



NOTICE OF MEETING OF THE
CITY COUNCIL
OF
BUDA, TX
6:00 PM - Tuesday, June 15, 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. 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.

F. CONSENT AGENDA

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.

F.1. Approval of the June 1, 2021 City Council Minutes (City Clerk Alicia Ramirez)

[f1 2021-0601 DRAFT Minutes.pdf](#)

F.2. Adoption of a Resolution authorizing the City Manager to execute an Advance Funding Agreement between the Texas Department of Transportation and the City of Buda to receive funding from the Fiscal Year 2022 Statewide Transportation Improvement Program for the FM 2001 Multi-Use Path from Overpass Road to Old Goforth Road approved as a part of the Capital Area Metropolitan Planning Organization (CAMPO) 2021-2024 Transportation Improvement Program (City Engineer John Nett)

[f2 Resolution Authorizing AFA CSJ 1776-02-020 .pdf](#)

[f2 2021-2024 TIP Amendments Roadway Projects REDUCED.pdf](#)

[f2 FM 2001 MUP Project Layout REDUCED.pdf](#)

G. WORKSHOP

- G.1. Workshop and discussion on the proposed 2021 City of Buda Downtown Parking Action Plan (Planning Director Melissa McCollum, Julie Dixon, Emily Kwatinetz and Allison von Ebers of Dixon Resources Unlimited)**

H. PRESENTATIONS

- H.1. Presentation and possible action on the proposed 2021 bond referendum election (Deputy City Manager Micah Grau, Jeff Barton and Kara Buffington of Gap Strategies)**

[h1 Buda City Council Brief 2 - BBAC.pdf](#)

I. REGULAR AGENDA

- I.1. Deliberation and possible action to adopt the 2021-2026-2036 City of Buda Strategic Plan and 2021 Action Agenda (City Manager Kenneth Williams) [PUBLIC TESTIMONY]**

- I.2. Public Hearing to receive comments for or against the approval of annexation proceedings to enlarge and extend the boundary limits of the City of Buda, Texas and authorization to consider an Ordinance on first and final reading and to adopt said Ordinance regarding the annexation of approximately 16.14+/- acres located 950 FM 2001, locally known as Emerson Apartments, The Emerson Subdivision, Block A, Lot 1 (Emerson Apartments Annexation) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[2021.06.09 Emerson Annexation Ordinance.pdf](#)

[2021-R-21 Set Annexation Hearings - Emerson Apts.pdf](#)

- I.3. Conduct a Public Hearing and authorization to consider an Ordinance on first and final reading and to adopt said Ordinance regarding a zone change from Extraterritorial Jurisdiction (ETJ) to Urban Residential (R-5)) of approximately 16.14+/- acres located 950 FM 2001, for the property known as Emerson Apartments, being Emerson Subdivision, Block A, Lot 1 (Z 21-03) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[Emerson Zoning Z 21-03 Council Staff Report.pdf](#)

[Z 21 03 Location.pdf](#)

[DA 17-01 Executed Development Agreement.pdf](#)

[i4 Z 21-03 The Emerson Rezoning Ordinance.pdf](#)

- I.4. Deliberation and possible action to approve two Board, Commission, and Committee composition matters: 1) Accept a Main Street Advisory Board and Economic Development Board member resignation; and, 2) approval of the mid-term appointments using the 2021 pool of applicants (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

[2021 TOC BC Application Roster.pdf](#)

[Boards Commissions Descriptions 2021.pdf](#)

- I.5. **Deliberation and possible action on a Resolution authorizing the publication of notice of intention to issue City of Buda, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2021 and other matters related thereto (Deputy City Manager Micah Grau and Interim Finance Director Martie Simpson) [PUBLIC TESTIMONY]**

[i1Buda_2021_CO_Timetetable.pdf](#)
[i6 CO Resolution and Notice - 6.15.21.pdf](#)

- I.6. **Deliberation and possible action to approve an Agreement between Buda Municipal Utility District No. 1 and the City of Buda to allow for reimbursement of fees and expenses expended by the City of Buda in connection with the expedited review of development permit applications for The Colony at Cole Springs Development, and authorizing the City Manager to execute the agreement in a form approved by the City Attorney (City Attorney George Hyde) [PUBLIC TESTIMONY]**

[i7 2021.03.09 Expedited Review Agreement Igl.pdf](#)
[i7 Expedited Permit Review Policy LGL .pdf](#)

- I.7. **Deliberation and possible action to authorize the City Manager to execute a professional services agreement with K Friese & Associates, Inc., for the expedited review of development permit applications (City Engineer John Nett; Alexis Woffenden, K Friese & Associates) [PUBLIC TESTIMONY]**

[i8 COB Standard Engineering PSA 3P Expedited Plan Review KFA Draft .pdf](#)

- I.8. **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**

J. EXECUTIVE SESSION

- J.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 Section 551.071 and 551.087, to deliberate upon and seek legal advice regarding development and economic development agreement terms and conditions related to the development of property located along Dacy Lane and involving wastewater expansion opportunities; 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, 551.087 and 551.072, regarding property acquisition related to the Wastewater Treatment Plant Phase III expansion project's force main extension.**

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

- K.1. **Deliberation and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance granting a 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, known as Garlic Creek/Buda Commons (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](#)

L. 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)

M. 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)*

N. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

N.1. Update on Pending Items requested by City Council

[Pending Items.pdf](#)

O. 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 June 11, 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.