

City of Buda
 Special Called City Council Workshop Minutes
 January 14, 2010 – 7:00 p.m.

A. CALL TO ORDER

Mayor Lane called the January 14, 2010 City Council meeting to order at 7:02 p.m.

B. ROLL CALL

Mayor Bobby Lane – Present
 Councilmember Place 1 Ron Fletcher – Present
 Councilmember Place 2 Kelly Allen – Present
 Councilmember Place 3 Sandra Tenorio – Present
 Councilmember Place 4 Cathy Chilcote – Present
 Councilmember Place 5 Tom Crouse – Present
 Councilmember Place 6 Scott Dodd – Present

A. OVERVIEW

City Manager, Kenneth Williams to present an overview of the workshop. City Council requested a workshop to discuss some quality of work life bond election. They will discuss election deadlines, ethics issues, effects on the tax rates along with the City of Buda projects. Also to be looked at will be quality of life bonds, library expansion, sidewalks, and streets. They are to go through steps as far as holding bond election, ethical issues, timelines, and expectations of city council/staff, financial implications of elections, effects on tax rates, council's expectations, and facilities plans. City Manager Kenneth Williams will be looking for direction from council.

B. BOND ELECTION ISSUES

Presentation and discussion to review issues involved in the possible calling of a bond election, structuring an issuance and preparing the necessary documents in order to call the election; questions and discussion by Council with direction to Staff.

Toni Milam, City Secretary

Bart Fowler, McCall, Parkhurst & Horton, LLP

No formal action taken.

Election legal issues if bond election held. Tab 1 and 2 in packet deals with Department of Justice preclearance, which assures that minorities are not disenfranchised. This is required before every election. English and Spanish information is to be supplied to all voters. Tab 3 discusses the election schedule. Tab 4 gives an overview of three bond propositions. Ballot language is on the second page. Each item (streets, parks, library, etc) is given its own proposition. Each proposition is legally binding, and posted around the city and in the newspaper. The propositions do not have to be mailed to everyone. Tab 5 discusses the contract with voters. Tab 6 goes over ethical rules. If you violate any of these rules, you are subject to a maximum \$10,000 fine and up to 1 year in jail. This is not a city penalty; it is up to the individual. If an officer of city is preparing information that is to go out to voters, advocacy of any kind, whether it is tone or emphasis, is subject to penalty. The city is to be neutral as to the passage of bonds. Tab 7 goes over the campaign finance guide.

There are several important dates if/when there is a call for election. The sending of preclearances is recommended to be on February 27. The last day for calling or ordering election

is March 8. There is a council meeting on March 2, which is also the Election Day for primary. Look to call for a bond election on March 2. A notice to the County Elections Administrator is to be sent on March 9. March 9 is also the first day to submit an application to vote by mail.

Bond Election and General Elections are different in the number of notices required to be published in newspapers. The General Election requires one notice, while the Bond Election requires two, successively two weeks in a row. These notices must also be posted on the bulletin board. April 8 is the last day for voters who are eligible to vote, to register to vote. The last day to post notice of an election and polling places is April 19. April 26 is when early voting starts and it goes through May 4. The city is required to hold two, twelve hour days for people to come in and vote. These days are April 26, and May 3. April 21 is the last day to publish the first of two weekly notices, April 28 is the last day to post the second notice. May 8 is Election Day.

C. FINANCIALS

Presentation and discussion to review the financials of a possible bond election; effective of tax rate; questions and discussion by Council with direction to Staff.

Jennifer Douglas, Specialized Public Finance

Chris Ruiz, Finance Director

No formal action taken by Council.

A 5 cent tax rate increase results in \$2.550 million preliminary quality of life bond issuance. 10 cent increase results in \$8.650 million. A 15 cent increase results in \$14.825 million (\$8.650 million for 2010, \$6.175 million for 2011). A 20 cent increase results in \$20.90 million (\$8.650 million for 2010, \$12.250 million for 2011). There will be a 3 cent increase regardless of the chosen scenario. Each proposed increase includes this 3 cent increase.

D. COMMENTS FROM CITY COUNCIL.

No comments from the Council at this time.

E. PROPOSED PROJECTS

Presentations and an overview of the proposed projects to be included in a possible bond election; questions and discussion by Council with direction to Staff.

Kenneth Williams, City Manager

1. Library

Marjorie Martinez, Library Director

Expansion of existing library building would cost \$4,987,687.50. Building a new library with donated land would cost \$8,395,087.50. Building a new library with purchased land (an estimated average of 5.2 acres) would cost \$11,348,775.00. If a new library is built, the old one would be used as office space, meeting rooms, and storage. The collections will be moved to the new building. The costs include construction costs, land acquisition cost, environmental studies, furniture, etc. If current the current library is expanded, it would still contain office space and a meeting room, just on a smaller scale. The expansion would be 10,000 square feet smaller than an entirely new building. If the library is expanded, additional parking would be built, but would not be able to fully meet the library's capacity. People may have to park across the street. No more expansion would be possible if current library expanded. In FY 2007, just fewer than 64,000 people used library. In FY 2009, 70,000 people used library. 30% of library usage is by people in Buda.

2. Sidewalks

Mike Beggs, Director of Public Works

The Main Street Sidewalk and Bridge beautification would cost \$305,150.00. This project begins at the west side of the Santa Cruz Catholic Church where the existing sidewalk ends. The sidewalk will extend west as a meandering walkway with benches, landscaping, and solar lighting. The sidewalk becomes the gateway attraction to Old Town Buda as it nears the creek crossing past the Nighthawk lift station. The existing lift station fence would be replaced with a custom limestone wall with metal lettering reading "Welcome To Old Town Buda." An aluminum pedestrian bridge will span 100 feet over the creek, immediately after the Nighthawk lift station. On top of the hill on

Main Street, in the vicinity of the Catholic Church, there would be a pedestrian walkway to get pedestrians from the south sidewalk to the north sidewalk. There would be a total of four flashing L.E.D. crossing signs. Two of these would be located on the east side and two on the west side. The crosswalk would be constructed with two pedestrian push button stations or pedestrian detection pad and flashing L.E.D. crossing signals. The L.E.D.'s would be energy efficient. The Main Street Sidewalk and Bridge (Santa Cruz Church to Stagecoach Park) will cost a total of \$305,150.00.

3. Parks

Jake Eason, Director of Parks & Recreation

Staff is submitting for consideration the expansion of Buda City Park for the Quality of Life Bond. For council's review and consideration the plan has been broken into two scenarios (Phase I or full build out). Both of the submitted concept plans would expand the current park size from 12 acres to 47.9 acres. The difference in the phased plan and full build out plan is the programmed areas which include a swim center, skate park, and amphitheater. The total estimated cost for site work for Phase I is \$946,900.00, for hydrology is \$1,196,000.00, for parking is \$155,000.00, for hardscape is \$715,872.00, for signage is \$55,000.00, for landscape is \$414,290.20, for irrigation is \$396,690.00, for lighting is \$60,000.00. The total cost of Phase I, including a 25% contingency, is \$4,885,940.00. The total estimated cost for site work for full build out is \$1,351,900.00, for hydrology is \$1,196,000.00, for programmed features is \$3,370,000.00, for parking is \$317,500.00, for hardscape is \$716,736.00, for signage is \$55,000.00, for landscape is \$475,040.20, for irrigation is \$379,190.00, for lighting is \$60,000.00. The total cost of the full build out, plus 25% contingency, is \$9,901,707.75.

4. Infrastructure

Stanley Fees, City Engineer

Graham Moore, LAN

A new street from Goforth Road to Cabela's Drive would cost \$1,420,400.00. The completion of this road will allow the frontage road along IH35 to become one way. Street, drainage, and sidewalk improvements to Old Town Buda on the East side of the railroad tracks (Cedar Street, East Avenue, Alley Street, Prairie Street, Houston Street, Rose Street, Railroad Street, and Cherry Street) would cost \$4,803,297.00. Street, drainage, and sidewalk improvements to Old Town Buda on the West side of the railroad tracks (Bluff Street, Austin Street, Peach Street, China Street, Ash Street, San Marcos Street, Elm Street, and San Antonio Street) would cost \$7,204,944.00. The costs of these two projects, on the east and west side of the railroad tracks, includes the construction of new sidewalks. This necessitates the installation of new storm sewers in the streets, the reconstruction of the streets, and the installation of curbs and gutters with the sidewalks. The West Goforth Road Reconstruction, from Cedar Street to IH35, would cost \$3, 439, 00.00. The total cost for citywide street improvements would be \$11,132,500.00. This will provide for the rehabilitation of all city streets in the next 2-3 years.

No formal action taken by Council.


F. DIRECTION FROM CITY COUNCIL

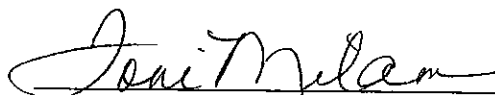
Discussion, direction, and possible action to Staff from the City Council on moving forward with a possible bond election.

Mayor Lane suggested that from what he's heard from the City Council, that they not move forward with the projects, but rather get more input from the citizens and the public. Check into the listening sessions, USDA provides. Kenneth also mentioned putting together a citizen committee with a Staff person as the liaison. No formal action taken.

G. ADJOURNMENT 8:55 p.m.

Motion by Councilmember Tenorio with a second by Councilmember Crouse. Motion approved.


Bobby D. Lane, Mayor


Toni Milam, City Secretary