90	\$6,735.00	Local	68	0	SMP	SPRING HOLLOW DR	WILLOW CREEK DR	RIDGEWOOD DR
8	SMP	96	HMAC MINOR MAINTENANCE	989.00	3,297.00	68.00	90	\$16,485.00	Local	68	0	SMP	SIOUX TRL	ARAPAHO TRL	CHEROKEE LN
8	SMP	96	HMAC MINOR MAINTENANCE	384.00	1,280.00	68.00	90	\$6,400.00	Local	68	0	SMP	NIGHTSHADE LN	REBUD LN	PENSTEMON DR
8	SMP	96	HMAC MINOR MAINTENANCE	373.00	1,243.00	68.00	90	\$6,215.00	Local	68	0	SMP	MULEDEER RUN	LAUREL LN	HONEYBEE LN
8	SMP	96	HMAC MINOR MAINTENANCE	796.00	2,653.00	68.00	90	\$13,265.00	Local	68	0	SMP	MULEDEER RUN	OVERLAND DR	END
8	SMP	96	HMAC MINOR MAINTENANCE	503.00	1,677.00	68.00	90	\$8,385.00	Local	68	0	SMP	LAUREL GLEN BLVD	SILVER LEAF CV	RIVER CREST

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
8	SMP	96	HMAC MINOR MAINTENANCE	622.00	2,073.00	68.00	90	\$10,365.00	Local	68	0	SMP	LAUREL LN	MADROME TRL	DEEPWOODS TRL
8	SMP	96	HMAC MINOR MAINTENANCE	483.00	1,610.00	68.00	90	\$8,050.00	Local	68	0	SMP	LEANDER DR	HAZELWOOD ST	END
8	SMP	96	HMAC MINOR MAINTENANCE	292.00	973.00	68.00	90	\$4,865.00	Local	68	0	SMP	LITTLECREEK LN	BATTLECREEK LN	CLEARCREEK DR
8	SMP	96	HMAC MINOR MAINTENANCE	484.00	1,613.00	68.00	90	\$8,065.00	Local	68	0	SMP	MIMOSA LN	GREENING WAY	END
8	SMP	96	HMAC MINOR MAINTENANCE	280.00	1,276.00	68.00	90	\$6,380.00	Local	68	0	SMP	MASON CREEK BLVD	PARKWOOD DR	LAUREL LN
9	SMP	96	HMAC MINOR MAINTENANCE	288.00	1,888.00	68.00	90	\$9,440.00	Principal	68	0	SMP	S BAGDAD RD	TAMARAC TRL	LOS VISTA DR
9	SMP	96	HMAC MINOR MAINTENANCE	4,193.00	18,636.00	68.00	90	\$93,180.00	Principal	68	0	SMP	MEL MATHIS AVE	HERO WAY	E SAN GABRIEL PKWY
9	SMP	96	HMAC MINOR MAINTENANCE	34.00	83.00	68.00	90	\$415.00	Principal	68	0	SMP	N LAKELINE BLVD	CRYSTAL FALLS PKWY	CRYSTAL FALLS PKWY
9	SMP	96	HMAC MINOR MAINTENANCE	750.00	5,000.00	68.00	90	\$25,000.00	Principal	68	0	SMP	S BAGDAD RD	BLUELINE DR	CITY LIMIT
9	SMP	96	HMAC MINOR MAINTENANCE	1,416.00	4,091.00	68.00	90	\$20,455.00	Principal	68	0	SMP	CR 279	MCCALLUM DR	HALSEY DR
9	SMP	96	HMAC MINOR MAINTENANCE	1,285.00	3,569.00	68.00	90	\$17,845.00	Principal	68	0	SMP	N LAKELINE BLVD	ALAMO BOUND	CRYSTAL FALLS PKWY
9	SMP	96	HMAC MINOR MAINTENANCE	2,065.00	9,407.00	68.00	90	\$47,035.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	VISTA HEIGHTS DR	CR 274
9	SMP	96	HMAC MINOR MAINTENANCE	3,383.00	15,411.00	68.00	90	\$77,055.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	CR 274	TURNAROUND
9	SMP	96	HMAC MINOR MAINTENANCE	746.00	3,398.00	68.00	90	\$16,990.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	CR 177	E CRYSTAL FALLS PKWY
9	SMP	96	HMAC MINOR MAINTENANCE	1,482.00	4,117.00	68.00	90	\$20,585.00	Principal	68	0	SMP	N LAKELINE BLVD	RIMFIRE	OSAGE DR
9	SMP	96	HMAC MINOR MAINTENANCE	1,556.00	7,088.00	68.00	90	\$35,440.00	Principal	68	0	SMP	HERO WAY	WINDING OAK TRL	RONALD W REAGAN BLVD
9	SMP	96	HMAC MINOR MAINTENANCE	771.00	5,140.00	68.00	90	\$25,700.00	Principal	68	0	SMP	S BAGDAD RD	SONNY DR	HONEYSUCKLE DR
9	SMP	96	HMAC MINOR MAINTENANCE	1,644.00	10,595.00	68.00	90	\$52,975.00	Principal	68	0	SMP	N BAGDAD RD	S BAGDAD RD	OLD 2243 WEST
9	SMP	96	HMAC MINOR MAINTENANCE	610.00	4,134.00	68.00	90	\$20,670.00	Principal	68	0	SMP	S BAGDAD RD	HONEYSUCKLE DR	STILL MEADOW DR
9	SMP	96	HMAC MINOR MAINTENANCE	1,472.00	4,907.00	68.00	90	\$24,535.00	Principal	68	0	SMP	CR 279	TERRY LN	MOCKINGBIRD HILL
9	SMP	96	HMAC MINOR MAINTENANCE	1,028.00	7,082.00	68.00	90	\$35,410.00	Principal	68	0	SMP	S BAGDAD RD	NEWCASTLE LN	APACHE TRL
9	SMP	96	HMAC MINOR MAINTENANCE	6,256.00	20,853.00	68.00	90	\$104,265.00	Principal	68	0	SMP	HERO WAY	CR 269	WINDING OAK TRL
9	SMP	96	HMAC MINOR MAINTENANCE	435.00	2,852.00	68.00	90	\$14,260.00	Principal	68	0	SMP	S BAGDAD RD	MARSALA CIR	MARSALA CIR
9	SMP	96	HMAC MINOR MAINTENANCE	444.00	1,480.00	68.00	90	\$7,400.00	Principal	68	0	SMP	CRYSTAL FALLS PKWY	S WEST DR	HIGH CHAPARRAL DR
9	SMP	96	HMAC MINOR MAINTENANCE	375.00	2,333.00	68.00	90	\$11,665.00	Principal	68	0	SMP	S BAGDAD RD	COUNTY CORK LN	NEWCASTLE LN
9	SMP	96	HMAC MINOR MAINTENANCE	363.00	1,129.00	68.00	90	\$5,645.00	Collector	68	0	SMP	N WEST DR	W SOUTH ST	W WILLIS ST
9	SMP	100	HMAC MINOR MAINTENANCE	195.00	585.00	66.00	90	\$2,925.00	Local	66	0	SMP	PLUME CV	WEDGESCALE PASS	END
9	SMP	100	HMAC MINOR MAINTENANCE	138.00	629.00	66.00	90	\$3,145.00	Local	66	0	SMP	MASON CREEK BLVD	TAMARAC TRL	END
9	SMP	96	HMAC MINOR MAINTENANCE	1,842.00	4,093.00	68.00	90	\$20,465.00	Collector	68	0	SMP	E WOODVIEW DR	183A TOLL RD FR NB	RAIDER WAY
9	SMP	96	HMAC MINOR MAINTENANCE	376.00	919.00	68.00	90	\$4,595.00	Collector	68	0	SMP	LEANDER DR	HAZELWOOD ST	E SONNY DR
9	SMP	96	HMAC MINOR MAINTENANCE	4,277.00	10,455.00	68.00	90	\$52,275.00	Collector	68	0	SMP	LEANDER DR	E SONNY DR	E CRYSTAL FALLS PKWY
9	SMP	96	HMAC MINOR MAINTENANCE	507.00	1,803.00	68.00	90	\$9,015.00	Collector	68	0	SMP	OSAGE DR	SILVER SPUR LN	N LAKELINE BLVD
9	SMP	96	HMAC MINOR MAINTENANCE	3,587.00	8,370.00	68.00	90	\$41,850.00	Collector	68	0	SMP	HERITAGE GROVE RD	US 183	OAK GROVE RD
9	SMP	96	HMAC MINOR MAINTENANCE	885.00	2,655.00	68.00	90	\$13,275.00	Collector	68	0	SMP	HERITAGE GROVE RD	OAK GROVE RD	HALSEY DR
9	SMP	96	HMAC MINOR MAINTENANCE	286.00	1,335.00	68.00	90	\$6,675.00	Collector	68	0	SMP	SONNY DR	SALVIA CT	BLUEBONNET CT
9	SMP	96	HMAC MINOR MAINTENANCE	285.00	1,172.00	68.00	90	\$5,860.00	Collector	68	0	SMP	SOUTH BROOK DR	BURGESS DR	HENDERSON DR
9	SMP	96	HMAC MINOR MAINTENANCE	1,030.00	5,722.00	68.00	90	\$28,610.00	Principal	68	0	SMP	RONALD W REAGAN BLVD	E CRYSTAL FALLS PKWY	ARROWFEATHER PASS
9	SMP	93	HMAC MAJOR REHABILITATION	1,940.00	4,742.00	26.00	26	\$80,428.00	Collector	26	93	SMP	CR 269	HERO WAY	RM 2243
9	SMP	96	HMAC MINOR MAINTENANCE	199.00	929.00	68.00	90	\$4,645.00	Collector	68	0	SMP	SONNY DR	MOON GLOW DR	END
9	SMP	96	HMAC MINOR MAINTENANCE	638.00	2,836.00	68.00	90	\$14,180.00	Collector	68	0	SMP	S WEST DR	HORSESHOE DR	SONNY DR
9	SMP	96	HMAC MINOR MAINTENANCE	317.00	1,057.00	68.00	90	\$5,285.00	Collector	68	0	SMP	OSAGE DR	TEJAS TRL	CHEYENNE ST
9	SMP	96	HMAC MINOR MAINTENANCE	302.00	1,007.00	68.00	90	\$5,035.00	Collector	68	0	SMP	OSAGE DR	BRANDING IRON LN	SADDLE BLANKET PL
9	SMP	96	HMAC MINOR MAINTENANCE	309.00	1,030.00	68.00	90	\$5,150.00	Collector	68	0	SMP	OSAGE DR	STAGECOACH BND	BRANDING IRON LN
9	SMP	96	HMAC MINOR MAINTENANCE	468.00	1,924.00	68.00	90	\$9,620.00	Collector	68	0	SMP	MUNICIPAL DR	KATHERINE WAY	W SOUTH ST
9	SMP	96	HMAC MINOR MAINTENANCE	265.00	883.00	68.00	90	\$4,415.00	Collector	68	0	SMP	HORIZON PARK BLVD	ASHBURY DR	MCCARTHUR DR
9	SMP	96	HMAC MINOR MAINTENANCE	580.00	2,771.00	68.00	90	\$13,855.00	Collector	68	0	SMP	SOUTH BROOK DR	SABINAS DR	COULEE DR
9	SMP	100	HMAC MINOR MAINTENANCE	374.00	873.00	66.00	90	\$4,365.00	Local	66	0	SMP	N GABRIEL ST	E BROAD ST	E EVANS ST
9	SMP	100	HMAC MINOR MAINTENANCE	178.00	534.00	66.00	90	\$2,670.00	Local	66	0	SMP	PECOS CV	WATERFALL AVE	END
9	SMP	100	HMAC MINOR MAINTENANCE	292.00	973.00	66.00	90	\$4,865.00	Local	66	0	SMP	WILLOW CREEK DR	MOUNTAIN RIDGE DR	SPRING HOLLOW DR
9	SMP	100	HMAC MINOR MAINTENANCE	286.00	953.00	66.00	90	\$4,765.00	Local	66	0	SMP	SOUTHCREEK DR	BATTLECREEK LN	CLEARCREEK DR
9	SMP	100	HMAC MINOR MAINTENANCE	292.00	973.00	66.00	90	\$4,865.00	Local	66	0	SMP	WILLOW CREEK DR	RIDGE VIEW DR	MOUNTAIN RIDGE DR
9	SMP	100	HMAC MINOR MAINTENANCE	287.00	957.00	66.00	90	\$4,785.00	Local	66	0	SMP	REDBUD LN	NIGHTSHADE LN	STILL MEADOW DR
9	SMP	100	HMAC MINOR MAINTENANCE	292.00	973.00	66.00	90	\$4,865.00	Local	66	0	SMP	LITTLECREEK LN	CLEAR SPRING LN	MILLCREEK LN

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
9	SMP	100	HMAC MINOR MAINTENANCE	280.00	933.00	66.00	90	\$4,665.00	Local	66	0	SMP	LITTLECREEK LN	EAGLECREEK DR	BATTLECREEK LN
9	SMP	100	HMAC MINOR MAINTENANCE	44.00	147.00	66.00	90	\$735.00	Local	66	0	SMP	CLEAR LAKE LN	HILLTOP DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	291.00	970.00	66.00	90	\$4,850.00	Local	66	0	SMP	LAUREL LN	DEEPWOODS TRL	MULEDEER RUN
9	SMP	100	HMAC MINOR MAINTENANCE	175.00	583.00	66.00	90	\$2,915.00	Local	66	0	SMP	ELM CREST	MOSS CREEK DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	290.00	967.00	66.00	90	\$4,835.00	Local	66	0	SMP	LAUREL GLEN BLVD	BIRCH BROOK DR	SILVER LEAF CV
9	SMP	100	HMAC MINOR MAINTENANCE	213.00	663.00	66.00	90	\$3,315.00	Local	66	0	SMP	LANTANA CT	SONNY DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	305.00	915.00	66.00	90	\$4,575.00	Local	66	0	SMP	HONEYSUCKLE DR	WINECUP CT	VERBENA CT
9	SMP	100	HMAC MINOR MAINTENANCE	213.00	710.00	66.00	90	\$3,550.00	Local	66	0	SMP	GREENER DR	LIT CANDLE CV	OLD 2243 WEST
9	SMP	100	HMAC MINOR MAINTENANCE	138.00	460.00	66.00	90	\$2,300.00	Local	66	0	SMP	ERIN CIR	END	EMERALD ISLE DR
9	SMP	100	HMAC MINOR MAINTENANCE	122.00	407.00	66.00	90	\$2,035.00	Local	66	0	SMP	CHRISTOPHER LN	CR 270	CITY LIMIT
9	SMP	100	HMAC MINOR MAINTENANCE	190.00	570.00	66.00	90	\$2,850.00	Local	66	0	SMP	DOVE SONG DR	W SOUTH ST	LOGUE CV
9	SMP	100	HMAC MINOR MAINTENANCE	206.00	687.00	66.00	90	\$3,435.00	Local	66	0	SMP	LAUREL GLEN BLVD	RIVER CREST	E CRYSTAL FALLS PKWY
9	SMP	100	HMAC MINOR MAINTENANCE	114.00	380.00	66.00	90	\$1,900.00	Local	66	0	SMP	MILLCREEK LN	LITTLECREEK LN	END
9	SMP	100	HMAC MINOR MAINTENANCE	185.00	576.00	66.00	90	\$2,880.00	Local	66	0	SMP	BURGESS DR	MIDDLE BROOK DR	MIDDLE BROOK DR
9	SMP	100	HMAC MINOR MAINTENANCE	84.00	271.00	66.00	90	\$1,355.00	Local	66	0	SMP	CLEARCREEK DR	LITTLECREEK LN	END
9	SMP	100	HMAC MINOR MAINTENANCE	291.00	873.00	66.00	90	\$4,365.00	Local	66	0	SMP	MIDDLE BROOK DR	CLAYTON DR	REMINGTON DR
9	SMP	100	HMAC MINOR MAINTENANCE	346.00	923.00	66.00	90	\$4,615.00	Local	66	0	SMP	OVERLOOK BND	HIDDEN TRCE	END
9	SMP	100	HMAC MINOR MAINTENANCE	103.00	423.00	66.00	90	\$2,115.00	Local	66	0	SMP	N TREASURE OAKS DR	PECAN GROVE DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	154.00	462.00	66.00	90	\$2,310.00	Local	66	0	SMP	MULEDEER RUN	VISTA DR	OVERLAND DR
9	SMP	100	HMAC MINOR MAINTENANCE	296.00	888.00	66.00	90	\$4,440.00	Local	66	0	SMP	MASON ST	NORTHERN TRL	EMMA ROSE TRL
9	SMP	100	HMAC MINOR MAINTENANCE	337.00	936.00	66.00	90	\$4,680.00	Local	66	0	SMP	TYRONE DR	S WEST DR	KILLARNEY DR
9	SMP	100	HMAC MINOR MAINTENANCE	317.00	951.00	66.00	90	\$4,755.00	Local	66	0	SMP	COYOTE LN	TOPAZ LN	LANTANA DR
9	SMP	100	HMAC MINOR MAINTENANCE	161.00	483.00	66.00	90	\$2,415.00	Local	66	0	SMP	WINECUP CT	HONEYSUCKLE DR	END
9	SMP	100	HMAC MINOR MAINTENANCE	179.00	517.00	66.00	90	\$2,585.00	Local	66	0	SMP	SPRING BROOK LN	LAUREL GLEN BLVD	END
9	SMP	100	HMAC MINOR MAINTENANCE	295.00	885.00	66.00	90	\$4,425.00	Local	66	0	SMP	WILLOW CREEK DR	SPRING HOLLOW DR	BIRCH BROOK DR
9	SMP	100	HMAC MINOR MAINTENANCE	294.00	882.00	66.00	90	\$4,410.00	Local	66	0	SMP	WILLOW CREEK DR	MEADOW VIEW DR	RIDGE VIEW DR
9	SMP	100	HMAC MINOR MAINTENANCE	151.00	453.00	66.00	90	\$2,265.00	Local	66	0	SMP	WIGWAM	FOOTHILLS	END
9	SMP	100	HMAC MINOR MAINTENANCE	291.00	873.00	66.00	90	\$4,365.00	Local	66	0	SMP	WASHINGTON SQUARE DR	UNION ST	TROLLEY CV
9	SMP	100	HMAC MINOR MAINTENANCE	296.00	888.00	66.00	90	\$4,440.00	Local	66	0	SMP	TANGLEWOOD DR	THRUSH DR	MEADOW VIEW DR
9	SMP	100	HMAC MINOR MAINTENANCE	205.00	957.00	66.00	90	\$4,785.00	Local	66	0	SMP	STILL MEADOW DR	S BAGDAD RD	REDBUD LN
9	SMP	100	HMAC MINOR MAINTENANCE	170.00	510.00	66.00	90	\$2,550.00	Local	66	0	SMP	RUBLES CT	PAMPAS RICAS DR	WHITLEY DR
9	SMP	100	HMAC MINOR MAINTENANCE	290.00	838.00	66.00	90	\$4,190.00	Local	66	0	SMP	SOUTHCREEK DR	CLEAR SPRING LN	MILLCREEK LN
9	SMP	100	HMAC MINOR MAINTENANCE	264.00	792.00	66.00	90	\$3,960.00	Local	66	0	SMP	WINDMILL CIR	PECAN GROVE DR	END
10	SMP	96	HMAC MINOR MAINTENANCE	1,176.00	3,528.00	68.00	90	\$17,640.00	Local	68	0	SMP	BURGESS DR	SOUTH BROOK DR	MIDDLE BROOK DR
10	SMP	96	HMAC MINOR MAINTENANCE	454.00	2,068.00	68.00	90	\$10,340.00	Local	68	0	SMP	GOLDEN BRIDLE TRL	LOST MINE TRL	STAGECOACH BND
10	SMP	96	HMAC MINOR MAINTENANCE	729.00	2,187.00	68.00	90	\$10,935.00	Local	68	0	SMP	APPLE ROCK	FOOTHILLS	IRON HORSE
10	SMP	96	HMAC MINOR MAINTENANCE	596.00	1,523.00	68.00	90	\$7,615.00	Local	68	0	SMP	S WEST DR	TYRONE DR	LIMERICK LN
10	SMP	96	HMAC MINOR MAINTENANCE	829.00	1,842.00	68.00	90	\$9,210.00	Local	68	0	SMP	CASTLEWOOD TRL	OAK HOLLOW DR	S BAGDAD RD
10	SMP	96	HMAC MINOR MAINTENANCE	422.00	1,922.00	68.00	90	\$9,610.00	Local	68	0	SMP	SADDLE BLANKET PL	TIGER CITY LN	OSAGE DR
10	SMP	96	HMAC MINOR MAINTENANCE	600.00	2,467.00	68.00	90	\$12,335.00	Local	68	0	SMP	GRAND LAKE PKWY	E CRYSTAL FALLS PKWY	ELAINA LOOP
10	SMP	96	HMAC MINOR MAINTENANCE	865.00	3,556.00	68.00	90	\$17,780.00	Local	68	0	SMP	RED HAWK DR	VISTA RIDGE DR	PASEO VERDE DR
10	SMP	96	HMAC MINOR MAINTENANCE	757.00	2,271.00	68.00	90	\$11,355.00	Local	68	0	SMP	KATHERINE WAY	W SOUTH ST	LEE DR
10	SMP	96	HMAC MINOR MAINTENANCE	707.00	3,221.00	68.00	90	\$16,105.00	Local	68	0	SMP	CHIMNEY ROCK RD	CACTUS VALLEY DR	PECAN VALLEY DR
10	SMP	96	HMAC MINOR MAINTENANCE	336.00	1,531.00	68.00	90	\$7,655.00	Local	68	0	SMP	QUICK FORT	WESTERN JUSTICE	BUFFALO SPEEDWAY
10	SMP	96	HMAC MINOR MAINTENANCE	771.00	2,313.00	68.00	90	\$11,565.00	Local	68	0	SMP	PAMPAS RICAS DR	NORTH CREEK BLVD	RANCHERO RD
10	SMP	96	HMAC MINOR MAINTENANCE	461.00	1,946.00	68.00	90	\$9,730.00	Local	68	0	SMP	SPRING HOLLOW DR	RIDGEWOOD DR	WATER HYACINTH LOOP
10	SMP	96	HMAC MINOR MAINTENANCE	668.00	2,004.00	68.00	90	\$10,020.00	Local	68	0	SMP	BILLY PAT RD	CACTUS VALLEY DR	JAKE PICKLE PASS
10	SMP	96	HMAC MINOR MAINTENANCE	822.00	2,649.00	68.00	90	\$13,245.00	Local	68	0	SMP	MAPLEWOOD DR	STERLING RIDGE DR	STERLING RIDGE DR
10	SMP	96	HMAC MINOR MAINTENANCE	516.00	2,351.00	68.00	90	\$11,755.00	Local	68	0	SMP	TUMBLING RIVER DR	HIDEOUT CV	CROWN KING WAY
10	SMP	96	HMAC MINOR MAINTENANCE	567.00	2,583.00	68.00	90	\$12,915.00	Collector	68	0	SMP	W SOUTH ST	N TREASURE OAKS DR	DOVE SONG DR
10	SMP	96	HMAC MINOR MAINTENANCE	824.00	2,655.00	68.00	90	\$13,275.00	Local	68	0	SMP	SOUTHCREEK DR	STERLING RIDGE DR	STERLING RIDGE DR
10	SMP	96	HMAC MINOR MAINTENANCE	974.00	2,922.00	68.00	90	\$14,610.00	Local	68	0	SMP	SYDNEE DR	SUNNY BROOK DR	BRIARWOOD DR
10	SMP	96	HMAC MAJOR REHABILITATION	424.00	1,413.00	24.00	95	\$91,845.00	Principal	24	0	SMP	CRYSTAL FALLS PKWY	GLASS DR	S WEST DR

PIM Budget Output - Additional Scenario
Year 1 - \$7.5M CIP/\$750k SMP

Year	Budget Type	Priority	Repair Type	Project Length	Project Area	PCR Score	New PCR Score	Total Repair Cost	Street Class	Start PCR	Next Year Priority	Next Year Budget Type	Street Name	From	To
10	SMP	93	HMAC MAJOR REHABILITATION	1,940.00	4,742.00	26.00	95	\$227,802.00	Collector	26	0	SMP	CR 269	HERO WAY	RM 2243
10	SMP	96	HMAC MAJOR REHABILITATION	391.00	1,303.00	24.00	95	\$84,695.00	Principal	24	0	SMP	CRYSTAL FALLS PKWY	S US 183	LONE OAK DR
10	SMP	96	HMAC MAJOR REHABILITATION	455.00	1,618.00	24.00	95	\$105,170.00	Principal	24	0	SMP	OLD 2243 WEST	W BROADE ST	BROADE WAY
10	SMP	96	HMAC MINOR MAINTENANCE	2,936.00	13,375.00	68.00	90	\$66,875.00	Principal	68	0	SMP	E CRYSTAL FALLS PKWY	HIGHLAND FALLS DR	RONALD W REAGAN BLVD
10	SMP	96	HMAC MAJOR REHABILITATION	529.00	1,469.00	24.00	95	\$95,485.00	Principal	24	0	SMP	N LAKELINE BLVD	TRUSTWORTHY	RIMFIRE
10	SMP	96	HMAC MAJOR REHABILITATION	218.00	1,453.00	24.00	95	\$94,445.00	Principal	24	0	SMP	S BAGDAD RD	N BAGDAD RD	MARSALA CIR
10	SMP	96	HMAC MINOR MAINTENANCE	1,003.00	3,343.00	68.00	90	\$16,715.00	Collector	68	0	SMP	OSAGE DR	CHEROKEE LN	TEJAS TRL
10	SMP	96	HMAC MINOR MAINTENANCE	851.00	3,499.00	68.00	90	\$17,495.00	Collector	68	0	SMP	W SOUTH ST	KATHERINE WAY	LEE DR
10	SMP	96	HMAC MAJOR REHABILITATION	152.00	743.00	24.00	95	\$48,295.00	Collector	24	0	SMP	WATERFALL AVE	MAPLECREEK DR	END
10	SMP	96	HMAC MINOR MAINTENANCE	328.00	1,786.00	68.00	90	\$8,930.00	Local	68	0	SMP	W BROADE ST	N BRUSHY ST	BAGDAD ST
10	SMP	96	HMAC MINOR MAINTENANCE	895.00	4,773.00	68.00	90	\$23,865.00	Collector	68	0	SMP	HALSEY DR	WHITAKER DR	W SAN GABRIEL PKWY
10	SMP	96	HMAC MAJOR REHABILITATION	53.00	259.00	24.00	95	\$16,835.00	Collector	24	0	SMP	CRYSTAL FALLS PKWY	CHRISTINE DR	CHRISTINE DR
10	SMP	96	HMAC MINOR MAINTENANCE	485.00	1,617.00	68.00	90	\$8,085.00	Local	68	0	SMP	HILLTOP DR	LAUREL GLEN BLVD	CLEAR LAKE LN
10	SMP	96	HMAC MINOR MAINTENANCE	461.00	1,537.00	68.00	90	\$7,685.00	Local	68	0	SMP	GRANITE CREEK DR	CROWN KING WAY	END
10	SMP	96	HMAC MINOR MAINTENANCE	562.00	1,873.00	68.00	90	\$9,365.00	Local	68	0	SMP	MARIN CV	UNION ST	END
10	SMP	96	HMAC MINOR MAINTENANCE	1,000.00	3,333.00	68.00	90	\$16,665.00	Local	68	0	SMP	SIoux TRL	CHEROKEE LN	TEJAS TRL
10	SMP	96	HMAC MINOR MAINTENANCE	728.00	2,427.00	68.00	90	\$12,135.00	Local	68	0	SMP	WASHINGTON SQUARE DR	INVERNESS ST	END
10	SMP	96	HMAC MINOR MAINTENANCE	824.00	3,388.00	68.00	90	\$16,940.00	Collector	68	0	SMP	W SOUTH ST	LEE DR	MUNICIPAL DR

APPENDIX E
Candidate Projects for Funding by Road Class

City of Leander – Arterial Top Priority

HVJID	PREFIX	NAME	SUFFIX	PCR	DATE	REPAIR	TYPE	COST	PRIORITY	FROM	TO	CLASS	LEN,FT	WID,FT
143	N	BAGDAD	RD	70	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 53,000	89	S BAGDAD RD	OLD 2243 WEST	A	1644	58
141	N	BAGDAD	RD	88	03/06/15	NONE - MIN MAINT. W/ OTHERS	F	\$ 20,500	0	OLD 2243 WEST	NORTH CREEK BLVD	A	1244	30
142	N	BAGDAD	RD	68	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 12,500	96	NORTH CREEK BLVD	RANCHERO RD	A	746	30
839	N	BAGDAD	RD	80	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 5,000	54	RANCHERO RD	WATERFALL AVE	A	337	28
189	S	BAGDAD	RD	78	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 46,500	61	MUNICIPAL DR	DEXTER DR	A	1426	59
671	S	BAGDAD	RD	71	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 25,500	86	SONNY DR	HONEYSUCKLE DR	A	771	60
382	S	BAGDAD	RD	76	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 20,500	68	HONEYSUCKLE DR	STILL MEADOW DR	A	610	61
1199	S	BAGDAD	RD	65	03/07/15	HMAC REHABILITATION	F	\$ 3,500	54	CRYSTAL FALLS PKWY	CRYSTAL FALLS PKWY	A	50	65
1028	S	BAGDAD	RD	77	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 25,000	64	BLUELINE DR	CITY LIMIT	A	750	60
16	CR	279		75	03/05/15	HMAC MINOR MAINTENANCE	F	\$ 24,500	71	TERRY LN	MOCKINGBIRD HILL	A	1472	30
17	CR	279		63	03/05/15	HMAC REHABILITATION	F	\$ 193,000	61	TERRY LN	CITY LIMIT	A	5792	30
1024	CR	279		73	03/05/15	HMAC MINOR MAINTENANCE	F	\$ 20,500	79	MCCALLUM DR	HALSEY DR	A	1416	26
306		HERO	WAY	75	03/16/15	HMAC MINOR MAINTENANCE	F	\$ 104,500	71	CR 269	WINDING OAK TRL	A	6256	30
424		OLD 2243 WEST		80	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 8,000	54	RIVERWAY LN	GREENER DR	A	607	24
445		OLD 2243 WEST		79	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 52,500	57	BROADE WAY	N BAGDAD RD	A	3780	25
								\$ 615,000						

City of Leander – Collector Top Priority

HVJID	PREFIX	NAME	SUFFIX	PCR	DATE	REPAIR	TYPE	COST	PRIORITY	FROM	TO	CLASS	LEN,FT	WID,FT
91		HAZELWOOD	ST	66	03/14/15	HMAC MINOR MAINTENANCE	F	\$ 23,000	100	LEANDER DR	HORIZON PARK BLVD	C	1367	30
385	S	WEST	DR	67	03/11/15	HMAC MINOR MAINTENANCE	F	\$ 8,500	100	MUNICIPAL DR	LION DR	C	694	22
222	S	WEST	DR	53	03/11/15	HMAC REHABILITATION	F	\$ 32,500	96	CALLE ST	CRYSTAL FALLS PKWY	C	1324	22
777		MUNICIPAL	DR	54	03/13/15	HMAC REHABILITATION	F	\$ 47,000	93	S WEST DR	END	C	2475	17
1160	E	WOODVIEW	DR	73	03/11/15	HMAC MINOR MAINTENANCE	F	\$ 20,500	79	183A TOLL RD FR NB	RAIDER WAY	C	1842	20
1133		LEANDER	DR	74	03/14/15	HMAC MINOR MAINTENANCE	F	\$ 52,500	75	E SONNY DR	E CRYSTAL FALLS PKWY	C	4277	22
720		CR 280		49	03/05/15	HMAC MAJOR REHABILITATION	F	\$ 977,500	53	CR 279	CITY LIMIT	C	10730	41
1113		HERITAGE GROVE	RD	76	03/05/15	HMAC MINOR MAINTENANCE	F	\$ 42,000	68	US 183	OAK GROVE RD	C	3587	21
1086		HERITAGE GROVE	RD	76	03/05/15	HMAC MINOR MAINTENANCE	F	\$ 13,500	68	OAK GROVE RD	HALSEY DR	C	885	27
1177		CR 269		79	03/16/15	HMAC MINOR MAINTENANCE	F	\$ 23,500	57	HERO WAY	RM 2243	C	1940	22
1213		CRYSTAL FALLS	PKWY	79	03/07/15	HMAC MINOR MAINTENANCE	F	\$ 20,000	57	N LAKELINE BLVD	CHRISTINE DR	C	1576	23
394		SUNNY BROOK	DR	79	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 6,000	57	OLD 2243 WEST	SOUTHCREEK DR	C	248	42
675		SUNNY BROOK	DR	79	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 6,500	57	SOUTHCREEK DR	MAPLEWOOD DR	C	288	42
570		VISTA RIDGE	DR	80	03/10/15	HMAC MINOR MAINTENANCE	F	\$ 13,500	54	S BAGDAD RD	NOGALES LN	C	601	41
389	S	WEST	DR	80	03/11/15	HMAC MINOR MAINTENANCE	F	\$ 11,000	54	SONNY DR	SNOW GOOSE	C	985	20
								\$1,297,500						

City of Leander – Local Top Priority

HVJID	NAME	SUFFIX	PCR	DATE	REPAIR	TYPE	COST	PRIORITY	FROM	TO	CLASS	LEN,FT	WID,FT
589	EMERALD ISLE	DR	78	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 15,000	61	TYRONE DR	DARBAY LN	L	1093	25
725	EMERALD ISLE	DR	66	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 5,000	100	DARBAY LN	COUNTY GLEN	L	377	24
447	EMERALD ISLE	DR	85	03/12/15	NONE-MIN MAINT. W/ OTHERS	F	\$ 6,500	0	COUNTY GLEN	WICKLOW DR	L	547	21
449	EMERALD ISLE	DR	79	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 5,000	57	WICKLOW DR	COUNTY CORK LN	L	442	21
448	EMERALD ISLE	DR	78	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 6,000	61	COUNTY CORK LN	ERIN CIR	L	517	21
231	TAMARAC	TRL	66	03/10/15	HMAC MINOR MAINTENANCE	F	\$ 7,500	100	S BAGDAD RD	PARKWOOD DR	L	502	27
478	TAMARAC	TRL	90	03/10/15	NONE-MIN MAINT. W/ OTHERS	F	\$ 4,500	0	PARKWOOD DR	GREENING WAY	L	289	29
232	TAMARAC	TRL	74	03/10/15	HMAC MINOR MAINTENANCE	F	\$ 6,000	75	GREENING WAY	MASON CREEK BLVD	L	390	28
686	TAMARAC	TRL	61	03/10/15	HMAC REHABILITATION	F	\$ 2,500	68	MASON CREEK BLVD	END	L	88	28
334	BONITA VERDE	DR	64	03/12/15	HMAC REHABILITATION	F	\$ 27,500	57	HIGH CHAPARRAL DR	TIERRA ALTO ST	L	1248	20
335	BONITA VERDE	DR	74	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 5,000	75	TIERRA ALTO ST	CARTO ST	L	437	21
711	BONITA VERDE	DR	52	03/12/15	HMAC REHABILITATION	F	\$ 24,500	100	CARTO ST	S BAGDAD RD	L	1048	21
247	DEERCREEK	LN	70	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 4,000	89	OLD 2243 WEST	SOUTHCREEK DR	L	243	30
724	DEERCREEK	LN	67	03/06/15	HMAC MINOR MAINTENANCE	F	\$ 22,500	100	SOUTHCREEK DR	LITTLECREEK LN	L	960	42
207	HORSESHOE	DR	67	03/13/15	HMAC MINOR MAINTENANCE	F	\$ 25,000	100	POWELL DR	S WEST DR	L	1893	24
248	MASON CREEK	BLVD	67	03/10/15	HMAC MINOR MAINTENANCE	F	\$ 13,500	100	TAMARAC TRL	PINEWOOD CV	L	599	41
121	MASON CREEK	BLVD	78	03/10/15	HMAC MINOR MAINTENANCE	F	\$ 5,000	61	PINEWOOD CV	GREENING WAY	L	236	40
487	TIERRA ALTO	ST	67	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 5,500	100	LOS VISTA DR	BONITA VERDE DR	L	458	21
768	TIERRA ALTO	ST	76	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 6,500	68	BONITA VERDE DR	CRYSTAL FALLS PKWY	L	526	23
186	LOS VISTA	DR	62	03/12/15	HMAC REHABILITATION	F	\$ 29,000	64	HIGH CHAPARRAL DR	TIERRA ALTO ST	L	1244	21
187	LOS VISTA	DR	53	03/12/15	HMAC REHABILITATION	F	\$ 36,000	96	TIERRA ALTO ST	S BAGDAD RD	L	1534	21
1161	RIVA RIDGE	DR	34	03/05/15	HMAC MAJOR REHABILITATION	F	\$ 31,500	79	US 183 NB	CITY LIMIT	L	790	18
651	BROADE	ST	54	03/13/15	HMAC REHABILITATION	F	\$ 3,000	93	N GABRIEL ST	END	L	265	11
650	BROADE	ST	20	03/13/15	HMAC RECONSTRUCTION - LOCAL	O	\$ 64,000	53	N GABRIEL ST	N EAST ST	L	275	28
1080	BROADE	WAY	50	03/13/15	HMAC MAJOR REHABILITATION	F	\$ 53,500	52	N WEST DR	OLD 2243 WEST	L	1410	17
176	LION	DR	54	03/13/15	HMAC REHABILITATION	F	\$ 37,000	93	S WEST DR	TABLEROCK CIR	L	1658	20
451	GLASS	DR	68	03/14/15	HMAC MINOR MAINTENANCE	F	\$ 24,000	96	SONNY DR	SHEILA DR	L	2161	20
80	GLASS	DR	41	03/14/15	HMAC MAJOR REHABILITATION	F	\$ 140,000	67	SHEILA DR	CRYSTAL FALLS PKWY	L	2098	30
753	POWELL	DR	55	03/13/15	HMAC REHABILITATION	F	\$ 18,000	89	MASON ST	HORSESHOE DR	L	674	24
144	BRUSHY	ST	37	03/13/15	HMAC MAJOR REHABILITATION	F	\$ 23,000	74	W BROADE ST	END	L	382	27
60	EVANS	ST	37	03/13/15	HMAC MAJOR REHABILITATION	F	\$ 9,500	74	N GABRIEL ST	END	L	281	15
446	EVANS	ST	65	03/13/15	HMAC REHABILITATION	F	\$ 6,000	54	N GABRIEL ST	N EAST ST	L	265	20
741	MOCKINGBIRD	LN	57	03/14/15	HMAC REHABILITATION	F	\$ 39,000	82	E CRYSTAL FALLS PKWY	END	L	1592	22
452	HIGH CHAPARRAL	DR	84	03/12/15	NONE-MIN MAINT. W/ OTHERS	F	\$ 13,000	0	TULA TRL	CALLE ST	L	1072	22
92	HIGH CHAPARRAL	DR	69	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 4,000	93	CALLE ST	LOS VISTA DR	L	340	22
728	HIGH CHAPARRAL	DR	69	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 6,000	93	LOS VISTA DR	BONITA VERDE DR	L	501	22
93	HIGH CHAPARRAL	DR	73	03/12/15	HMAC MINOR MAINTENANCE	F	\$ 6,000	79	BONITA VERDE DR	CRYSTAL FALLS PKWY	L	486	23
210	LACY	DR	69	03/14/15	HMAC MINOR MAINTENANCE	F	\$ 36,000	93	SONNY DR	SHEILA DR	L	2168	30
437	POWELL	DR	69	03/13/15	HMAC MINOR MAINTENANCE	F	\$ 2,500	93	LION DR	MASON ST	L	222	21
							\$ 778,000						

City of Leander Repair Selection Criteria & Estimated Cost

Arterial/Collector PCR Range	Local PCR Range	Repair	Example Repair Type	Estimated Cost (per yd ²)	Post PCR Score
0-20	0-30	HMAC Reconstruction	Full Depth Reconstruction	\$95.00 / \$75.00	100
21-50	31-50	HMAC Major Rehabilitation	Mill & Overlay	\$ 20.00	100
51-65	51-65	HMAC Rehabilitation	Surface/Chip Seal	\$ 10.00	95
66-80	66-80	HMAC Minor Maintenance	Crack Sealing/Pothole Patching	\$ 5.00	90
81-100	81-100	Do Nothing	n/a	\$ -	n/a



Executive Summary

October 15, 2015

Council Agenda Subject: Water Supply Update

Background: The City of Leander continues to follow a voluntary Twice-a-Week (Stage 1) outdoor watering schedule since August 6, 2015. Recent spring rains in the Lower Colorado River watershed have significantly increased the combined water supply in Lakes Travis and Buchanan from 767,185 acre-feet on May 1st to a current storage of 1,456,650 acre-feet of combined storage on October 7th for a combined storage of 72% full. Recently the combined storage of both lakes has begun to drop slightly, approximately 3% over the last month. The attached Leander Water Use Graph compares recent water use in September 2015 to September 2014, and provides additional historical water use for the City.

Origination: Patrick A. Womack, P.E. Public Works Director

Financial Consideration: None

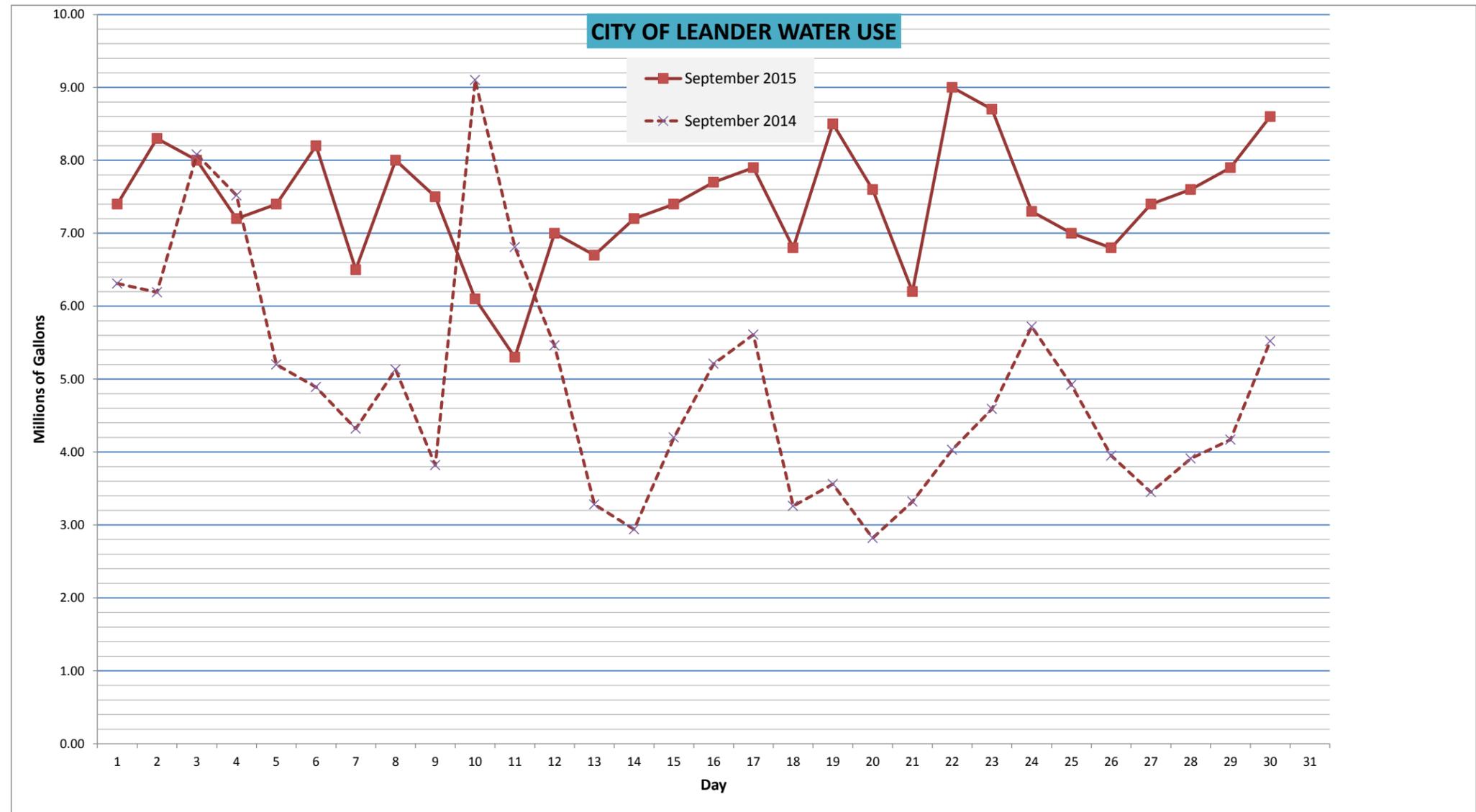
Recommendation: None

Attachments: City of Leander Water Use Table & Graph

Prepared by: Patrick A. Womack, P.E. Public Works Director

City of Leander Water Use (MG)				
Day	2015			2014
	July	August	September	September
1	4.47	6.30	7.40	6.31
2	3.77	7.90	8.30	6.19
3	3.51	8.50	8.00	8.08
4	3.13	8.70	7.20	7.52
5	3.94	10.10	7.40	5.20
6	4.77	10.40	8.20	4.89
7	4.86	7.70	6.50	4.32
8	5.94	7.70	8.00	5.13
9	5.93	9.00	7.50	3.82
10	4.60	6.80	6.10	9.10
11	4.61	8.30	5.30	6.81
12	5.76	11.90	7.00	5.46
13	5.80	9.10	6.70	3.28
14	6.79	6.90	7.20	2.94
15	7.13	7.00	7.40	4.20
16	7.63	9.20	7.70	5.21
17	5.23	6.30	7.90	5.61
18	5.64	8.90	6.80	3.26
19	5.44	8.80	8.50	3.56
20	7.80	9.60	7.60	2.82
21	8.30	6.50	6.20	3.32
22	8.00	6.10	9.00	4.03
23	7.60	8.90	8.70	4.59
24	6.70	6.30	7.30	5.72
25	6.30	7.70	7.00	4.92
26	6.60	10.00	6.80	3.95
27	6.40	9.40	7.40	3.45
28	8.20	7.30	7.60	3.91
29	8.40	6.10	7.90	4.17
30	10.50	7.70	8.60	5.52
31	4.70	6.80		

(MG)	2015			2014
	July	August	September	September
Total	188.45	251.9	223.2	147.29
Average	6.08	8.20	7.44	4.91
Peak Day	10.50	11.90	9.00	9.10



Historical Water Use								
Year	2008	2009	2010	2011	2012	2013	2014	2015
Month/Day	8/8	8/3	8/7	8/13	8/9	5/7	9/10	8/12
Peak Day (MG)	9.18	7.79	6.75	7.44	8.38	8.86	9.10	11.90



Executive Summary

October 15, 2015

Agenda Subject: . Consider Board Appointments/Reappointments to the following Boards:

- Bond Task Force Committee
- Planning & Zoning Commission
- Board of Adjustment/Appeal
- Ethics Commission
- TIF/Leander Development Authority
- Library Foundation Board
- Parks & Recreation Advisory Board

Background: The Board Selection Committee has been interviewing for the Bond Task Force Committee as well as several other Commissions and Boards that have vacancies. They have also interviewed for positions on Boards and Commission who have members whose terms are expiring or have already expired. They will make recommendations to the City Council for members.

Origination:

Recommendation: N/A

Attachments:

Prepared by: Debbie Haile, TRMC, City Secretary

Debbie Haile

From: Andrea <andreamcn@yahoo.com>
Sent: Wednesday, October 07, 2015 9:16 PM
To: Debbie Haile; Michelle Stephenson; Ron Abruzzese
Subject: Re: Board Appointments

Debbie,

We are appointing the 15 people listed below to the Bond Task force. (One is our ETJ rep)
Can you contact Bridget to confirm? If we can't get her, the Board Selection Committee members are fine without a Chamber rep. Only Bridget will do hahaha! :-)

Amy Hayward		appoint
Angela Means		appoint
Charles Rouse		appoint
Don McCartney, Jr		appoint
Eric Johnson		appoint
Genc Krasniqi		appoint
Gil Debner		appoint
Glenn Goulet		appoint
Jayne Serna		appoint
Jim Smit		appoint
John Cosgrove		appoint
Mary Wooters		appoint
Morgan Cotten		appoint
Sid Sokol		appoint
Jeff Sweazea	ETJ	appoint

Along with the Bond Committee above, we are also appointing those members as follows to:

Angela Means-Planning & Zoning
Morgan Cotten-Planning & Zoning

John Cosgrove-Board of Adjustments (he mentioned he's ready for more opportunities, so we'd like to offer the BoA).

Genc-TIRZ
Glenn Goulet- Ethics
Stina Hill- Library (but she cannot make council meeting Oct 15th).

Celina Brewer was a no show, however Michelle has left a voicemail to followup, she had no Bond interest, and we'd like to visit with her about Parks or Art. Those can be appointed at a later date.

-Andrea



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION

Name: Amy Hayward

Home Address: 1713 MIRA VISTA City LEANDER Zip 78641

Home Phone: (512) 528-5249 Cell Phone (920) 860-0674

Email Address: amynoodledo11@yahoo.com

Do you live inside the Leander City Limits? Yes 4 years No ETJ?

Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name: On the Rocks Occupation: owner

Address: 3550 N Lakeline Ste 125 City Leander Zip 78641

Phone: (512) 986-7001

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Sio chant Montessor, Jessovi
Children's House Mont Date 2003-2011

Signature: Amy Hayward Date 9/21/15

LMS PTA 2012-2014
Band Boosters 2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- Planning & Zoning Commission
- Parks & Recreation Advisory Board
- Public Art Commission
- TIRZ/Development Authority Board

- Board of Adjustment/Appeal
- Ethics Commission
- City Charter Review Committee
- Library Foundation Board
- Economic Development Committee

PERSONAL INFORMATION

Name: Angela Means

Home Address: 2001 Stagecoach Bend City Leander Zip 78641

Home Phone: 512-569-5286 Cell Phone 512-569-5286

Email Address: Angela.means@yahoo.com

Do you live inside the Leander City Limits? Yes 1 years No ETJ?

Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name: City of Austin Occupation: Parks + Rec. Dept. Division Manager Finance Services

Address: 200 S. Lamar Blvd City Austin Zip 78704

Phone: 512-569-5286

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Austin Rowwood Community Develop. Corp. Date 2008 - 2013

Signature: [Signature] Date: 9/30/2013

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

ANGELA MEANS, MPA

2501 Stagecoach Bend ❖ Leander, TX 78641 ❖ (512) 569-5286 ❖ angela.means@yahoo.com

October 1, 2013

City of Leander
City Clerks Office
Leander, TX

Attention Clerks Office:

I respectfully request consideration for the position of Board Member for the City of Leander. In addition to my resume, I am submitting this letter briefly highlighting my qualifications for this position.

With my background in Public Administration, Budgeting, Finance and Accounting, I am confident that I will make a very successful Board Member for the City of Leander. I have over 18 years of experience in local government administration and financial administration, which includes management, project management, human resource management, accounting, budgeting, fiscal analysis and forecasting, financial management, contract compliance management, grant management, purchasing, capital improvement program coordination and financial management, information technology and customer service. My curricular and professional achievements during the past several years include directing and managing divisions within an organization, project management, solving complex problems by using tact, sensitivity and diplomacy, creating and implementing business policies and procedures, streamlining business processes, and a commitment to team management in a variety of settings. I managed several highly political projects providing accurate and concise statistical data in order to support analysis and provided recommendations to City Council, Boards and Commissions, citizens, and executive management.

As reflected by my resume, I have direct experience and expertise in the critical skills necessary for this position. I have strong business and political acumen to work effectively with front line employees, executive management, customers, agencies and City Council. The description for the Board Member for the City of Leander parallels my interests and qualifications.

I look forward to the opportunity to make a substantial contribution by applying my wide variety of skills and knowledge to assist in achieving the City of Leander's vision, goals, and objectives. Thank you for your time and consideration.

Sincerely,



Angela Means

ANGELA MEANS, MPA

2501 Stagecoach Bend ~ Leander, TX 78641

512-569-5286

angela.means@yahoo.com

FINANCIAL SERVICES EXECUTIVE

Innovative action-oriented leader with a strong track record of performance in local government. Public Administrator with a demonstrated record of exceeding financial goals, turning around underperforming units and driving increased customer service.

Utilize keen analysis, insights and team approach to drive organizational improvements and implement best practices. Superior interpersonal skills, capable of resolving multiple and complex issues and motivating staff to peak performance.

CORE COMPETENCIES

- | | | |
|------------------------------------|------------------------------------|-------------------------------|
| ◆ Strategic & Operational Planning | ◆ Project & Program Management | ◆ Organizational Leadership |
| ◆ Budget & Financial Management | ◆ Policy Development | ◆ Knowledge of Best Practices |
| ◆ Asset Management | ◆ Boundaryless Perspective | ◆ Employee Development |
| ◆ Accounting & Purchasing | ◆ Forecasting & Capital Planning | ◆ Problem Solving |
| ◆ Business Process Improvements | ◆ Contract Management | ◆ Strategic/Critical Thinking |
| ◆ Communication | ◆ Systems & Technology Utilization | ◆ Performance Measurement |

PROFESSIONAL EXPERIENCE

CITY OF AUSTIN ✦ AUSTIN, TX

The 11th most populous City in Country with population of over 820,000, City budget of \$3.1 billion and over 11,000 employees, one of the nation's best managed cities widely known for providing superior and high quality service to citizens of Austin.

Division Manager, Financial Services

2007 - Present

Serve as member of Parks and Recreation Department Executive Team to plan, develop, recommend, resolve and implement policies & procedures, analyze business needs and address issues such as fiscal accountability, policy development, data analysis, reporting & special projects. Provide strategic vision, champion formal planning processes, tighten integration of support services and lead revision of organizational structure to meet growth demands of Department.

- Provide direction and leadership over Financial Services Division with a staff of 20; Responsible for Department's Strategic Business Planning, Finance, Accounting, Budgeting, Cash Control, Contract Compliance Management, Financial Analysis, Financial Reporting, Grants, Asset Management, Inventory, Procurement, Audit, Training, Capital Improvement Project Financial Management, Internal Controls, long term goals and objectives and Business Processes.
- Provide leadership and guidance to twelve divisions and approximately 2,000 Department staff in areas of financial management, contract management, accounting and business process improvements.
- Present financial information to Mayor and City Council, Boards, Commissions and executive management.
- Develop annual budget totaling over \$100 million in various funds including general, capital, special revenue, grant, enterprise and permanent funds and provide monthly revenue and expense forecasts; Develop financial estimates and projections. Monitor, analyze and authorize expenses/expenditures.
- Provide financial reporting, analysis, and recommendations to City of Austin executive management. Develop and present quarterly financial monitoring report to City of Austin executives.
- Implement disciplined accounting controls critical to complying with applicable requirements, and instituted a cash management and reporting program.
- Developed policies and procedures for all business functions and utilized technology to develop online financial training for Department staff in order to educate and ensure compliance.
- Streamlined business processes to increase efficiencies and provide improved service.
- Research and develop information for proposals, new programs and program modification; Evaluate programs.
- Serve as back-up Assistant Director of Administration and Financial Services which include Human Resources Division, Financial Services Division, Marketing, Technology and Communications, Office of Special Events and Office of Partnerships and Grants Development.
- Selected by Director for mentorship by Parks and Recreation Department's Assistant Directors.

ANGELA MEANS, MPA

Page 2 of 3

- Develop and implement departmental policies regarding all financial activities and functions; Ensure departmental compliance with applicable laws, policies, and procedures regarding financial matters.
- Treasurer and Secretary of Austin Rosewood Community Development Corporation.

Accomplishments

- Increased accountability by designing and executing quarterly financial report for executives
- Improved customer service levels by developing website to disseminate and foster communication
- Managed and maintained operating budget below 2% corporate target
- Ensured Department received National Accreditation
- Overhauled Division to tighten focus, streamline operations and foster atmosphere of empowerment, transparency and accountability
- Spearheaded creation and implementation of Contract Compliance Management and Internal Audit offices for Department to ensure strong fiscal accountability and public trust ensuring compliance of over 400 contracts and received Class Act Award for contract negotiations
- Managed effort that resulted in Public/Private partnership saving City of Austin nearly \$500,000 annually in operation and maintenance
- Appointed to the Government Finance Officers Association's Economic Development and Capital Planning Committee to provide leadership and direction to government agencies across the Country
- Speaker at the Government Finance Officers Association's annual conference

CITY OF SAN DIEGO ✧ SAN DIEGO, CA

The 8th most populous City in Country with a population of 1.3 million, City budget of \$2.8 billion and over 10,100 employees, named "America's Finest City".

Fiscal & Policy Analyst**2005 - 2007**

Appointed to Office of the Independent Budget Analyst to provide clear, objective and unbiased analysis and advice to San Diego City Council and public regarding all legislative items bearing financial and policy impacts to City of San Diego.

- Provided financial analysis, reporting, and recommendations to City of San Diego executive management.
- Served on Land Use and Housing Committee and City task forces.
- Presented analysis to City Council, City Committees, City management and citizens.
- Consulted with executive management on fiscal and policy analysis.
- Served as fiscal and program resource for City Council.

Accomplishments

- Championed introduction of quality and continuous improvement best practices to drive enhanced service delivery
- Assisted with creation of new Office of the Independent Budget Analyst

Supervising Management Analyst/Sr. Management Analyst**2000 - 2005**

Part of senior management team for Financial Management Department/Budget Office. Managed Current Year expenditures and revenues for City of San Diego totaling \$2.8 billion. Facilitated, managed, and organized work product of City departments to ensure timely, efficient, and accurate delivery of product. Involved project management skills including problem solving and time management. Provided review and analysis of City department's revenue and expenditure budgets and forecasts. Took leadership role and worked closely with departments to drive process improvements throughout organization.

- Directed, planned, and coordinated activities of professional and administrative staff involved in reviewing, examining and evaluating proposed and operating budgets for multiple departments totaling over \$100 million, including grants, capital projects and special revenue budgets; Providing fiscal forecasting and planning of funds. Staff duties also included Multi-Year Financial Forecast, San Diego City Employees' Retirement System analysis, department budget liaison and training, reception, payroll, and word processing.
- Developed budget preparation and monitoring guidelines, interpreted budget policies and established procedures and practices for implementing policies.

ANGELA MEANS, MPA

Page 3 of 3

- Represented Financial Management at City Council meetings, Housing Commission, City Manager briefings, and meetings with various City departments.
- Provided recommendations to executive management regarding analysis and revenue and expenditure forecast.
- Developed manager's reports and presented to City Council. Conducted citywide trainings and presentations on budget processes.
- Reviewed financial and budget reports, performed financial analysis, established schedules, reviewed financial and/or budget reports to ensure accuracy and reporting on fiscal condition and trends, prepared and reviewed financial forecasts and summaries, analyzed trends and made recommendations to management on fiscal condition of City of San Diego; Established and implemented policy and procedures.
- Liaison with City departments, San Diego Association of Governments and consultants, in order to facilitate information flow and foster good working relationships. Performed as contract liaison with outside Auditing firm to audit City's fiscal year financial statements.

Accomplishments

- Transformed Division from administrative role to strategic business partner, including working with executive management to drive key business and implement performance initiatives
- Received several Outstanding Achievement, High Performing Team and Diversity Awards from City Manager

Financial Analyst/Accountant**1991 - 2000**

Administered and developed budgets totaling over \$18 million for the Financial Management Department.

- Conducted special projects and audits to assure the program was in compliance with applicable laws and regulations.
- Performed analysis of revenue projections; prepared annual forecast analysis to formulate recommendations for program efficiency.
- Supervised support staff whose duties included customer service and administrative support.
- Worked with Special Districts Administration on administration of Maintenance Assessment Districts (MAD). This included reviewing calculations and enrolling MADs, working with community groups to prepare budgets for all MADs, working with Attorneys, Engineers and County of San Diego to submit information.
- Contract liaison with outside engineering consultants for Maintenance Assessment Districts' engineering reports; Performed as a contract liaison between Special Districts Administration and outside software firm to evaluate and respond to software problems, interpret policies, procedures and regulations.
- Responded to property owner calls, complaints and requests to evaluate organizational problems and make recommendations for improvement.
- Prepared cash flow and profit loss analysis to formulate recommendations for program effectiveness/efficiency.
- Reviewed grant contracts and prepared Community Development Block Grant billings to reimburse funds.

Accomplishments

- Created and implemented the first Maintenance Assessment Districts software database in coordination with software engineers utilizing County tax information
- Recipient of City Manager's Outstanding Achievement Award

EDUCATION & PROFESSIONAL AFFILIATIONS**Master of Public Administration (MPA), National University, California****Bachelor of Science, Business Administration (Accounting), San Diego State University, California****Financial Management Certification, Cornell University, New York**

Government Finance Officers Association (GFOA)

GFOA Committee Member on Economic Development & Capital Planning

GFOA Budget Reviewer

Contract Management Association (CMA)

International City/County Management Association (ICMA)

City of Austin Executive Academy Graduate & Women to Women Communications Committee



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|--|
| <input type="checkbox"/> Planning & Zoning Commission | <input checked="" type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input checked="" type="checkbox"/> Board of Adjustment/Appeal |
| <input checked="" type="checkbox"/> Parks & Recreation Advisory Board | <input checked="" type="checkbox"/> Ethics Commission |
| <input checked="" type="checkbox"/> Public Art Commission | <input checked="" type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | <input checked="" type="checkbox"/> Library Foundation Board |

PERSONAL INFORMATION

Name: Celina Marie Brewer

Home Address: 509 Clearcreek Dr. City Leander Zip 78041

Home Phone: _____ Cell Phone (512) 636-8003

Email Address: Cmbrew792@gmail.com

Do you live inside the Leander City Limits? Yes 10+ years No ETJ?

Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name Insurica Occupation Employee Benefits Mgr.

Address: 3721 Executive Center City Austin Zip 78731

Phone (512) 381-8398

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No Not City Boards

If yes, list Board or Commission served on: USD - PTA Board Date 2011 - current

Signature C Brewer Date 9.1.2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Debbie Haile

From: Celina Brewer <cbrewer@INSURICA.com>
Sent: Tuesday, September 01, 2015 12:07 PM
To: Debbie Haile
Subject: City of Leander Board Application
Attachments: 201509011203.pdf

Good afternoon Debbie,

I have attached my application as consideration for a position on the City of Leander Board. I have not held a board position with the City before, but I have been an active board member for Bagdad Elementary since 2011 and I have held several board positions. I am interested in sitting on our city board, to help our leaders with their needs and better our communities. My husband is a police officer for the City of Austin and along with him and our 2 children, we love living here in Leander. I grew up in Leander and attended LISD all of my school career. I am just in awe of how much our city changes, year to year. I want to be a driving force to assist in making it better for all who follow behind us.

I saw that you would like to have my voter registration card as well as the application, do you mind if it is turned in separately? I do not have it here with me at my office.

Thank you in advance for reviewing my application. Should you have any questions for me, please do not hesitate to contact me.

Sincerely,

Celina Brewer | Austin Employee Benefits Assistant Account Manager

INSURICA ®

3721 Executive Center Dr., Suite 200
Austin, TX 78731
P 512.381.8398 | F 866.262.0005
cbrewer@insurica.com

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CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION	
Name:	<u>Charles Rouse</u>
Home Address:	<u>300 PR 921</u> City <u>Leander</u> Zip <u>78641</u>
Home Phone:	<u>512 259 2148</u> Cell Phone <u>512 970-6441</u>
Email Address:	<u>rouseraiders1@gmail.com</u>
Do you live inside the Leander City Limits ?	<input checked="" type="checkbox"/> Yes <u>34</u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ ?
Are you a current registered voter?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name	<u>Leander ISD</u> Occupation <u>Principal (retired)</u>
Address:	<u>Leander High School</u> City <u>Leander</u> Zip <u>78641</u>
Phone:	_____
Business Owner	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Bond Task Force (LISD) Date 2000

Signature Charles Rouse Date Sept 24, 2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Debbie Haile
City Secretary
City of Leander
PO Box 319
Leander, Texas 78641

Dear Ms. Haile,

I'm very interested in being a part of the bond task force for the city of Leander. In light of the rapid growth the area is experiencing, it is imperative to make plans to meet the needs of the city and citizens. In order to meet these needs, priorities will be needed and the need for funds established. As a citizen of Leander for the past 34 years, I have seen and experienced the growth as an administrator in the Leander ISD. I would like to be a part and experience the successful planning for the growth and funding of this community. I would appreciate the opportunity to be a part of this exciting task.

Sincerely,


Charles Rouse

Brief Resume'

1981-1997

Principal Leander High School

Retired-1997

Center of Occupation and Development

Assistant to President of CORD

1997-2004

VOTER REGISTRATION CERTIFICATE
(Certificado de Registro Electoral)
WILLIAMSON COUNTY (Condado de Williamson)

VUID (VUID) 1137674044	Gender (Sexo) M	Valid from (Válido desde) 01/01/2014
Year of Birth (Año de Nacimiento) 1937	Prec. No. (Núm. Pcto.) 264	thru (hasta) 12/31/2015

Name and Permanent Residence Address (Nombre y dirección residencial permanente)
CHARLES E ROUSE
300 PVR 921 #7
LEANDER TX 78641

Charles E Rouse

VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE
(El votante debe firmar esta tarjeta personalmente al recibirla, si puede.)

U.S. REP. (Rep. Federal) 31	STATE SEN. (Sen. Estatal) 5	STATE REP. (Rep. Estatal) 136	COMM. PCT. (Com. Pcto.) 2	J.P. PCT. (J.P. Pcto.) 2
SCHOOL DIST. (Distrito Escolar) LS	CITY (Ciudad) LC	CONSTABLE (Alguacil) 2		

Name and Mailing Address (Nombre y dirección de correo)
65648

101580

CHARLES E ROUSE
300 PVR 921 # 7
LEANDER TX 78641-1637



September, 2015

Debbie Haile, City Secretary

City of Leander

Via this letter I am indicating my interest in serving on the BOND & Task Force Committee.

Respectfully,

Donald H. McCartney, Jr.



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION	
Name: <u>Donald H. McCartney Jr</u>	
Home Address: <u>913 Hartman Drive</u> City <u>Leander</u> Zip <u>78641</u>	
Home Phone: <u>920-469-8310</u> Cell Phone <u>NA</u>	
Email Address: <u>mccartnd@uwgb.edu</u>	
Do you live inside the Leander City Limits? <input checked="" type="checkbox"/> Yes <u>less than 1 year</u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name _____ Occupation <u>Retired</u>	
Address: _____ City _____ Zip _____	
Phone: _____	
Business Owner <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature Donald H. McCartney Jr Date 9/14/2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

DONALD H. McCARTNEY, JR.

May 24th to Present *Retired*
2011 to May 24th *Assistant Chair, Cofrin School of Business*
1983 to May 24th *Senior Faculty Lecturer* **University of Wisconsin Green Bay**
1983 to May 24th *Business Counselor* **University of Wisconsin Green Bay,
Business Development Center**

Summary of Major Accomplishments:

Numerous projects for the community examples of some are below:

- 2007 & 2008 Research Project for the Oneida Tourism Office
- 2008 - Economic Impact Study for PMI; follow up study of prior research
- 2006 - Economic Impact Study for PMI of Green Bay
- 2006 - Economic Impact Study for Tourism Bureau
- ☞ Designed and conducted a feasibility study of a performing arts center, leading to \$11 million dollars in matching funds from the state.
- ☞ Developed a comprehensive marketing strategy for the above performing arts center, increased attendance from 30% to 90%.
- ☞ Conducted a feasibility study for a proposed 34 unit resort in northeast Wisconsin, client successfully obtained a loan in excess of \$1 million dollars.
- ☞ Worked with the new owner of a manufacturing operation in the following areas:
 - identification and analysis of core competencies and strategic business units
 - development of corporate mission statement
 - development of marketing roll-out plan
 - analysis and staffing of sales function
 - establishment of Board of Advisors

Revenues from the above are approximately \$1 million, a 30% increase.

INSTITUTIONAL SERVICE:

- ☞ Served on numerous University and departmental committees, both as a member and chair of.
- ☞ Currently developing a marketing program for the Athletic Department's ticket sales.
- ☞ asked to serve as Recruitment Director for the University's Soccer Program.
- ☞ UWGB's Advancement Council.
- ☞ Worked with the Placement Office to create an Internship Workshop program.

EDUCATION:

1993 to 1995 Marquette University, Doctoral course work, International Marketing
1981 to 1984 University of Wisconsin-Oshkosh, M.B.A.
1972 to 1973 Indiana University, Graduate course work, Molecular Biology
1968 to 1972 Indiana University, B.A., Biology

COMMUNITY:

Served in various capacities for the following:

- ☞ United Way of Brown County, Board of Directors
- ☞ Brown County Planning Commission
- ☞ Goodwill Industries
- ☞ Boy Scouts of America
- ☞ Bay Area Humane Society, Board of Directors

JASON M. BARNETT
 Elections Administrator
 P.O. Box 209
 Georgetown, Texas 78627
 (512) 943-1630
 www.wilco.org/elections

Secretary of State's Office
 Elections Division
 1-800-252-VOTE (8683)
 www.sos.state.tx.us



RETURN SERVICE REQUESTED



02 1M
 0004282192 JUN02 2015
 \$ 00.34⁰

VOTER REGISTRATION CERTIFICATE
 (Certificado de Registro Electoral)

WILLIAMSON COUNTY (Condado de Williamson)

VUID (VUID) 1220358651	Gender (Sexo)	Valid from (Válido desde) 06/03/15
Year of Birth (Año de Nacimiento) 1950	Prec. No. (Núm. Pcto.) 259	thru (hasta) 12/31/15

Name and Permanent Residence Address (Nombre y dirección residencial permanente)
 MCCARTNEY JR, DONALD H
 913 HARTMAN DR
 LEANDER

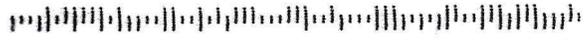
Donald H McCartney Jr
 VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT. P. 312
 (El votante debe firmar esta tarjeta personalmente al recibirla, si puede.)

Party Affiliation (Afiliación del Partido)

U.S. REP. (Rep. Federal) 31	STATE SEN. (Sen. Estatal) 5	STATE REP. (Rep. Estatal) 136	COMM. PCT. (Com. Pcto.) 2	J.P. PCT. (J.P. Pcto.) 2
SCHOOL DIST. (Distrito Escolar) LS	CITY (Ciudad) LC	CONSTABLE (Alguacil) 2		

Name and Mailing Address (Nombre y dirección de correo)
 1056831
 DONALD H MCCARTNEY JR
 913 HARTMAN DR
 LEANDER TX 78641

MAILED FROM ZIP CODE 78628





CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- Planning & Zoning Commission
- Parks & Recreation Advisory Board
- Public Art Commission
- TIRZ/Development Authority Board
- Board of Adjustment/Appeal
- Ethics Commission
- City Charter Review Committee
- Library Foundation Board
- ECON. DEV. COMMITTEE**

PERSONAL INFORMATION	
Name: <u>Eric Johnson</u>	
Home Address: <u>2311 First View</u> City <u>Leander</u> Zip <u>78641</u>	
Home Phone: <u>512-336-9120</u> Cell Phone <u>512-751-9388</u>	
Email Address: <u>ezydog@yahoo.com</u>	
Do you live inside the Leander City Limits? <input checked="" type="checkbox"/> Yes <u>10months</u> <input type="checkbox"/> No <input type="checkbox"/> ETJ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name <u>Freescale Semiconductor</u> Occupation <u>Engineering Manager</u>	
Address: <u>6501 William Cannon Drive West</u> City <u>Austin</u> Zip <u>78735</u>	
Phone: <u>512-895-7381</u>	
Business Owner <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature [Signature] Date June 30, 2014

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

ERIC D. JOHNSON

2311 First View • Leander, Texas • 78641
Cell: (512) 554-1732 • ezydog@yahoo.com

.....

Results and detail driven professional with a strong background in device engineering, product engineering, cost reduction, change management, Lean, and procurement. Experienced/organized supplier and customer collaborator having successfully coordinated efforts within internal and external teams to resolve issues and achieve goals. Strong interpersonal, and leadership skills.

.....

Summary of Qualifications

- Over 20 years semiconductor industry experience
- Solid organizational, planning, strategic, and problem-solving skills.
- Independent with ability to take on responsibility.
- Works well under pressure and coordinates staff training and development.
- Excellent interpersonal and communication skills. Strong/task driven customer and supplier collaborator.
- Ability to develop and implement organizational and/or corporate strategy across multiple groups.
- Member and former training director of Twenty-Six Two Marathon Club
- Active AISD mentor and volunteer.

Professional Experience

Freescale Semiconductor, Austin, TX 2013-Present
Microcontroller Quality Manager

- Organizational Quality leader. Managing the execution of global customer and business group deliverables, issue management/resolution, supplier management, and product and technology reliability qualification and certification

Freescale Semiconductor, Austin, TX 2010-2013
Manufacturing Excellence Manager

- Responsible for the transfer of Toulouse devices to TSMC, CHD, and OHT. Successfully qualifying > 66 parts and 6 technologies in the three factories. Zero quality/supply issues on transferred devices. Primary customer interface and escalation for transfer and other task force issues. Savings >\$100million/year for the corporation.
- Global management of > 75 direct and dotted line high functioning/senior level reports through Toulouse product and technology transfer efforts.

Freescale Semiconductor, Austin, TX 2007-2010
Global Commodity Manager

- Procurement owner of > \$25million direct material spend, owning wet chemicals, specialty clean materials, CMP slurries, and CMP pads for global Freescale manufacturing operations. Year over year cost savings of 10% or greater.
- Identified multiple cost reduction opportunities and assisted with the quality review, assessment, technical data reviews along with quality/fab collaboration to drive additional savings.

Freescale Semiconductor, Austin, TX 2005-2007
Technical Product Lead Engineer

- Led team of 8 engineers in Austin (and 3 in Tianjin, China). Worked directly with suppliers to drive qualifications of UMC and TSMC as die sources for ArgonLV, allowing FSL to continue providing ArgonLV die upon Crolles exit.

Freescale Semiconductor, Austin, TX 2004-2005
Product Engineer

- Key technical contributor on SCM-A11 NPI, leading fabrication and probe deliverables and driving transistor matching, yield enhancement for both Crolles and TSMC12.
- Trained TJN team and local (Austin) cross-functional groups on how to effectively use dataPOWER, JMP, and Minitab as data-analysis tools. Specifically worked with TJN team on test correlations and debug. Worked with STATS and TJN to solve mold compound issues. Helped bring up STATS as test site for SCM. Helped drive yield improvement with Crolles and Global Yield teams on Argon.

Freescale Semiconductor, Austin, TX 2003-2004
Device Engineer

- NPI and Part Owner, ERP Mentor, Device Representative for Gate Module Integration, Test Scrap Team Leader, TECD Interface Champion, 193nm Conversion Champion:

Motorola, Austin, TX 2001-2003
Device Engineer

- HiP7A NPI and Part Owner, Device Representative for Gate Module Integration, Test Scrap Team Leader, TECD Interface Champion: · Go-to person for HiP7A transistor targeting solutions as a result of work with HiP7A striping resolution, multiple NPI, and transistor retargeting (involved with running full factorial splits to develop models and rates for SD implants and gate CD's).

Motorola, Austin, TX 1994-2001
Device Engineering

- Project Leader for device and technology transfers.

Texas Office of the Secretary of State
Voter Name and Address Changes**Receipt**

Your new Voter Certificate will be mailed to you within 30 days. If you have not received a new Voter Certificate after 30 days, contact your local County Voter Registrar .

Transaction Information

Date: 06/30/2014
Confirmation Number: SOS000000595559
Type of Change: Address

Name

Last Name: JOHNSON
First Name: ERIC
Middle Name: DUVALLE
Suffix:
Former Last Name:

Contact Information

Email Address:
Contact Phone:

Residence Address

House Number: 2311
Designator:
Direction Prefix:
Street Name: First View
Street Type:
Direction Suffix:
Unit Number:
Unit Type:
City: Leander
State: TX
ZIP: 78641

Mailing Address

House Number: 2311
Designator:
Direction Prefix:
Street Name or PO Box: First View
Street Type:
Direction Suffix:
Unit Number:
Unit Type:
City: Leander
State: TX
ZIP: 78641

For technical assistance with this application, please call 1-877-452-9060 or send an email to [Texas.gov Help](mailto:Texas.gov.Help).
For questions regarding voter registration you may contact your local County Voter Registrar .

NELDA WELLS SPEARS 512-854-9473
 TRAVIS COUNTY VOTER REGISTRAR
 PO BOX 149327, AUSTIN, TX 78714-9327
 5501 AIRPORT BLVD., AUSTIN, TX 78751
 www.traviscountytx.org

Secretary of State's Office
 Elections Division
 1-800-252-VOTE (8683)
 www.sos.state.tx.us

PRESORTED
 FIRST-CLASS MAIL
 U. S. POSTAGE PAID
 TRAVIS COUNTY

RETURN SERVICE REQUESTED

 VOTER REGISTRATION CERTIFICATE (Certificado de Registro Electoral) TRAVIS COUNTY (Condado de Travis)			U.S. REP.	ST. SENATE	ST. REP.	COMM.
VUID (VUID) 1132909849	Gender (Sexo) M	Valid from (Valido desde) 1/1/2012 thru (hasta) 12/31/2013	25	14	49	2
Year of Birth (Año de Nacimiento) 1970	Pct. No. (Num. Pcto.) 202		J.P./CN. 5	SCHOOL SMD AISD	SCHOOL SMD 5	CITY AUSFP
Name and Perm. Res. Address (Nombre y direccion residencial permanente) ERIC DUVALLE JOHNSON 705 CAROLYN AVE AUSTIN, TX 78705			Name and Mailing Address (Nombre y direccion de correo)  ERIC DUVALLE JOHNSON PO BOX 300218 AUSTIN TX 78703-0004			
VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE. (El votante debe firmar esta tarjeta personalmente al punto de recibirla, si puede.)			24632			





CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input checked="" type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input checked="" type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input checked="" type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION			
Name: <u>Genc Krasniqi</u>			
Home Address: <u>2233 Hilltop Climb Drive,</u>		City <u>Leander</u>	Zip <u>78641</u>
Home Phone: _____		Cell Phone <u>214-863-9184</u>	
Email Address: <u>genci_k@hotmail.com</u>			
Do you live inside the Leander City Limits ?		<input checked="" type="checkbox"/> Yes <u>3</u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card			

OCCUPATIONAL INFORMATION			
Business Name <u>Krasniqi Bros LLC dba Leander Beer Market</u> Occupation <u>Manager</u>			
Address: <u>106 West Willis Street</u>		City <u>Leander</u>	Zip <u>78641</u>
Phone: <u>512-271-7096</u>			
Business Owner		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature *Genc Krasniqi* Date 09/09/2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

City of Leander
200 West Willis Street,
Leander, Texas 78641

Dear Mrs. Haile,

I wish to be considered for a seat at the Bond Task Force Committee with City of Leander. I am articulate, presentable, friendly, energetic, and dedicated to help City of Leander grow. My understanding and adeptness to aid and provide efficient service to our community will serve your city's goals. Moreover, my multilingual skills, life experiences and studies have given me the practical know-how, which would be a great asset.

I have co-owned and operated Luigi's Ristorante Italiano in Leander for over three years. I own a house, commercial property and another business in Leander. My children go to Leander public schools and we plan to raise them here in Leander.

I believe my work experience and residence in various towns have made me a strong leader, people developer, motivator, and community partner. I am strongly self-motivated, energized, organized, and have strong people skills that give me an advantage working with the community partners whether public or private.

I am looking forward to expanding my experiences and encountering new growth and potential possibilities, which I believe involvement with the city can afford me. I am confident that my education, experience, and dedication to quality products and service will enable me to succeed. I bring along high energy level; strong interpersonal and organizational skills which I believe make me a strong candidate for this position.

I welcome the opportunity to discuss with you in greater detail the position and hope to schedule an interview with you in the upcoming weeks.

Sincerely,

Genc Krasniqi

GENC KRASNIQI

Work Experience

Managing Partner

Luigi's Ristorante Italiano

Leander, Texas

June 2012 – August 2015

- Responsible for negotiating the sublease; hiring the contractors; supervising remodel.
- Organized re-opening; introduced the business to local residents and business owners alike.
- Responsible for hiring, training, evaluating, and scheduling staff.
- Prepared menu for food and beverages; worked in training kitchen staff to prepare meals per receipts.
- Ensured great dining experience to guest. Responded to complaints, taking any and all appropriate actions to turn dissatisfied guest into return guest.
- Enforced sanitary practices for food handling, general cleanliness, and maintenance kitchen and dining areas. Ensure compliance with operational standards, company policies, and federal/state/local laws.
- Responsible for ensuring consistent high quality of food and beverage preparation and service for on premise and delivery.
- Responsible for preparing personnel/payroll reports.
- Responsible for the proper flow of business from opening to closing the restaurant; balanced daily cash receipts, inspected premises for cleanliness and security.

Managing Partner

LaMagnolia Trattoria Italiana

Magnolia, Texas

March 2010 – May 2013

- Responsible for negotiating the lease; hiring the contractors; supervising construction; obtaining permits and completing inspections.
- Organized grand opening; introduced the business to local residents and business owners alike.
- Responsible for hiring, training, evaluating, and scheduling staff.
- Prepared menu for food and beverages; worked in training kitchen staff to prepare meals per receipts.
- Ensured great dining experience to guest. Responded to complaints, taking any and all appropriate actions to turn dissatisfied guest into return guest.
- Enforced sanitary practices for food handling, general cleanliness, and maintenance kitchen and dining areas. Ensure compliance with operational standards, company policies, and federal/state/local laws.
- Responsible for ensuring consistent high quality of food and beverage preparation and service for on premise and delivery.
- Responsible for preparing personnel/payroll reports.

- Responsible for the proper flow of business from opening to closing the restaurant; balanced daily cash receipts, inspected premises for cleanliness and security.

Project Manager
 Technico Construction Services Inc.
 Long Island City, NY
 June 2006 – March 2010

Retained as manager to oversee all phases of multimillion-dollar construction and rehabilitation of NYC Schools and Housing Projects. Experience includes managing crews of up to 50 in different improvement projects.

CONSTRUCTION KEY SKILLS

Construction / Demolition Projects	Site Safety / OSHA Compliance	Budgeting & Cost Controls Bidding / Estimating / Proposals
Infrastructure Improvement Projects	QA / QC / Field Engineering	Subcontractor / Crew Supervision
Environmental Remediation Projects	Change Order Management	

Education

SMU Dedman School of Law, Dallas, TX	<i>LLM Degree</i> in American Law	June 2002
CCCC Plano Texas,	Certificate in Advanced Spanish, Business, Arts	August 2001
IIU, Islamabad, Pakistan	<i>LLB Degree</i> in Comparative Law	June 1999

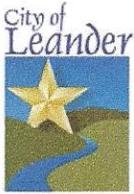
Additional Information

Skills Summary

Dedicated, hardworking management professional with extensive daily planning and operations experience. Skilled in staff training and development. Demonstrated team leader with excellent staff management skills. Ability to quickly recognize and overcome potential business challenges and create tailored solutions to obtain quantifiable results. Exceptional interpersonal skills and superb ability to relate with and provide great customer service. Working knowledge with QuickBooks, Excel, Word, Outlook, PowerPoint, Autocad, Primavera. Always exceeding expectations. Williamson County Food Manager Certificate • TABC Certified • OSHA 10 and 30 hours Safety Courses

Language Skills:

Native Albanian, professional fluency in English, Spanish, Italian and Arabic. I am also conversational in Urdu, Hindi, Pashtu, Russian, Serbian and Turkish.



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
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| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION

Name: Gil Debner

Home Address: 102 N. Treasure Oaks Dr City Leander Zip 78641

Home Phone: 512-259-5491 Cell Phone 512-922-8036

Email Address: gadebner@spglobal.net

Do you live inside the Leander City Limits? Yes 12+ years No ETJ?

Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name: Gil Debner, CPA Occupation Tax return preparation

Address: 102 N. Treasure Oaks Dr City Leander Zip 78641

Phone: 512-259-5491

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Bd of Adjustment/Appeal Date Current

Signature Gil Debner Date September 24, 2015

* Also served on the Charter Review Commission

Submit applications with a resume and letter of interest to:
 Debbie Haile, City Secretary
 Mail: P.O. Box 319, Leander, Texas 78646 Address: 200 W. Willis, Leander, Texas 78641
 Phone: 512/ 528-2743 Fax: 512/ 259-1605 Email: Debbie@leandertx.gov



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input checked="" type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input checked="" type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION

Name: Glenn Goulet

Home Address: 1300 HIGH LONESOME City LEANDER Zip 78641

Home Phone: 512-337-5617 Cell Phone 512-657-2187

Email Address: GlennGoulet1@gmail.com

Do you live inside the Leander City Limits? Yes _____ years No ETJ?

Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

CAN YOU PLEASE LOOK THIS UP FOR ME, THANK YOU.

OCCUPATIONAL INFORMATION

Business Name FOUR CORNERS INC. Occupation CHIEF OPERATING OFFICER

Address: 12225 GREENVILLE RD City DALLAS Zip 75243

Phone: 214-261-1963

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: NA Date _____

Signature [Signature] Date 9-6-2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Glenn J. Goulet

September 6, 2015

Ms. Debbie Haile
City Secretary
P.O. Box 319
Leander, Texas 78641

Dear Ms. Haile,

I greatly appreciate the City's review of my application to serve on one of the many Boards and Commissions.

While every Board and Commission is important in a growing and developing community, I believe one of the most important challenges facing the City at this time is that in front of the Bond Task Force Commission. Having attended the recent Town Hall meeting whereby many of the proposed plans and ideas were presented, putting together the right bond package(s) for our citizens will be key for future growth and development; all the while managing risk.

Thank you for your consideration and should you or anyone involved in this process have any questions, don't hesitate to call me direct at 512-657-2187.

Again, thanks!



SENIOR ADMINISTRATOR WITH HIGH IMPACT OPERATIONAL & MANAGERIAL LEADERSHIP QUALITIES

Glenn is a seasoned C-suite executive with a track record of delivering results and raising performance levels. He has extensive experience in strategic planning, organization optimization and project management. He has served as an independent board member and CEO of a small publicly-traded company; as well as COO. He is a skilled negotiator with a keen understanding of government procurements. His early experience and expertise in market research provides him with a unique analytical approach to understanding issues as well as preparing budgets. He has solid leadership and decision-making skills and has worked with many different stakeholder constituencies.

PROFESSIONAL ACCOMPLISHMENTS

Four Corners, Inc. <i>Holding company with interests in regulated gaming markets; \$17-\$18 million annual revenues; 50 FTE's.</i>	January 2015 - Present
--	------------------------

Chief Operating Officer. Operational accountability for managing and directing varied corporate interests as well as overseeing the daily operation of the Company.

- ✓ At the direction of the CEO and Board of Directors, marshal the resources of the organization to deliver maximum value for the Company's stakeholders.
- ✓ Plan, prioritize and then manage and lead staff members and consultants/contractors to bring projects to successful completion – on-time and on-budget.
- ✓ Assist the President of one of our corporate divisions in managing a \$15+ million operation in Texas with more than 35 employees.
- ✓ Regularly meet with key stakeholders including government officials and Board members to present strategic plans, project budgets and quarterly/annual financial budgets and reviews; as well as government testimony.
- ✓ Project management responsibilities for several large-scale projects - from conception and design to completion.
- ✓ Identify, negotiate and then manage several third-party partnerships and outside consultants/contractors.

Table Trac, Inc. <i>Provider of casino management systems for the worldwide gaming industry; \$5 million annual revenues; 18 FTE's</i>	2010 – December 2014
--	----------------------

Chief Executive Officer / Executive Vice President. Initially elected to the Board of Directors as an outside board member (2009) for this publicly-traded company. Asked to join the organization in August 2010 as Executive Vice President and promoted to Chief Executive Officer in July 2011.

- ✓ Grew customer base from 26 casino properties in 2010 to 52 casinos today; expanded the Company's footprint into new domestic (CA, NE, ND) and international (Peru, Curacao, Bonaire, Columbia) markets.
- ✓ Record of revenue growth: \$2.6 million FY11; \$4.8 million FY12; \$5.3 million FY13 and \$3.4 million FY14.
- ✓ Returned the Company to profitability – from a loss of \$422,975 in 2011 to a profit of \$580,363 in 2013 and \$33,290 in 2014.
- ✓ Revitalized technical products releasing four new products and system versions in two years.

Intralot USA <i>Leading international gaming technology provider involved in state and government lotteries; 500+ U.S. FTE's</i>	2008 - 2010
--	-------------

Director of Corporate Research. Responsible for leading the Company's marketing research efforts for traditional government-sponsored lotteries, VLT, casino, sports betting and iGaming activities.

- ✓ Helped write the marketing and revenue-driving sections for competitive government procurements.
- ✓ Part of the team that captured five of nine contracts bid in a highly-competitive and challenging market helping to grow the Company's U.S. footprint to 10 jurisdictions (from five to 10 in less than two years).
- ✓ Managed and conducted numerous market research projects aimed at increasing revenues for existing customers, identifying and qualifying business development and strategic partnership opportunities.

Multimedia Games, Inc.

2000 - 2006

Leading slot machine and casino management systems provider in the U.S.; 450+ FTE's

Senior Vice President Marketing and Market Research. Member of the senior management team that grew Multimedia Games into a leading slot machine manufacturer and gaming systems management company – from a machine base of less than 5,000 machines nationwide to more than 13,000 units at nearly 100 casinos.

- ✓ Responsible for all of the Company's market research efforts: including: competitive intelligence, due diligence on corporate acquisitions and strategic alliances, game design and new technology research, as well as player research designed to drive play on Multimedia's games.
- ✓ Authored winning RFPs for several key accounts, including the video lottery central system contracts for both the New York and Israel lotteries,

GTECH Corporation

1994 - 2000

Leading international gaming technology company (now part of IGT); 7,500+ FTE's worldwide

Regional Account Director GameScape, Government Relations Director, Senior Research Director

- ✓ Designed, directed and implemented the overall business development strategy in Arizona, California, New Mexico and Texas. At the time, these accounts represented more than \$200 million in revenue (or 18 percent of the Company's total revenues).
- ✓ Prepared executive level briefings on a host of policy issues facing the Company. Managed a four-state legislative lobbying team of 10+ members with an annual budget exceeding \$1.1 million.
- ✓ Served as corporate liaison to the Company's Brazilian operations involved in interactive gaming.
- ✓ Regularly measured and assessed consumer trends, attitudes and behaviors toward various leisure and gaming activities and policies. Packaged findings and analysis in various in-house and published reports. Directed \$100,000+ research effort with Coopers & Lybrand measuring public opinion attitudes toward interactive gaming.

PAST CAREER HIGHLIGHTS

Gaming Strategies + Insights, LLC *Founder and Principal* (2006)

Started a market research company dedicated solely to the gaming industry. Generated first-year revenues of \$200,000+. Clients included commercial casinos, Tribal gaming operators, game manufacturers, and international iGaming companies. Annually conduct 20+ gaming research projects on behalf of clients.

Market Strategies, Inc. *Director of Research* (1991-1994)

Served as principal project manager for the market research efforts of President George H. Bush. Conducted more than 275 market research projects. Conducted numerous consumer market research projects for clients, including: Aetna, Detroit Tiger Baseball Club, NBC Television, National Rifle Association, MGM Grand, Metropolitan Life, and Phillip Morris.

U.S. Department of Labor *Special Assistant to the Secretary of Labor* (1989)

Served as senior researcher and author on two separate Department of Labor task forces.

Republican National Committee *Survey Research Analyst* (1985-1988)

Prepared market research briefings for White House officials, Cabinet members and their staffs, the RNC Chairman Frank Fahrenkopf and various Reagan administration officials. Acted as the RNC's liaison with The Wirthlin Group, President Reagan's chief pollster; as well as various Cabinet staff members, and Members of Congress. Worked on the successful campaign of Texas Governor Bill Clements in 1986.

ABC News/Capital Cities, Inc. *Political Polling Analyst* (1983-1985)

Responsible for compiling and analyzing the data used to project statewide and national elections. Assisted in the survey research design and analysis of the ABC News/Washington Post poll.

Bachelor of Fine Arts, New York Institute of Technology (Old Westbury, NY)
Fellow, Michigan Political Leadership Program (Public Policy), 1992, Michigan State University, Kellogg Foundation



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION

Name: Jayne E Serna

Home Address: 1715 Parkwood Dr City Leander Zip 78641

Home Phone: 512 260 1150 Cell Phone 512 736 5642 *
best #

Email Address: gjserna@netscape.net

Do you live inside the Leander City Limits? Yes 18 years No ETJ?

Are you a current registered voter? Yes No
 If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name Leander ISD /ACC Occupation History Instructor

Address: 204 W South St / PO Box 218 City Leander Zip 78641

Phone: 512-570-0000 Campus: Cedar Park HS

Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Park & Rec Board Date currently - since its formation

Signature Jayne E. Serna Date 9-14-2015

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Debbie Haile, City of Leander Secretary
PO Box 319
Leander, Texas 78646

1715 Parkwood Drive
Leander TX 78641
September 14, 2015

Dear Ms. Haile,

I am writing to express my desire to serve on the newly commissioned Bond Task Force Committee. As a long time Leander resident and Leander ISD high school teacher since the mid 1990s, I have been very involved in the community. My husband and I started Leander Youth Soccer over a decade ago specifically to help children find an affordable youth sports activity in the Leander area. I have served as the Leander Parks and Rec Board secretary since the board's inception, and want to continue to have an impact on the development of parks and rec opportunities. I think that being on this board would be a great way to impact the future of Leander in a positive way.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jayne Serna".

Jayne Serna

President and Co-founder, Leander Youth Soccer

Jayne E. Serna

Objective: Bond Task Force Committee Appointment

Education: Lamar University, Beaumont TX
Master of Education, School Counseling

Texas State University, San Marcos TX
Master of Arts, American History

Angelo State University, San Angelo TX
Bachelor of Arts, Major—English, Minor—History

Texas Certifications: Certification in School Counseling, EC-12

Teaching Certifications in Social Studies, Grades 8-12; History, Grades 6-12; English, Grades 6-12

PROFESSIONAL EXPERIENCE:

School Counseling Internship, Cedar Park High School, 2013

- Worked with staff to advise students and parents on course selection for graduation and college and career readiness.
- Assisted in student debriefing after Shattered Dreams and in discussions regarding bullying.
- Gave tours to students and parents who were new to campus.
- Assisted in preparing for large group administration of standardized tests.
- Assisted students and parents in interpreting test results.
- Spoke at Advanced Programs Night and 8th Grade Parent Night to explain advantages and expectations of AP programs.

Social Studies Instructor, Leander ISD, Leander, TX

Leander High School, 1993-2005

Cedar Park High School, 2005-present

- Supervised two student teachers
- Courses taught: AP US History, AP European History, ACC Dual Credit US History, IB History of the Americas, US History, Government, Credit Recovery
- Number of students taking AP US exam and passing exam doubled while maintaining scores above the state and national average
- Oversaw annual Veterans Day Programs at each campus, Black History Month Program at LHS

Adjunct Professor of History: Austin Community College, Austin, TX, 2003 to present

- Courses Taught: US History Survey, Colonization to Reconstruction and History Survey, Reconstruction to the Present

Advanced Placement Reader, AP US History, The College Board, 1993 to present

- Responsible for scoring AP US History Exams for purpose of awarding college credit
- Trained in national scoring standards for Document Based and Free Response Essays

Language Arts Instructor, Austin ISD

- 1992-93, Dobie Middle School, Austin ISD, 7th Grade English
- 1990, A.S. Johnston High School, Austin ISD, 10th Grade American Literature

Language Arts Instructor, Robstown ISD

- 1991-92, Seale Junior High, Robstown ISD, 7th Grade Language Arts
- Academic Pentathlon Advisor/Sponsor

Presentations and workshops

- *Does the Crisis Continue? Updated Research Regarding the Latino Education Crisis.* Leander ISD Continuous Improvement Conference
- *AP vs ACC: What Course Should I Choose.* CPHS Advanced Programs Night
- *Student Ownership of Learning.* Leander ISD District Inservice
- *A Review and Implications: The Latino Education Crisis.* Leander ISD Continuous Improvement Conference
- *James Madison Fellows Present... Current Events and the Bill of Rights.* National Council of the Social Studies Annual Conference, San Antonio, TX.
- *Project Based Learning for Social Studies, Historical Newspapers.* Leander ISD Continuous Improvement Conference

Professional affiliations

- American School Counselor Association
- Association of Texas Professional Educators
 - Region 13 Director and Board of Directors Member, Association of Texas Professional Educators (ATPE), 2014-2015
 - Secretary, ATPE Region 13, 2012-2013
 - Past President, President, Vice President, Treasurer, ATPE Region 13, 2004-2012
 - Secondary Teacher of the Year, 2005-06
 - President, Leander ATPE, 1998-2008: Reactivated local unit and built membership from 200 to 600
- Austin Community College Adjunct Faculty Association
- Organization of American Historians
- Southern Historical Association

School and Community Involvement

- Educators Professional Liability and Employment Right, Member Services and Standing Resolutions Committees, Association of Texas Professional Educators, 2008 to present
- Curriculum Development Committee, Leander ISD Social Studies, 2003-2010
- Site-Based Improvement Committee, Leander High School, 1998
- Secretary, Leander Parks and Recreation Advisory Board, 2000 to Present
- Co-Founder and President of Leander Youth Soccer, 2002 to Present

Appointed Ethics Commission



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|--|
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input checked="" type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> City Charter Review Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | <input type="checkbox"/> Library Foundation Board |

PERSONAL INFORMATION

Name: JAMES SMIT
Home Address: 2606 RUNNING WYLD City LEANDER Zip 78641
Home Phone: N/A Cell Phone (512) 350-5990
Email Address: jsmit@sswhiteburs.com
Do you live inside the Leander City Limits? Yes 7 years No ETJ?
Are you a current registered voter? Yes No
If yes, please provide copy of voter registration card

OCCUPATIONAL INFORMATION

Business Name S.S. White Burs, Inc. Occupation Director of Sales - International
Address: 13706 Research Blvd #316 City Austin Zip 78750
Phone: (512) 918-1590
Business Owner Yes No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature JSit Date 07/31/12

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|---|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION			
Name: <u>John Cosgrove</u>			
Home Address: <u>1013 Burgess Drive</u>		City <u>Leander</u>	Zip <u>78641</u>
Home Phone: <u>512.828.7352</u>		Cell Phone <u>512.587.5196</u>	
Email Address: <u>john_cosgrove@suddenlink.net</u>			
Do you live inside the Leander City Limits ? <input checked="" type="checkbox"/> Yes <u>10</u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ ?			
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card			

OCCUPATIONAL INFORMATION			
Business Name <u>Hutto ISD</u>		Occupation <u>High School Teacher</u>	
Address: <u>200 College</u>		City <u>Hutto</u>	Zip <u>78634</u>
Phone: <u>512.739.3771</u>			
Business Owner <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Circleville Fire Co. BOD; Town of Walkill GOP Executive Committee Date 1986-1997; 1994-2000

Signature John Cosgrove Date 9/14/15

Digitally signed by John Cosgrove
DN: cn=John Cosgrove, o, ou,
email=john_cosgrove@suddenlink.net, c=US
Date: 2015.09.15 09:19:45 -0500

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary

Mail: P.O. Box 319, Leander, Texas 78646

Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641

Fax: 512/ 259-1605

Email: Debbie@leandertx.gov



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- BOND Task Force Committee
- Planning & Zoning Commission
- Economic Development Committee
- Parks & Recreation Advisory Board
- Public Art Commission
- TIRZ/Development Authority Board
- Library Foundation Board
- People with Disabilities Committee
- Board of Adjustment/Appeal
- Ethics Commission
- Veterans Park Committee

PERSONAL INFORMATION	
Name:	Mary Wooters
Home Address:	1825 Cross Draw City Leander Zip 78641
Home Phone:	512-986-4454 Cell Phone 512-364-8714
Email Address:	M.Wooters@Hotmail.com
Do you live inside the Leander City Limits ?	<input checked="" type="checkbox"/> Yes _____ years <input type="checkbox"/> No <input type="checkbox"/> ETJ ?
Are you a current registered voter?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name	EHI (Enterprise Holdings Inc) Occupation Accounting Coordinator
Address:	4210 S Congress City Aust, TX Zip
Phone:	512-912-5373
Business Owner	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature Mary Wooters Date 9-14-15

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
Mail: P.O. Box 319, Leander, Texas 78646
Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641
Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Debbie,

Please accept my request to apply for the Bond Task Force Committee. I would very much like to be included in the decision making for bonds for our community.

Thank You

Mary Wooters

September 21, 2015

Debbie Haile

City Secretary

City of Leander

P.O. Box 319

Leander, Texas 78646

RE: Board & Commissions

Dear Ms. Haile,

I am writing to express an interest in participating on a City Board or Commission as I have recently moved into Leander and have in the past been active in the communities where I live. Attached is my application and resume for your perusal.

I have served my previous City as a member of a Committee for a New Police Facility for 2 year and as an elected official for 8 years as Alderman. As an Alderman I served on the planning and development committee that consisted of only elected officials, but acted in a similar capacity as the City of Leander's committee.

In addition to my service to my community, I have spent over 20 years working in the public sector for County and State organizations. My profession experience includes long range planning of transportation projects and working with the public to develop solutions to complex problems.

I would appreciate the opportunity to discuss my qualification with you and how I can serve my community.

Truly yours,



Morgan L. Cotten, P.E.



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|---|
| <input checked="" type="checkbox"/> BOND Task Force Committee | <input type="checkbox"/> Library Foundation Board |
| <input checked="" type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> People with Disabilities Committee |
| <input checked="" type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION	
Name: <u>Morgan L. Cotten</u>	
Home Address: <u>3604 Millbrook Cv</u> City <u>Leander</u> Zip <u>78641</u>	
Home Phone: <u>512.337.5501</u> Cell Phone <u>630.514.1786</u>	
Email Address: <u>mcotten1@yahoo.com</u>	
Do you live inside the Leander City Limits? <input checked="" type="checkbox"/> Yes _____ years <input type="checkbox"/> No <input type="checkbox"/> ETJ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name _____	Occupation _____
Address: _____ City _____ Zip _____	
Phone: _____	
Business Owner <input type="checkbox"/> Yes <input type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature Morgan L. Cotten Date 9/21/15

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary

Mail: P.O. Box 319, Leander, Texas 78646

Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641

Fax: 512/ 259-1605 Email: Debbie@leandertx.gov

Morgan L. Cotten, P.E.
3604 Millbrook Cove
Leander, Texas
Home: 512.337.5501
Cell: 630.514.1786

12/2013 to Present **Travis County, Transportation and Natural Resources**
Director of Public Works

Direct a Division of TNR including 225 professional and non-professional staff, including Road and Bridge, Fleet Services, Capital Improvement Program and Surveying Services.

12/1997 to 12/2013 **DuPage County Division of Transportation**
Deputy Director of Transportation / Chief Highway Engineer

Assist the Director of Transportation in managing a staff of 110 personnel with an operating and maintenance budget of \$25 million, and a capital improvement bond program of \$15-\$20 million while interfacing with the public and elected officials. The Division of Transportation is responsible for highway maintenance of over 850 lane miles of roads, 65 miles multiuse trails, fleet maintenance for 730 pieces of equipment and vehicles, traffic engineering, sign shop and right-of-way management serving a population of 950,000. Prepared and negotiated professional engineering contracts to implement a \$125 million bond program, to accelerate the transportation capital program and complete the County's largest projects.

Also the County's project manager for various key projects that require coordination with the public and local governmental bodies, including:

- I-88 and Eola Road interchange (\$30 million) that involved the Illinois Tollway and City of Aurora along with input from local landowners, to develop an alternative to meet the needs of the region.
- Naperville Road / Warrenville Road / I-88 interchange reconfiguration (\$60 million) included two local communities along with the Illinois Tollway in developing an alternate interchange configuration to accommodate the average daily traffic of 50,000 in the area that included seven (7) signalized intersections. Several major employers in the area added input into the final plan.
- IL-38 / Union Pacific Railroad grade separation (\$25 million) involved eight (8) agencies and included 25 alternatives before a consensus was developed on the preferred alternative to complete preliminary engineering.

4/1997 to 5/2005 **City of Darien**
Alderman Ward 6

An elected official for City of Darien with a population of 25,000 and annual budget of \$14 million, I represented the constituents of Ward 6. Member of the Development Committee of the City Council, responsible for making recommendations to the full Council on proposed developments within the community.

9/92 to 12/97 **Illinois State Toll Highway Authority**
Senior Project Engineer, Planning

As an engineer of Planning Division tasks included the development of 5 year and 10-year project programs, and the evaluation of available funding to implement. Additional



CITY OF LEANDER, TEXAS



Boards & Commissions Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Planning & Zoning Commission | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Committee | <input type="checkbox"/> City Charter Review Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | <input type="checkbox"/> New Boards Formed |

PERSONAL INFORMATION	
Name: <u>Sidney L. Sokol</u>	SSN # <u>265-78-2794</u>
Home Address: <u>2405 Ambush Canyon</u>	City <u>LEANDER</u> Zip <u>78641</u>
Home Phone: <u>512-986-4035</u>	Cell Phone <u>512-656-5992</u>
Email Address: <u>SLS120647@yahoo.com</u>	
Do you live inside the Leander City Limits? <input checked="" type="checkbox"/> Yes _____ years <input type="checkbox"/> No <input type="checkbox"/> ETJ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name _____	Occupation <u>RETIRED</u>
Address: _____	City _____ Zip _____
Phone: _____	
Business Owner <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: Director, MUD 255 Houston Date 2005-2006
Also Voting Rep, The Fairways, Crystal Falls, Leander, 2007-2010
 Signature Sidney L. Sokol Date 7-6-2011

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary
 Mail: P.O. Box 319, Leander, Texas 78646
 Phone: 512/528-2743

Address: 200 W. Willis, Leander, Texas 78641
 Fax: 512/259-1605 Email: Debbie@leandertx.gov

SIDNEY L. SOKOL
2405 Ambush Canyon
Leander, TX 78641
Res. (512) 986-4035
Bus. (512) 656-5992
E- Mail: sls120647@yahoo.com

A proven producer with excellent communications and interpersonal skills in the financial services industry

CAREER OBJECTIVE

Seeking an opportunity to serve my community by bring my experience and energy to the City of Leander and the Planning and Zoning Commission

ACCOMPLISHMENTS

- Top-Tier producer within the Countrywide Bank Division of Countrywide Corporation. Grew deposit base by over 86 million dollars in first year.
- Consistently exceeded sales goals at Countrywide Bank
- Mentored new Financial Consultants for WM Financial Services
- Became New Broker Trainer for Stuart-James
- Three-time New Accounts Award winner
- Achieved profitability for two bank branches at Bank United/Washington Mutual Bank which were previously unprofitable

EDUCATION, LICENSES HELD

BUTLER UNIVERSITY, Indianapolis, IN. B. A. Liberal Arts (History and Political Science)

GENERAL SECURITIES (SERIES 7) (Expired)

UNIFORM STATES SECURITIES (SERIES 63) (Expired)

REGISTERED SECURITIES ADVISOR (Series 65) (Expired)

MANAGED FUTURES (Series 31) (Expired)

GROUP I INSURANCE, Texas (Expired)

VARIABLE ANNUITY LICENSE, Texas (Expired)

EMPLOYMENT HISTORY

Jan 2010----Present

Retired

May 2008----Jan 2010 Bankers Life and Casualty Co, Austin, TX

Jun 2006---- May 2008 Retired

Jan 2005 ---- June 2006 Financial Services Executive, Countrywide Bank, W. Houston

Dec 2003 --- Dec 2004 Agent/Representative, Mass Mutual, Strategic Financial Group

May 2003 — Dec 2003 Agent/Representative, Zahorik Co., St. Joseph's Hospital

May 2002 — May 2003 Account Executive, SilverOak Financial Group/ New England Financial Services

Oct 1997 — May 2002: Financial Consultant, WM Financial Services/ Bank United

Feb 1996 — Aug 1997: Account Executive, Dean Witter, Discover, Inc.

Nov 1994 — Feb 1996: Commissioned salesperson P.C. Cellular, Houston, Tx.

Sept 1992 — Sept 1994: Fixed Income Broker, Murchison Investment Bankers, selling government and corporate securities to institutions in North Carolina and Louisiana

Oct 1991 — Sept 1992: Account Executive, U.S.A. Capital and Sunpoint Securities

June1990 — Oct 1991: Group Health Insurance Sales Agent, United Group

Nov 1986 — June 1990: Account Executive, Stuart-James Investment Bankers (Retail Equities Investment Brokerage)

1970 — Nov 1986: Various retail management and retail sales positions

SPECIAL INTERESTS

Former Voting Representative, Fairways
Former Director, Houston MUD 255
Honorable discharge U.S.A.R. 1976
History and Political Science Enthusiast
Piano Student
Poker

REFERENCES AVAILABLE UPON REQUEST



CITY OF LEANDER, TEXAS



Board & Commission Application

Please check appropriate boxes for all Boards or Commissions you are interested in serving on.

- | | |
|--|--|
| <input type="checkbox"/> BOND Task Force Committee | <input checked="" type="checkbox"/> Library Foundation Board |
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| <input type="checkbox"/> Economic Development Committee | <input type="checkbox"/> Board of Adjustment/Appeal |
| <input type="checkbox"/> Parks & Recreation Advisory Board | <input type="checkbox"/> Ethics Commission |
| <input type="checkbox"/> Public Art Commission | <input type="checkbox"/> Veterans Park Committee |
| <input type="checkbox"/> TIRZ/Development Authority Board | |

PERSONAL INFORMATION	
Name: <u>Stina Hill</u>	
Home Address: <u>1001 Gentry Drive</u> City <u>Leander</u> Zip <u>78641</u>	
Home Phone: <u>512-906-9334</u> Cell Phone <u>512-906-9334</u>	
Email Address: <u>stina.hill@gmail.com</u>	
Do you live inside the Leander City Limits? <input checked="" type="checkbox"/> Yes <u>8</u> years <input type="checkbox"/> No <input type="checkbox"/> ETJ?	
Are you a current registered voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide copy of voter registration card	

OCCUPATIONAL INFORMATION	
Business Name <u>NFP</u> Occupation <u>Finance (Advisory services)</u>	
Address: <u>1250 Cap of TX Hwy S., Bldg 2, Suite 125</u> City <u>Austin</u> Zip <u>78746</u>	
Phone: <u>512-697-6731</u>	
Business Owner <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you now or have you in the past served on any Boards or Commissions? Yes No

If yes, list Board or Commission served on: _____ Date _____

Signature _____ Date _____

Submit applications with a resume and letter of interest to:

Debbie Haile, City Secretary

Mail: P.O. Box 319, Leander, Texas 78646

Phone: 512/ 528-2743

Address: 200 W. Willis, Leander, Texas 78641

Fax: 512/ 259-1605

Email: Debbie@leandertx.gov

Stina Hill
1001 Gentry Drive
Leander, Texas 78641
(512) 906-9334
Stina.Hill@gmail.com

Statement of Interest: Leander Library Foundation Board

I would like to submit my interest in serving on the Leander Library Foundation Board. My family has lived in Leander since 2008. We moved here for employment opportunities and have loved the experience of Leander. I am a registered voter.

I have spent a number of years in my professional life working with and around libraries. As a bookseller at both Borders Books and Barnes & Noble I was the Community Relations Manager with both and developed quality, lasting relationships with the libraries in my neighborhoods. Most recently, I spent time working with and partnering with Barbara Hathaway (director of the Bee Cave Public Library) and Angela Palmer (director of the Liberty Hill Public Library) and the inaugural year of Lake Travis Reads.

I have excellent leadership skills that I would like to put to use for the Library Foundation Board. I work well in both group settings and individually and bring significant experience managing projects and special events in a literary setting. I helped host book release parties for Harry Potter 3-7, Twilight 3 and 4 and a number of high profile author signings.

I have skills in organizational planning, a history of working with and around books and libraries, and a fantastic use of the Oxford comma. My current work is in finance and I'm very competent with budgets and financial matters. I'm excited about the prospect of getting involved with my local library with the Library Foundation Board. I would like very much to contribute and would be honored if I could serve on the board.

Best regards,

Stina Hill

STINA HILL

Stina.Hill@gmail.com
(512) 906-9334
1001 Gentry Drive
Leander, Texas 78641

ADMINISTRATIVE SKILLS

- Organization and indexing
- Research and writing skills
- Calendaring
- Database maintenance
- Quality customer service

LEADERSHIP SKILLS

- Extensive management background
- Toastmasters
- Project manager
- Competent interpersonal communication
- Delegation
- Positive attitude

STRENGTHS

- Focus
- Input
- Achiever
- Maximizer
- Futuristic

INTERESTS

- Avid reader
- Roller Derby
- Gardening

PROFESSIONAL SKILLS

Library/Bookstore Skills

- Responded to and assisted customers with book requests and questions on a daily basis. Performed necessary research to fulfill uncommon queries.
- Stocking and organizing various departments and sections. Planned and organized the children's department. Led team that reorganized the store floorplan, planning adjacencies.
- Merchandising and feature building for new releases and themed displays in accordance with the season (Banned Books Week, Poetry Month, Back-to-School, etc.).
- Supervised and trained booksellers in customer service, shelving and use of the databases.
- Special order processing.
- Built strong partnerships between schools, libraries and the bookstores, including hosting special events and fundraisers.
- Hosted bookclubs, author signings, workshops and Educator Appreciations.

Special Projects

- Planned and executed the Grand Opening for Barnes & Noble's new Bee Cave location, including author appearances, catering and fundraising for local groups.
- Coordinated and executed book release parties for large-scale book releases, including four Harry Potter titles and two Twilight titles.
- Coordinated multiple "Black Friday" events in large retail settings. Ensured that line management, security, inventory control and POS procedures were handled promptly, safely and with customer service as a priority.

Administrative Skills

- Maintained paper and electronic filing systems in accordance with office standards. Learned and implemented filing standards for SEC and FINRA compliance.
- Researched and developed a terms and conditions document for large-scale contracts.
- Expert at completing and explaining financial forms to clients and processing complex financial transactions.
- Sorting, routing and answering incoming and outgoing mail.
- Researched and wrote company policies for travel and reimbursement.
- Communication in various media: phones, e-mail, newsletters, social media.
- Accounts payable and receivable. Invoice tracking and financial forecasts.

EDUCATION

Texas Woman's University, *Finance*

Austin Community College, *Business Administration*

California State University, San Marcos, *Literature & Writing Studies*

RELEVANT PROFESSIONAL EXPERIENCE

NFP Financial Services, <i>Advisory Specialist</i>	2015
NEST Financial, Austin, Texas, <i>Client Services Associate</i>	2013-2015
Barnes & Noble, Bee Cave, Texas <i>Community Relations Manager</i>	2007-2009
Borders Books, San Diego, California <i>Sales & Operations Manager</i>	2001-2007



Executive Summary

October 15, 2015

Agenda Subject: Consider appointment of one (1) Council Member to the Capital Area Council of Government (CAPCOG) as General Assembly Member

Background: The City of Leander currently has two spots available on the CAPCOG General Assembly. One position is vacant that was previously held by Council Member Siebold. This position needs to be filled.

Origination:

Recommendation: N/A

Attachments: About CAPCOG – General Assembly Membership List

Prepared by: Debbie Haile, TRMC, City Secretary

About CAPCOG

General Assembly

The CAPCOG General Assembly is composed of the official representatives of all member organizations which include cities and counties as well as school districts, chambers of commerce, non-profit agencies, and any other organization that has an interest in COG programs and regionalism. The population of the cities and counties determine how many General Assembly representatives and at-large seats they may fill. The General Assembly meets at least twice per year and is responsible for approving the CAPCOG annual budget, amendments to the CAPCOG bylaws as well as to approve/appoint members to CAPCOG's Executive Committee. The General Assembly also elects a Nominating Committee in late summer that is charged with soliciting and recommending membership on the Executive Committee at the December Annual Meeting of the General Assembly.

[> Read the CAPCOG bylaws, which govern the duties of General Assembly.](#)

Next Meeting

11 a.m., Wednesday, Dec. 9, 2015 (after adjournment of the CAPCOG Executive Committee)
The City of San Marcos Conference Center
1001 East McCarty Lane
San Marcos, TX 78666

General Assembly Responsibilities

- (1) to establish the overall policies and specific objectives of the Council;
- (2) to adopt an annual budget for the Council;
- (3) to create, appoint members to, fill vacancies in, and specify the duties of permanent committees of the General Assembly;
- (4) to review, on its own motion or at the request of the Executive Committee or any permanent committee of the General Assembly, any action of the Executive Committee or permanent committee.

Nominating Committee solicits future Executive Committee members

CAPCOG's Nominating Committee is soliciting members for the 2016 Executive Committee; eligible candidates are elected officials from cities and counties who represent their jurisdiction on the General Assembly. An elected official's jurisdiction must also pay its CAPCOG's 2016 membership dues by Dec. 1, 2015 for the official to serve on the 2016 Executive Committee.

Any elected official interested in serving on the Executive Committee should **submit a nomination form to CAPCOG by Oct. 2, 2015**. The nomination is made by the interested elected official, not by the governing body of their jurisdiction.

- > [Download the CAPCOG Executive Committee nomination form.](#)
- > [Submit a nomination form to Michelle Mooney, CAPCOG's Administrative Coordinator.](#)
- > [Contact Mason W. Canales, CAPCOG's member services coordinator, for more information.](#)

To review a current General Assembly membership list, click the link below.

General Assembly Membership

To be eligible for membership in the Capital Area Council of Governments, a local government or other organization or individual must be located, in whole or part, in State Planning Region 12 which is comprised of the following counties: Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson.

Full Membership (voting): State Planning Region 12 counties and municipalities.

Associate Membership (voting): Independent and common school districts; water, drainage, conservation and sewer, hospital and other special-purpose governmental districts; other local, state, and federal governmental units or agencies; publicly and privately owned public utilities; and nonprofit organizations specifically concerned with health, welfare, economic, or civic development, if these organizations' membership is approved by the CAPCOG Executive Committee.

Sustaining Membership (nonvoting): An individual or organization with a positive interest in the welfare of State Planning Region 12.

> [Get the General Assembly membership list.](#)

TRAVIS COUNTY *Continued*

	<u>REPRESENTATIVES</u>
City of Mustang Ridge	Mr. Alfred Vallejo II
City of Pflugerville	Council Member Victor Gonzales
City of Pflugerville	Mayor Jeff Coleman
City of Pflugerville	Vacant
City of Rollingwood	Mayor Thom Farrell
City of Sunset Valley	Mayor Rose Cardona
City of West Lake Hills	Mayor Dave Claunch
Village of the Hills	Vacant
Village of Point Venture	Vacant
Village of San Leanna	Mayor Elizabeth Korts
Village of Volente	Mayor Ken Beck

WILLIAMSON COUNTY

	<u>REPRESENTATIVES</u>
Williamson County	Judge Dan A. Gattis
Williamson County	Commissioner Cynthia Long
Williamson County	Commissioner Ron Morrison
City of Bartlett	Mayor Norris Ivy
City of Cedar Park	Mayor Pro Tem Corbin Van Arsdale
City of Cedar Park	Council Member Stephen Thomas
City of Cedar Park	Ms. Brenda Eivens, City Manager
City of Florence	Mayor Mary Condon
City of Georgetown	Ms. Patty Eason
City of Georgetown	Council Member Rachael Jonrowe
City of Granger	Vacant
City of Hutto	Mayor Debbie Holland
City of Hutto	Council Member Tom Hines
City of Jarrell	Mayor Larry Bush
City of Leander	Ms. Kirsten Lynch
City of Leander	Mr. David Siebold
City of Liberty Hill	Mr. Jack Harkrider
City of Round Rock	Mayor Alan McGraw
City of Round Rock	Council Member Kris Whitfield
City of Round Rock	Mr. Russ Boles
City of Round Rock	Vacant
City of Taylor	Council Member Donald Hill
City of Taylor	Council Member Brandt Rydell
City of Thrall	Mayor Troy Marx
City of Weir	Mayor Mervin Walker

ASSOCIATE MEMBERS

Austin Independent School District
Barton Springs/Edwards Aquifer Conservation District
Bluebonnet Electric Cooperative, Inc.
Buda Economic Development Corporation
Capital Area Metropolitan Planning Organization
Central Health
Del Valle Independent School District
Dripping Springs Independent School District
Eanes Independent School District
Fayette County Central Appraisal District
Georgetown Chamber of Commerce
Giddings Independent School District
Guadalupe-Blanco River Authority
Hays Central Appraisal District
Hutto Independent School District
La Grange Independent School District
Lower Colorado River Authority
Pedernales Electric Co-Op
Round Rock Chamber of Commerce
Round Rock Independent School District
Travis County Emergency Services, Dist. 2

REPRESENTATIVES

Mr. Joey Crumley
Mr. Kirk Holland
Mr. Mark Rose
Ms. Ann Miller
Mr. Ashby Johnson
Ms. Christie Garbe
Ms. Darla Wegner
Mr. Ron Jones
Vacant
Mr. Richard Moring
Ms. Karen Sheldon
Mr. Allen Law
Mr. Jim Powers
Mr. David Valle
Dr. Douglas Killian
Dr. Randy Albers
Mr. Phil Wilson
Ms. Trista L. Fugate
Mr. Writ Baese
Mr. Paul J. Tisch
Chief Ron Moellenberg

2015 EXECUTIVE COMMITTEE**OFFICERS:**

Mayor Marc Holm, Chairman
Commissioner Cynthia Long, 1st Vice Chair
Mayor Debbie Holland, 2nd Vice Chair
Judge Bert Cobb, Secretary
Mayor Alan McGraw, Past Chairman
Mayor Daniel Guerrero, Parliamentarian

MEMBERS:

Council Member Eileen Altmiller	Mayor Caroline Murphy
Judge Brett Bray	Judge James Oakley
Mayor Jeff Coleman	Judge Paul Pape
Commissioner Will Conley	Commissioner Maurice Pitts, Jr.
Judge Mary Cunningham	Representative Eddie Rodriguez
Commissioner Gerald Daugherty	Judge Ken Schave
Commissioner Joe Don Dockery	Council Member Ellen Troxclair
Judge Sarah Eckhardt	Mayor Pro Tem Corbin Van Arsdale
Judge Dan A. Gattis	Mayor Lew White
Representative Jason Isaac	Representative Paul Workman
Judge Ed Janecka	Senator Judith Zaffirini
Former Council Member Kirsten Lynch	



Executive Summary

October 15, 2015

Agenda Subject: . Discuss and consider directing the Ethics Commission to clarify the issue of family members serving on Boards & Commissions.

Background: This item was requested to be placed on the agenda by Council Member Stephenson.

Origination: Council Member Stephenson

Recommendation: N/A

Attachments: e-mail from City Attorney
Ethics Ordinance

Prepared by: Debbie Haile, TRMC, City Secretary

From: Paige Saenz [<mailto:Paige@cityattorneytexas.com>]
Sent: Wednesday, October 07, 2015 9:46 AM
To: Kent Cagle
Subject: Re: Appointment of Councilmember's Husband to Bond Committee

Kent,

One other thought about Section 9.05.004(a)(1). Councilmember Stephenson should refrain from discussing her husband's appointment to the bond committee outside of a council meeting (as well as in a council meeting) so as to avoid any appearance of her influencing the selection. The applicants should be considered based on their qualifications, as opposed to relationships. Again, I have no reason to be concerned that any of these things will occur, but they are worth mentioning to help avoid appearance of impropriety.

Paige

On Oct 6, 2015, at 4:23 PM, Paige Saenz <Paige@cityattorneytexas.com> wrote:

Kent,

Please extend my apologies to Councilmember Stephenson for not responding sooner. You advised me of her question when she brought it to you and I did not give myself a proper note to get it onto my "to do" list.

Neither the Charter nor the Ethics Policy prohibit the appointment of a councilmember's spouse to an advisory committee, such as the Bond committee. (The Charter clearly prohibits employment of spouses (with certain exceptions), which is not the same as appointment to an advisory committee.) It is not prohibited by state law.

Councilmember Stephenson's husband should be aware that if he is appointed to the committee, he will be a "public servant" as it is defined in the Charter, and he will be subject to the Ethics Ordinance. (A public servant includes persons appointed by the city council.) A couple of sections he may want to be aware of include the following, though I recommend he review the Ethics Ordinance if he is appointed, and he may wish to review it prior to appointment. I read the first section to address behavior, as discussed in the note following the section. The second section could impact Councilmember Stephenson's spouse's livelihood if he makes presentations to "city bodies" as part of his job.

Section 9.05.004(a)(1), second sentence: ... Except in the sole interest of the public and the performance of the duties of their position, public servants shall not take any action that he or she knows might reasonably tend to influence any other public servant to not properly perform their official duty, nor shall any public servant grant any improper favor, service or thing of value to any person.

[Note from Paige: Whether a gift is prohibited takes into account a prior relationship between the giver and the receiver, and any spouse of a councilmember could be potentially impacted by the first sentence of the above section. Sections 9.05.004(a)(2) and (3) provide more information about what constitutes a prohibited gift. I read the second sentence as encouraging any

interactions between spouses, as it relates to City business, who both serve the City to be professional, and I have no reason to believe that that would not be the case here.]

Section 9.05.005(b) Subsequent representation.

(1) Representation by a former member of a city body. For the purpose of this section, "city body" is intended to be the city council or any commission or board created by the city council. A person who was a member of any city body shall not represent for pay, profit, compensation, financial gain or benefit, any person, group or entity, other than himself or herself, his or her immediate family members, or the city, for a period of one (1) year after the termination of his or her official duties, except by permission of the city council:

(A) Before that body;

(B) Before city staff having responsibility for making recommendations to, or taking any action on behalf of, that body, unless the body in question is only advisory in nature; or

(C) Before any other city body, or any state or federal agency, court or entity that has appellate jurisdiction over the body of which the former member served, if any issue relates to his or her former duties.

I further recommend Councilmember Stephenson recuse herself from voting on her husband's appointment, to avoid an appearance of impropriety. If you or Councilmember Stephenson have any further questions, please do not hesitate to contact me.

Paige

Paige H. Saenz, Partner

Knight & Partners

Attorneys at Law

Executive Office Terrace
223 West Anderson Lane, Suite A-105
Austin, Texas 78752
512.323.5778 Office
512.797.0331 Cell
512.323.5773 Fax
1.800.603.0967 Toll free

Please note new email address: paige@cityattorneytexas.com

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ORDINANCE NO. 13-023-00

AN ORDINANCE ESTABLISHING AN ETHICS POLICY FOR THE CITY OF LEANDER; PROVIDING STATEMENTS OF POLICY AND PURPOSE; PROVIDING DEFINITIONS AND FOR CONFLICTS OF INTEREST; PROVIDING MINIMUM STANDARDS OF CONDUCT WITH RESPECT TO CERTAIN GIFTS, FINANCIAL INTERESTS, POLITICAL ACTIVITY AND CITY BUSINESS; REQUIRING REGISTRATION BY LOBBYISTS; REQUIRING FINANCIAL DISCLOSURE; PROVIDING FOR THE ETHICS COMMISSION AND LEGAL COUNSEL; PROVIDING FOR COMPLAINTS AND BASELESS COMPLAINTS; PROVIDING FOR HEARINGS, FINDINGS, RECOMMENDATIONS AND SANCTIONS; PROVIDING A PENALTY CLAUSE; PROVIDING OPEN MEETING AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, Article 12 of the City Charter requires an Ethics Commission be established and that the City Council shall adopt an ordinance providing an ethics policy and code of conduct applicable to the officers, employees, board and commission members of the City; and

Whereas, the City Council appointed an Ethics Commission and requested the Ethics Commission to draft and propose an ordinance providing an ethics policy and code of conduct for the officers, employees and certain persons doing business with the City;

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

Article 1. Declaration of Policy.

Section 1.1. It is essential in a democratic system that the public have confidence in the integrity, independence, and impartiality of those who act on their behalf in government. To promote confidence in the government of the City of Leander ("the City"), and thereby enhance the City's ability to function effectively, this code of ethics is adopted. Although codes of ethics can provide instruction on what to do in various situations, the situations will always be more varied than the rules can anticipate. Recognizing this, the Ethics Commission (the "Commission") will apply this ordinance to not only enforce regulations, but also to enhance and promote virtue in public servants who are its officers, city officials or employees, paid or unpaid, elected or appointed, as well as members of any standing committee or board.

Section 1.2. Furthermore, it is declared to be the policy of the City that proper operation of democratic government requires that public servants be independent, impartial and responsible to the people of the City; that no public servants shall permit any interest, financial or otherwise, direct or indirect, or engagement in any business, transaction or professional activity to conflict

with the proper discharge of their duties in the public interest; that public office not be used for illegal or improper personal gain; and that the City Council at all times shall be maintained as a nonpartisan body. To implement such a policy, the City Council deems it advisable to enact a standard of conduct for all public servants to serve not only as a guide for official conduct, but also as a basis for discipline for those who refuse to abide by its terms. The overriding interest being that public servants of the City of Leander shall at all times strive to avoid even the appearance of impropriety.

Section 1.3. The City further recognizes that public servants are also members of society and, therefore, cannot and should not be without any personal and economic interest in the decisions and policies of government; that public servants retain their rights as citizens to interests of a personal or economic nature, and their rights to publicly express their views on matters of general public interest. By prohibiting conduct incompatible with the City's best interests and minimizing the risk of any appearance of impropriety, this Code of Ethics will further legitimize the interests of democracy.

Article 2: Purpose.

Section 2.1. This Code of Ethics has four purposes;

- (a) to encourage high ethical standards in official conduct by public servants;
- (b) to establish minimum guidelines for ethical standards of conduct for all such public servants by setting forth those acts or actions that are incompatible with the best interests of the City;
- (c) to require disclosure by public servants and candidates of private financial or property interests in matters affecting the City; and
- (d) to provide minimum standards of ethical conduct for the City's public servants; provide procedures regarding complaints for violations of such standards, and provide a mechanism for disciplining violators of such standards.

Article 3: Present Public Servants.

Section 3.1. Standards of Conduct.

- (a) To avoid the appearance and risk of impropriety and self-enrichment, public servants shall not solicit or accept any gift, personal favor or benefit from any person doing business with, seeking to do business with, or being regulated by the City; and shall not take any action on behalf of any person or business entity from which he or she has received a prohibited gift, or in which he or she has a substantial interest. Except in the sole interest of the public and the performance

of the duties of their position, public servants shall not take any action that he or she knows might reasonably tend to influence any other public servant to not properly perform their official duty, nor shall any public servant grant any improper favor, service or thing of value to any person.

- (b) As used in this Ordinance the word "Gift" means a favor, hospitality, economic benefit, product or item having a value of \$250.00, or more within a 12 month period. A "Gift" does not include campaign contributions reported as required by state law, money, items, or benefits received from a relative if given on account of kinship, or any value received by will, intestate succession, or as a distribution from an inter vivos or testamentary trust established by a spouse or ancestor.
- (c) The following factors are considered in evaluating whether a gift is prohibited:
 - (i) The value of the gift, or gifts, does not exceed \$250.00, during any twelve (12) consecutive calendar months;
 - (ii) Any pre-existing relationship between the donor and donee;
 - (iii) Whether the person or entity giving the gift, or on whose behalf the gift is made, has done business with or has been regulated by the City within the immediate proceeding twenty-four (24) calendar months, or is seeking to do business with the City, *or does business with or is regulated by the City during the subsequent twelve (12) months.*
- (d) Those items or services that do not constitute prohibited gifts include, but are not limited to, the following:
 - (i) Political contributions made and reported in accordance with all applicable state laws.
 - (ii) Awards publicly presented in recognition of public service.
 - (iii) Entertainment, meals or refreshments furnished in conjunction with public events, appearances, or ceremonies related to official City business, if furnished by the sponsor of such public event, and meals and refreshments having a value of less than \$50.00 when furnished or provided to the public servant during the conduct of public business.
 - (iv) Any item received by a public servant and donated to a charitable organization or presented to the City within one (1) business day from the date of receipt; any item(s) other than money the value of which does not exceed \$25.00 or \$200.00 during any twelve (12) consecutive calendar months.

- (v) Meals, lodging, or transportation in connection with services rendered by the public servant at a conference, seminar or similar event that is more than merely perfunctory.
 - (vi) Attendance by a public servant at hospitality functions at local, regional, state or national association meetings and/or conferences.
 - (vii) Pens, pencils, calendars, T-Shirts, caps and similar items containing logos, slogans, company names or other marketing material and commonly given out for advertising purposes.
- (e) In determining whether or not acceptance is prohibited, the intent of the ordinance is to avoid the appearance of self-enrichment by the public servant versus reasonable expenses necessary to conduct City business.

Section 3.2. Personal Financial Interest.

- (a) Public servants of the City shall not participate in a vote or decision in which they have a direct substantial financial interest. Ownership in an amount in excess of one percent (1%) of an entity or property shall constitute substantial interest. Where members of the City Council have a substantial interest in business or in real property which is affected by a proposed city council action and where any conflict of interest may arise they shall file an affidavit of disclosure provided by the city secretary prior to the vote and abstain from voting on such matters.
- (b) No officer or employee of the City shall have a financial interest direct or indirect, or by reason of ownership of stock in a corporation, in a contract with the City, or be financially interested directly or indirectly in the sale to the City of land, materials, supplies or services except on behalf of the City as an officer or employee; provided, however, that the provision of this section shall only be applicable when the stock owned by the officer or employee exceeds one (1 %) percent of the total capital stock of the corporation. Any violation of this shall render the contract voidable.

Section 3.3. Confidential Information. Public servants shall not disclose confidential or proprietary information, or any information they have acquired or obtained in the course of any fiduciary capacity or relationship, that could adversely influence the property, government, or affairs of the City, nor directly or indirectly use his or her position to secure official information about any person or entity, for the financial benefit or gain of such public servant or any third party. Public servants shall not release confidential, proprietary or privileged information for any purpose other than the performance of official responsibilities. It shall be a defense to any complaint under this section that the release of information serves a legitimate public purpose, as opposed to the private financial or political interest of the public servant or any third party or group.

Section 3.4 Use of City Property. Public servants shall not use, request or permit the use of city facilities, personnel, equipment, or supplies for any purpose other than to conduct city business

unless otherwise provided by law, ordinance or written city policy; or as specifically authorized by the city manager as a convenience to the City, or by terms of employment, e.g. assigned use of a city vehicle.

Section 3.5. Conflict of Interest.

- (a) Public servants shall not for pay, profit, compensation, financial gain or benefit represent or appear on behalf of themselves or on behalf of the private interests of others before the City Council or other city board, commission, or committee, or represent the private interest of others in any action or proceeding involving the City.
- (b) No current members of the City Council shall personally appear on their own behalf before the City Council or any board, commission or committee but may designate and be represented by a person of their choice in any such personal business matter. This prohibition does not apply where council members appear before the Ethics Commission on their own behalf. A member of any appointed committee or board shall remove himself/herself from deliberation regarding his/her interest.
- (c) No current board or commission member shall personally appear on their own behalf before the board or commission upon which they serve, but may designate and be represented by a person of their choice in any such business matter. Board or commission members are prohibited from engaging in private discussions with any applicant or owner regarding issues to be considered by their board or commission or from seeking to influence the outcome of any decision outside of a public meeting.

Section 3.6. Additional Standards of Conduct.

- (a) **Conflicting Outside Employment**
 - (i) The purpose of this provision is to prevent conflicts of interest, conflicts of loyalty, and loss of efficiency at work
 - (ii) This provision does not prevent employees or officials from accepting other employment or following any pursuit which in no way interferes with the full and faithful discharge of their public duties, provided that the employees comply with all applicable City requirements.
 - (iii) A city official or paid city employee shall not solicit, accept or engage in concurrent outside employment or enter into any contract which could impair independence of judgment in, or the faithful performance of, their official duties, or that results in a conflict of interest with their

duties as an official or employee of the City.

- (iv) City employees must inform their supervisor before engaging in off-duty employment. City employees must consider the policy of purpose and must be aware of the policy and general rule as stated above.

(b) Political Activity

- (i) Limitations on the political activities of city officials and employees are imposed by State law, the City Charter, and City personnel rules. In addition, the following ethical restrictions apply,

- (ii) No employee shall solicit or receive contributions to the campaign funds of any candidate for city office or take part in the management, affairs, or political campaign of any city candidate. Current members of the City Council who are seeking re-election may engage in any activity on behalf of their own campaign efforts. The following is a list of activities that are, except as specifically provided otherwise, permissible within the sole discretion of the individual employees.

- A. The placement of campaign signs on premises owned by the city employee
- B. The placement of bumper stickers on personal vehicles, except those vehicles supported in whole or in part by a car allowance provided by the City.
- C. Off-duty or assigned duty attendance at a political rally or function for a city council candidate, so long as there is no active participation by the city employee; provided that an employee that is off-duty shall not wear any city uniform, item or clothing that identifies the employee as an employee of the City.
- D. The donation of a political contribution that does not exceed the statutory limit for non-reportable contributions; provided that a candidate for, and the occupant of, an elective city office is prohibited from soliciting contributions from city employees.

This Section 3.6(b)(ii) shall be narrowly construed and in no event shall this Section be construed or interpreted to prevent any officer, employee, councilmember, mayor or public servant from expressing his or her personal opinion regarding any candidate for office, or any other matter of public interest; provided that city employees shall not, while in uniform or on duty, make public comments or statements concerning any candidate for elective city office. Private statements or comments made by any officer or employee of the City to any other officer or

employee of the City concerning any candidate for elective city office are not subject to this Section 3.6.

- (iii) Other Interests
 - A. Non-profit board membership: While membership is encouraged a council member who serves on the board of a public or private non-profit organization shall have a voice but no vote on any funding request or contract with the City by that organization, unless the organization has a board of directors or trustees appointed in whole or in part by the City Council, commission or board members.

Article 4: Former City Officials and Employees.

Section 4.1. Continuing Confidentiality.

- (a) A former public servant shall not use or disclose confidential government information acquired during service as a public servant, as provided in Section 3.3. This does not prohibit:
 - (i) Any disclosure that is no longer confidential by law; or
 - (ii) The confidential reporting of illegal or unethical conduct to authorities designated by law; or
 - (iii) As required by court order or appropriate agency.

Section 4.2. Subsequent Representation.

- (a) Representation by a Former Member of a City Body. For the purpose of this section, "City Body" is intended to be the City Council or any commission or board created by the City Council. A person who was a member of any City Body shall not represent for pay, profit, compensation, financial gain or benefit, any person, group or entity, other than himself or herself, his or her immediate family members, or the City, for a period of one (1) year after the termination of his or her official duties, except by permission of the City Council:
 - (i) Before that body;
 - (ii) Before city staff having responsibility for making recommendations to, or taking any action on behalf of, that body, unless the body in question

is only advisory in nature; or

- (iii) Before any other City Body, or any state or federal agency, court or entity that has appellate jurisdiction over the body of which the former member served, if any issue relates to his or her former duties.
- (b) Representation Before a City Body.
- (i) A former paid city employee shall not represent for compensation any person, group or entity, other than himself or herself, or his or her immediate family members, before any City Body for a period of one (1) year after termination of his or her official duties, except by permission of the City Council.
 - (ii) In connection with the representation of private interests before any City Body, a former public servant shall not state or imply that he or she is able to influence city action on any basis other than the merits.
- (c) Representation in Litigation Adverse to the City.
- (i) A former city public servant shall not, absent consent from the City, represent any person, group, or entity, other than himself or herself, or his or her spouse or minor children, in any litigation to which the City is a party for a period of ten (10) years following the termination of his or her official duties, if the interests of that person, group or entity are adverse to the interests of the City and the matter is one in which the former public servant personally and substantially participated prior to termination of his or her official duties.

Article 5. Contracts.

Section 5.1. No officer or employee of the City shall have a financial interest direct or indirect, or by reason of ownership of stock in any corporation, in a contract with the City, or be financially interested directly or indirectly in the sale to the City of land, materials, supplies or services except on behalf of the City as an officer or employee; provided, however, that if the direct or indirect interest results from the ownership of stock the provision of this section shall only be applicable when the stock owned by the officer or employee exceeds one (1) percent of the total capital stock of the corporation. Any violation of this section shall render the contract voidable. This section shall not apply or be applicable to employment agreements approved by the city manager and/or the City Council.

Section 5.2. Except on behalf of the City, a former city council member, official, or employee may not, within one (1) year of the termination of official duties, perform work for any person or entity other than the City on a compensated basis relating to a discretionary contract, if he or she personally and substantially participated in the negotiation of awarding of the contract. A former city official or employee, within one (1) year of termination of official duties must disclose to the

city secretary immediately upon knowing that he or she will perform work on a compensated basis relating to a discretionary contract.

Article 6. Persons Doing Business With the City

Section 6.1. Persons Seeking Discretionary Contracts.

- (a) For the purpose of assisting the City in the enforcement of provisions contained in this Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract any conflict of interest. This is set forth in Articles 3 and 4 of this Code of Ethics. Further, the individual or business entity agree to abide by the same ethical standards as set forth for public servants in this Code of Ethics.
- (b) Section 6.1 of this Code of Ethics will become a permanent footnote on documents contained in City bid packets for discretionary contracts.

Section 6.2. Disclosure of Conflicts of Interest by Persons Appearing Before a Board or City Body. A person appearing before any city board or other city body for the purpose of doing business with the City shall disclose to that board or body any facts known to such person which may show or establish that:

- (a) An employee or officer of the City that advises or makes presentations to the board or city body; or
- (b) Any member of the board of city body;

has or may have a conflict of interest pursuant to Chapter 171, Tex. Loc. Gov't. Code, or an interest which would violate the ethical standards set forth in this Ordinance, if he or she were to participate in the processing or consideration of the subject matter.

Article 7. Lobbyist.

Section 7.1. Purpose. For the purpose of minimizing the risk of improper lobbying, while at the same time recognizing that not all forms of lobbying are improper, the following rules are adopted.

Section 7.2. Registration Requirements.

- (a) Lobbying, except as provided below, means any oral or written communication (including an electronic communication) to a city official, made directly or indirectly by any person working for pay or profit for any third party in an effort to influence or persuade an official to favor or oppose, recommend or not recommend, vote for or against, or take or refrain from taking any action on any municipal question. A lobbyist is an individual or group of individuals who, for compensation, work to influence the opinions of any city body or its members in support of the interests of another individual, group, business, group of businesses, political or

apolitical organization.

- (b) The term lobbying does not include a communication:
- (i) Merely requesting information or inquiring about facts or status of any municipal question, matter or procedure, and not attempting to influence a city official;
 - (ii) Made by a public official or employee (including, but not limited to, any employee of the City) acting in his or her official capacity;
 - (iii) Made by a representative of a media organization if the purpose of the communication is gathering and disseminating news and information to the public;
 - (iv) Made in a speech, article, publication, or other material that is distributed and made available to the public, or through radio, television, cable television, or any other medium of mass communication;
 - (v) Made at a meeting open to the public under the Open Meetings Act;
 - (vi) Made in the form of a written comment filed in the course of a public proceeding or any other communication that is made on the record pursuant to established city procedures;
 - (vii) Made in writing as a request or petition for official action and required to be a public record pursuant to established city procedures;
 - (viii) Made in writing to provide information in response to an oral or written request by a city official for specific information;
 - (ix) The content of which is compelled by law;
 - (x) Made in response to a public notice soliciting communications from the public and directed to the official specifically designated in the notice to receive such communications;
 - (xi) made on behalf of an individual with regard to that individual's employment or benefits;
 - (xii) made by a fact witness or expert witness at an official proceeding; or

- (xiii) made by a person solely on behalf of himself or herself, his or her spouse, of his or her immediate family;
 - (xiv) made by an employee or representative of an economic development prospect and potential future employer within the City, which prospect is not at the time of the contact located within the City; or
 - (xv) a licensed attorney or engineer to assist or aid any person with respect to a matter in which the City is exercising its regulatory authority, and which representation is a matter of public record.
- (c) No person shall engage in lobbying without registering as a lobbyist with the City. A person engaged to lobby, including any employee of a third party that is assigned the duty of lobbying, within the City shall register as a lobbyist no later than three (3) days after first contacting any public servant or employee regarding the subject matter for which such person is engaged or assigned to lobby the City.
- (d) The lobbyist must file a separate registration form (Exhibit A) for each client for whom they are lobbying; provided that a lobbyist that has a current registration on file with the City may add additional clients to such registration by filing an updated list of such clients to be added to the registration.

Article 8. Financial Disclosure

Section 8.1. Disclosure Deadlines for City Officials and Candidates.

- (a) Existing City Officials. "City official" means the mayor, every member of the city council, the city manager, the city attorney, the city secretary, the director of planning and community development (if any), the director of public works (if any), the director of finance (if any), the city engineer, and persons acting in the capacity of the aforementioned officers or employees. No later than April 30th of each year, or thirty (30) calendar days after notice of such requirement is mailed by the city secretary, whichever date is later, each city official shall file a sworn financial disclosure statement (See Exhibit B) with the city secretary in a form prepared by the city secretary reflecting the financial situation of the city official as of December 31 of the previous year.
- (b) New City Officials. A newly employed, elected, or appointed city official shall file a sworn financial disclosure statement (Exhibit B) with the city secretary in a form prepared by the city secretary within thirty (30) days from the date the position with the City is assumed. Said statement shall reflect the financial situation as of the date of employment, election, or appointment and for the previous twelve months, provided, however, such city official shall not be required to include in such

statement the requirements of paragraphs 8.2(a)(vii) of this section.

- (c) Candidates. Each candidate shall file a sworn financial disclosure statement with the city secretary within fifteen (15) days of filing for office, reflecting the financial situation of the candidate as of December 31 of the year previous to the election date.

Section 8.2. Use of Financial Disclosure Reporting Form.

- (a) Each person required to file a financial disclosure statement shall do so on a form (Exhibit B) supplied by the City which shall include the following information:
 - (i) The person's name, residence address, business address (if any), telephone number, name of all immediate family members, i.e., husband or wife, children, father, mother, brothers or sisters, and all names or titles under which the person or family member does business.
 - (ii) Identification by street address and legal description of all real property located within the City or its extraterritorial jurisdiction in which the person has a substantial interest.
 - (iii) Identification of each business entity owning property or doing business within the City or its extraterritorial jurisdiction in which the person has a substantial interest.
 - (iv) Identification of each person or business entity to whom the person or family member owed a debt of ten thousand dollars (\$10,000) or more during the reporting period, but not including debts owed to persons related within the second degree of consanguinity or affinity and excluding loans to a political campaign which were reported as required by law; if repaid during the reporting period, the date of repayment shall be stated.
 - (v) Identification of each source of income amounting to ten (10) percent or more of the person's or family member's gross annual income as defined by the United States Internal Revenue Code.
 - (vi) Identification of the donor of each gift of more than two hundred dollars (\$200.00) in value received by the person or family member, including the value of the gift, where such donor has appeared before and requested action of the City Council during the reporting period.
 - (vii) Identification of all individuals or business entities that:
 - A. He or she, or a business entity in which he or she has substantial interest has had business dealings involving one or more transactions

of five hundred dollars (\$500.00) or more each quarter, or for a total of twenty-five hundred dollars (\$2,500.00) or more within the immediately preceding 12-month period; and

B. Have appeared before and requested action of the City Council during the reporting period.

(viii) Identification shall also be required of all individuals who have an ownership interest of twenty-five percent (25%) or more in a business entity as described in 8.2(a)(vii)(A) above and who appears before and requests some action on the part of the City Council, even though the action does not concern such business entity.

Section 8.3. Retention of Financial Disclosure Statements. The city secretary shall log and maintain all financial disclosure statements required to be filed herein as public records and retain them for a period of three (3) years after which statements shall either be returned to the person filing them or be destroyed.

Section 8.4. Immediate Public Identification by Public Servants.

(a) All public servants of the City shall immediately publicly identify, either verbally at an open meeting or in writing, all individuals or business entities that:

(i) he or she, or a business entity in which he or she has a substantial interest which has had business dealings involving one or more transactions of five hundred dollars (\$500.00) or more each quarter, or for a total of twenty-five hundred dollars (\$2,500.00) or more within the immediately preceding twelve (12) month period; and

(ii) Have appeared before and requested action of the City Council during the reporting period.

(b) Such immediate identification shall also be required of all individuals who have an ownership interest of twenty-five percent (25%) or more in a business entity as described in 8.4(a)(i) above and who appear and request action by the City Council, even though the action does not concern such business entity. Such identification shall be made prior to any decision or determination of the matter or immediately upon discovery of such business dealings.

Section 8.5. Planning and Zoning Commission Members. Within thirty (30) days of being appointed to the Planning and Zoning Commission and on each anniversary of that date, each member of such commission shall file with the city secretary a sworn statement identifying by street address and legal description all real property located within the City or its extraterritorial jurisdiction in which the member has a substantial interest.

Section 8.6. Disclosure by Persons Appearing Before a City Body. Any person who appears before any city body who has had business dealings within the preceding twelve (12) month period involving one or more transactions of five hundred dollars (\$500.00) or more each quarter, or for a total of twenty-five hundred dollars (\$2,500.00) or more, within the preceding 12-month period with a council member, commissioner, or business entity in which a council member or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with this Ordinance.

Article 9. Ethics Commission

Section 9.1. Establishment of an Ethics Commission. The Ethics Commission established by Section 12.01 of the City Charter shall be composed of seven (7) members, all of whom shall reside in the City.

Section 9.2. Enumeration. Each Commission member shall be appointed by the City Council and shall occupy a position on the Commission, such positions being numbered 1 through 7. Commission members serve at the will of City Council and may be removed by the City Council upon five (5) members of the Council, or more, voting for removal .

Section 9.3. Terms of Office. The Commission members shall be appointed to three (3) year staggered terms, such terms corresponding in duration with the terms of the members of the City Council by place, with the Commission member for position 7 serving for a term corresponding in duration to that of the Mayor. The City Council may appoint an advisory committee to review and recommend to the City potential candidates for vacant Commission positions.

Section 9.4. Vacancies. All vacancies shall be filled by the City Council for the unexpired term. A member shall hold office until his successor has been appointed by the City Council.

Section 9.5. Election of Chairperson and Vice-chairperson. The Commission shall elect a chairperson and a vice-chairperson to one (1) year terms. The vice-chairperson shall act as chairperson in the absence of the chairperson. In the event the chairperson or vice-chairperson vacates their position then an election to fill the vacancy shall occur at the next meeting when the full board is seated.

Section 9.6. Quorum. Four (4) or more members of the Commission shall constitute a quorum, but no action of the Commission shall be of any force or effect unless it is adopted by the favorable vote of four (4) or more members.

Section 9.7. Annual Review of Ethics Ordinance. The Commission shall meet at least once a year to review this Ethics Ordinance and may make recommendations to the City Council for amendments thereto.

Section 9.8. Advisory Opinions and Recommendations. The Commission shall render advisory opinions and make recommendations to the City Council on potential conflicts of interest or violations of this Ethics Ordinance at the request of a public servant. Such advisory opinions and

recommendations shall be rendered thirty (30) days after a request or complaint is received by the Commission, unless the Commission requests, and is granted one thirty (30) day extension by the City Council. This Section 9.8 shall not be applicable to complaints filed with the Commission.

Section 9.9. Defense to Alleged Violations. It shall be a defense to an alleged violation of this Ethics Ordinance that the person accused previously requested, and received, an advisory opinion and recommendation from the Commission, and acted on such opinion or recommendation in good faith, unless material facts were omitted or misstated by the person requesting the opinion. Such advisory opinion and recommendation shall also be binding on the Commission in any subsequent charges concerning the person who requested the opinion and recommendation.

Section 9.10. Disposition of Alleged Ethics Violations.

- (a) A sworn complaint (Exhibit C) based on personal knowledge alleging a violation(s) of this ordinance shall specify the provision(s) of this ordinance-alleged to have been violated, and shall name the public servant being charged.
- (b) Upon the aforesaid sworn complaint of any person being filed with the city secretary's office, or on its own initiative, the Commission shall consider possible violations of this ordinance by any public servant. A complaint shall not be deemed to be filed on the initiative of the Commission, save and except the complaint be signed and sworn by two (2) members of the Commission, one of which is the chairperson of the Commission, after consultation with the legal counsel of the Commission. A complaint filed by an individual member of the Commission shall be deemed to have been filed in the Commission member's capacity as a private citizen and, in such event, the member of the Commission filing the complaint shall not thereafter participate in a Commission meeting at which such complaint is considered save and except the Commissioner filing the complaint may participate as a complainant at such meeting.
- (c) A complaint alleging a violation of this ordinance must be filed with the city secretary within two (2) years from the date of the action alleged as a violation, and not afterward.
- (d) Not later than three (3) working days after the city secretary receives a sworn complaint, the city secretary shall acknowledge the receipt of the complaint to the complainant, and provide a copy of the complaint to the city attorney, the independent counsel, the Commission Chair, and the person against whom the complaint was alleged. The Commission Chair with advice of the Commission's legal counsel shall review the complaint to ensure compliance with Section 9.10(a) within five (5) days of receipt of the complaint. If the complaint does not comply with the requirements of Section 9.10(a) it shall be returned to the complainant with a written explanation of non-compliance. If the complainant does comply it shall be accepted by the Commission. Not later than ten (10) working days after receipt of a complaint, the Commission shall notify in writing the person who made the complaint and the person against whom the complaint was alleged, of a date for a

preliminary hearing. If the Commission does not hold a preliminary hearing within twenty (20) days of receipt of the complaint, it shall notify the person who made the complaint of the reasons for the delay and shall subsequently give the complainant the appropriate notification.

- (e) The Commission may consider possible violations on its own initiative. Within seven (7) working days of the Commission's decision to consider a possible violation of this the Commission shall draft a written complaint specifying the provision(s) of this ordinance alleged to have been violated and shall file a copy with the city secretary, and provide a copy to the city attorney, the independent counsel, and the person against whom the complaint was alleged. Not later than fifteen (15) days after the drafting of the complaint, the Commission shall notify in writing the person against whom the complaint was alleged of the date for the preliminary hearing.
- (f) After a complaint has been filed, and during the pending hearing of a complaint before the Commission, a member of the Commission may not communicate directly or indirectly with any party or person about any issue of fact or law regarding the complaint, except at a meeting of the Commission; provided that the Chairperson may consult and coordinate with independent legal counsel.
- (g) As soon as reasonably possible, but in no event more than sixty (60) days after receiving a complaint, the Commission shall conduct a preliminary hearing.
 - (i) The issue at a preliminary hearing shall be the existence of reasonable grounds to believe that a violation of this ordinance has occurred. The person filing a complaint, or the independent counsel in cases considered upon the Commission's own initiative, shall state the alleged violation and shall describe in narrative form the testimony and other evidence which would be presented to prove the alleged violations stated in the written complaint. Statements at a preliminary hearing shall be under oath, but there shall be no cross-examination or requests for persons or evidence issued for the hearing. Members of the Commission may question the complainant, the public servant named in the complaint, or consult with the independent counsel for the Commission in executive session.
 - (ii) The public servant named in the complaint shall have the opportunity to respond, but is not required to attend or make any statement. The public servant may describe in narrative form the testimony and other evidence that would be presented to disprove the alleged violation. If the public servant agrees that a violation has occurred, he or she may so state and the Commission may consider the appropriate sanction.

- (iii) The complainant and the public servant named in the complaint shall have the right to representation by counsel.
 - (iv) At the conclusion of the preliminary hearing, the Commission shall decide whether a final hearing should be held. If the Commission determines that there are reasonable grounds to believe that a violation of this ordinance has occurred, it shall schedule a final hearing. If the Commission does not determine that there are reasonable grounds to believe that a violation has occurred, the complaint shall be automatically dismissed. A decision to conduct a final hearing is not a finding that a violation has occurred.
 - (v) The Commission, at any time during the preliminary hearing, may also dismiss a complaint if the complaint does not allege conduct which would be a violation of this ordinance. Before a complaint is dismissed for failure to allege a violation, the complainant shall be permitted one opportunity, within ten (10) working days of such a preliminary hearing, to revise and resubmit the complaint.
 - (vi) The complainant, the independent counsel, and public servant named in the complaint may ask the Commission at a preliminary hearing to request certain persons and evidence for a final hearing, if one is scheduled.
- (h) Final Hearing.
- (i) The final hearing shall be held as expeditiously as possible following the determination by the Commission that there are reasonable grounds to believe that a violation of this ordinance has occurred. In no event shall the hearing be held more than thirty (30) days after said determination. The Commission may grant two (2) postponements, not to exceed fifteen (15) days each, upon the request of the public servant named in the complaint.
 - (ii) The issue at a final hearing shall be whether a violation of this ordinance has occurred. The Commission shall make its determination based on clear and convincing evidence in the record. All witnesses shall make their statements under oath.
 - (iii) If the Commission determines that a violation has occurred, it shall state its findings in writing, shall violated, the particular provision(s) of this ordinance which have been violated, and within five (5) working days shall deliver a copy of the findings to the complainant, if any, the public servant named in the complaint, and the city secretary.
 - (iv) If a complaint proceeds to a final hearing, the Commission may request

witnesses to attend and testify, administer oaths and affirmations, take evidence and request the production of books, papers records, or other evidence needed for the performance of the Commission's duties or exercise of its powers, including its duties and powers of investigation.

(i) Sanctions.

- (i) If the Commission determines that a violation of this ordinance has occurred, it shall proceed directly to determination of the appropriate sanction(s), if any. Save and except for a violation of Section 3.6(b)(ii)(D), Section 7.2 or Section 8.6 of this Ordinance, a violation of this ordinance shall not be subject to criminal penalties. The Commission may receive additional testimony or statements before considering sanctions, but is not required to do so. If the public servant named in the complaint acted in reliance upon a written opinion of the city attorney, the Commission shall consider that fact.
- (ii) If the Commission determines that a violation of this ordinance has occurred, it may recommend that the City Council impose one of the following sanctions:
- A. A letter of notification shall be the appropriate sanction when the violation is clearly unintentional, or when the public servant's violation was made in reliance on a written opinion of the city attorney. A letter of notification shall advise the public servant to whom it is directed of any steps to be taken to avoid future violations.
 - B. A letter of admonition shall be the appropriate sanction in those cases in which the Commission finds that the violation is minor and/or may have been unintentional, but calls for a more substantial response than a letter of notification.
 - C. A reprimand shall be the appropriate sanction when the Commission finds that a violation has been committed intentionally or through disregard of this ordinance. A reprimand directed to a city official, council member, Commission member shall be sent to the City Council. A reprimand directed to an employee of the City shall be sent to the city manager and included in said employee's personnel file. A letter of reprimand directed to an elected city official shall be transmitted to the city secretary and shall be sent to the City Council, and thereafter published in the official newspaper of the City.
 - D. A recommendation of removal from employment or a recommendation of suspension from employment, as well as a

recommendation for length of suspension, shall be the appropriate sanction when the Commission finds that a serious or repeated violation(s) of this ordinance has been committed intentionally or through culpable disregard of this ordinance by city employees. A recommendation of suspension of city employees shall be directed from the Commission to the city manager. In most cases, the final authority to carry out such recommendations to suspend from employment and the length of suspension shall be with the city manager.

- E. A letter of censure shall be the appropriate sanction when the Commission finds that a serious or repeated violation(s) of this ordinance has been committed intentionally or through culpable disregard of this ordinance by an elected city official. A letter of censure directed to an elected city official shall be transmitted to the city secretary, and shall be sent to the City Council, and thereafter published in the official newspaper of the City.

Article 10. Independent Legal Counsel.

Section 10.1. Independent legal counsel shall be utilized to advise the Commission and participate in hearings. The City Council shall annually designate and retain independent counsel who shall be a duly licensed attorney in the State of Texas.

Article 11. Baseless Complaints

Section 11.1. In the event a complaint is received by the Commission that is subsequently found to be baseless, and the Commission deems that the complaint was filed with the intent to:

- (a) Harass the person named in the complaint; or
- (b) Damage the respondent's reputation; or
- (c) Benefit the person filing the complaint either personally, professionally, or politically; or
- (d) Damage a related third party.

Section 11.2. The Commission may recommend to the City Council to take disciplinary action(s) against the individual who filed the complaint including but not limited to referral to law enforcement for investigation and filing of legal charges as outlined in Section(s) 11.3, 11.4 or 11.5 of this Article. The Commission may also make recommendations for what other action(s) should be taken up to and including barring from the filing of further ethics complaints on the same or similar subject matter or event.

Section 11.3. A person commits an offense if he knowingly initiates, communicates or circulates a report of a violation of this ordinance by a public servant that he knows is false or baseless and that would ordinarily cause an official proceeding be held by the Ethics Commission in response to the complaint. An offense under this section is punishable by fine not to exceed the sum of five hundred dollars (\$500.00).

Section 11.4. Any person who knowingly files a false sworn statement under this chapter is subject to criminal prosecution for perjury under the laws of the State of Texas. Penal Code Sec. 37.02.

Section 11.5. Any person who knowingly testifies under oath before the Commission and knowingly makes a false statement material to the proceedings is subject to criminal prosecution for aggravated perjury under the laws of the State of Texas. Penal Code Sec. 37.03.

Article 12. General Provisions.

Section 12.1. Definitions. The words "public servant" when used in this Ordinance, shall mean the elected officers of the City, all persons appointed by or by vote of the City Council, all department heads of the City, all City employees that have any supervisory authority over other employees, and all employees that have discretionary authority to make recommendations to boards or commissions of the City. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The word "shall" is always mandatory. The word "herein" means in this Ordinance. The word "regulations" means the provisions of any applicable ordinance, rule, regulation or policy.

Section 12.2. Penalties. Any person who shall violate Section 7.2 or Section 8.6 of this Ordinance, or shall fail to comply therewith, or with any of the requirements thereof, shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of five hundred dollars (\$500.00). Each day the violation exists shall constitute a separate offense. Such penalty shall be in addition to all the other remedies provided herein.

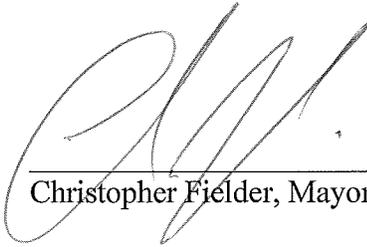
Section 12.3. Reservations and Exceptions. Notwithstanding any other term or provision of this Ordinance, this Ordinance: (a) is not applicable to the performance and behavior of officers, employees and public servants that does not violate a standard or provision set forth in this Ordinance; (b) does not waive the authority and discretion of the City Council to enforce higher standards for, or to supervise, provide oversight, appoint and remove, any officer, employee or public servant that is appointed by the City Council; and (c) does not transfer or limit the authority of the city manager to act in his or her discretion to enforce higher standards for, or to supervise, provide oversight, appoint and remove, all officers, employees and public servants of the City that are not appointed and removed by the Council.

Section 12.4. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 12.5. Open Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

ADOPTED on this the 7th day of March 2013.

Attest:



Christopher Fielder, Mayor



Debbie Haile TRMC, City Secretary

