



**NOTICE OF MEETING OF THE  
CITY COUNCIL  
OF  
BUDA, TX  
5:30 PM - Tuesday, June 1, 2021  
Council Chambers Room 1098  
405 E. Loop Street, Building 100  
Buda, TX 78610**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular City Council Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

**A. CALL TO ORDER**

*Please turn off your cell phone when you approach the podium.*

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. ITEMS OF COMMUNITY INTEREST**

**E. PROCLAMATION AND PRESENTATION**

**E.1. [Presentation of the City Trophy Cup to the City of Buda's Golf Team by Micah Petrea, Executive Board Member of the Hays Education Foundation](#)**

**E.2. [Celebration of Juneteenth, June 19, 2021, to be received by Vanessa Westbrook, Chair of the African American Heritage Committee for the Hays County Historical Commission, and LaVonia Horne-Williams, Buda EDC Board Member, Treasurer](#)**

[e2 Juneteenth Proclamation - June 1 2021 Buda Draft.pdf](#)

**F. PUBLIC COMMENTS / PUBLIC TESTIMONY**

*Members of the public who wish to participate in Public Comment must complete a sign-in form and turn it into the City Clerk before the period provided for Public Comment is called for consideration by the presiding officer. Members of the public who wish to participate during the Public Testimony period provided for any item on the agenda must complete a sign-in form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.*

**G. CONSENT AGENDA / PUBLIC TESTIMONY**

*All matters listed under this item are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired by any Council Member on any item, that item will be removed from the consent agenda and will be considered separately.*

- G.1. Approval of the May 13, 2021, May 17, 2021, and May 18, 2021 City Council Minutes (City Clerk Alicia Ramirez)**

[2021-0513 DRAFT Minutes.pdf](#)

[2021-0517 DRAFT Minutes.pdf](#)

[2021-0518 DRAFT Minutes.pdf](#)

- G.2. Acceptance of the City's Investment Report for the quarter ending March 31, 2021 (Finance Director June Ellis)**

[March Investment Report - Qrtly.pdf](#)

- G.3. Submittal of the Fiscal Year 2021 Second Quarter Financial Update (Finance Director June Ellis)**

[FY 2021 Second Quarter Financial Update.pdf](#)

- G.4. Adoption of a Resolution authorizing the City Manager to negotiate and execute Amendment #4 to the License Use Agreement with Inspired Minds, LLC. related to the use of the former city hall facility (Deputy City Manager Micah Grau)**

[g4 COB Resolution re Inspired Minds 5th Amendment.pdf](#)

[g4 121 Main Facility License Agreement Amendment 5.pdf](#)

- G.5. Deliberation and possible action approving a Resolution joining the cities of Kyle and San Marcos in requesting the United States Post Service consider zip code boundary adjustments to reflect city geographic boundaries (Deputy City Manager Micah Grau)**

[78610 ETJ.pdf](#)

[78610 City Limits.pdf](#)

[USPS Zip Code Process.pdf](#)

[Zip Code Realignment Request Letter.pdf](#)

[g5 Resolution - Zip Code Boundaries.pdf](#)

## **H. WORKSHOP**

- H.1. Workshop and general update and overview of proposed additional property of approximately 109 acres (Stanfield, Lacker, and Liguori tracts) to the Colony at Cole Springs development, to be known as the Reserve at Cole Springs (Planning Director Melissa McCollum)**

[h1 SR 06012021 Colony Reserve L L Workshop.pdf](#)

[h1 City Council Workshop 6-1-2021 ppt.pdf](#)

## **I. PRESENTATIONS**

- I.1. Presentation and update on converting the former Library to a Welcome Center and offices for the Tourism Department and Main Street Program staff (Facility Manager Ray Creswell) [PUBLIC TESTIMONY]**

[i1 6.1 Welcome Center ppt.pdf](#)

## **J. REGULAR AGENDA**

- J.1. Deliberation and possible action establishing the issuance amount for the proposed 2021 Certificates of Obligation and directing staff to prepare a Resolution directing publication of notice of the City's intent to issue certificates of obligation (Deputy City Manager Micah Grau, Finance Director June Ellis, and Bond Advisor Jennifer Ritter of Specialized Public Finance) [PUBLIC TESTIMONY]

[j1 2021 CO for Council 6.1.pdf](#)

[j1 Buda 2021 CO Timetable.pdf](#)

- J.2. Mayor's report on Emergency Management Director activities related to the declared state of disaster regarding COVID-19 and discuss and consider any action or direction considered appropriate and necessary by the City Council to respond to the current State of Disaster as renewed by the Texas Governor

#### K. EXECUTIVE SESSION

- K.1. Council will recess regular session and convene into executive session pursuant Texas Government Code Chapter 551, to deliberate upon and seek legal advice on the following: 1) pursuant to 551.071 and 551.087, Economic Development Negotiations regarding an offer of financial or other incentive to Valentina's Tex Mex BBQ, LLC and Buda Mill & Grain Co; 2) pursuant to 551.071, the Vesting Rights Determination Appeal by the Hartford Group involving the Garlic Creek Commons development; and, 3) pursuant to Section 551.071 and 551.072, to deliberation and seek legal advice regarding cost and negotiation on real property acquisition in connection to one or more tracts of land for park purposes.

#### L. RECONVENE INTO REGULAR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

- L.1. Deliberation and possible action to authorize a project to provide financial incentives to Buda Mill & Grain in an amount not to exceed Two Hundred Twenty-Eight Thousand Seven Hundred Seven and No/100s (\$228,707.00) to be administered by the City of Buda through a funding agreement with the Buda Economic Development Corporation (BEDC) and a Chapter 380 Agreement (BEDC Executive Director Tracy Anderson) [PUBLIC TESTIMONY]

- L.2. Deliberation and possible action to approve the Economic Development Corporation (BEDC) FY20-21 Budget Amendment regarding expenditures for financial incentives to Valentina's Tex Mex BBQ, LLC (BEDC Executive Director Traci Anderson) [PUBLIC TESTIMONY]

[l3 5.18.21 City of Buda Agenda Item - Valentina's Budget Amendment - Staff Report.pdf](#)

- L.3. Deliberation and possible action to adopt a Resolution authorizing a Performance Agreement between the Buda Economic Development Corporation and Valentina's Tex Mex BBQ, LLC (BEDC Executive Director Traci Anderson) [PUBLIC TESTIMONY]

[l2 5.18.2021 Valentina's Resolution Item.pdf](#)

- L.4. Deliberation and consider action to approve the reconsideration of an item for placement on the June 15, 2021 Council Meeting regarding SUP 19-06, from agenda item L.2 from the November 17, 2020 regular City Council meeting [Specific Use Permit (SUP) for a Restaurant or Cafeteria, with Curb or Drive-Thru

**Service in the Form District 4 (F4) Zoning District for the property known as Resubdivision of lot 2A CVS Buda Subdivision, lots 3B, 4B, and 6B, being +/- 3.068 acres located at the southwest corner of FM 967 and FM 1626 (SUP 19-06)] (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[SR 111719 Buda Commons SUP \(SUP 19-06\).pdf](#)

[I4 SUP 19-06 Garlic Creek Ordinance.pdf](#)

[Buda UDC Form Based Code-General Building Type.pdf](#)

[Neighborhood Comments.pdf](#)

[ii site plan Exhibits.pdf](#)

[2020-11-17 SUP 16-06 Powerpoint 2 per page.pdf](#)

**M. CITY MANAGER'S REPORT**

*COVID-19, 2014 & 2021 Bond Program, Capital Improvement Projects, Developments, Drainage Projects, Engineering Department, Finance Department, General/Special Election, Grant Related Projects, Human Resources, Law Enforcement, Legislative Update, Library Projects, Main Street Program, Parks & Recreation Department, Planning Department, Road Projects, Status-Future Agenda Request, Special Projects, Tourism Projects, Transportation, Wastewater Projects, and Water Projects (City Manager Kenneth Williams)*

**N. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS**

*Alliance Regional Water Authority (Urbanovsky)*

*Buda Economic Development Corporation (Bryant & Davidson)*

*Capital Area Council of Governments General Assembly (Urbanovsky)*

*Capital Area Council of Governments Clean Air Coalition (Ture)*

*Combined Emergency Communication Center (Urbanovsky)*

*Dupre Local Government Corporation (Davidson, Smith, & Urbanovsky)*

*Greater San Marcos Partnership (Urbanovsky)*

*City of Buda Audit Committee (Cummings, Davidson, & Ture)*

*City of Buda Information Technology Committee (Bryant, Daugereau, & Smith)*

*City of Buda Board & Commission Nomination Committee (Bryant, Cummings, & Daugereau)*

*City of Buda City Park Planning/Programming Ad-Hoc Committee (Daugereau, Smith, & Ture)*

*City of Buda Planning Mobile Food Vendor Ad-hoc Committee (Davidson)*

*City of Buda Water/Wastewater Committee (Davidson, Daugereau, & Urbanovsky)*

**O. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**O.1. Update on Pending Items requested by City Council**

[Pending Items.pdf](#)

**P. ADJOURNMENT**

*Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Clerk at (512) 523-1014, or FAX (512) 641-5817 for information or assistance.*

*I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on May 28, 2021.*



/s/

Alicia Ramirez  
City Clerk

Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

A Public Comment period will be provided to allow for members of the public to participate and speak to the City Council on any topic that is not on the meeting agenda. At this time, comments will be taken from the audience on non-agenda related topics. A Public Testimony period will be provided at each meeting of the City Council to allow members of the public to participate and speak to the City Council on any topic that is on the meeting agenda, prior to any vote on the matter up for consideration. During these periods, the presiding officer shall routinely provide three (3) minutes to each person who desires to speak but may provide no less than one (1) minute and no more than five (5) minutes to each person addressing the City Council. The amount of time provided to each person, if altered by the presiding officer, shall be announced by the presiding officer prior to recognizing persons to speak and shall be objectively applied to all persons speaking during Public Comment or each Public Testimony period.

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.