



**NOTICE OF MEETING OF THE  
CITY COUNCIL  
OF  
BUDA, TX  
5:30 PM - Tuesday, January 18, 2022  
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. INVOCATION**

*Pastor Cole Phillips of The Connection Church; Buda Ministerial Alliance*

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ITEMS OF COMMUNITY INTEREST**

**F. PUBLIC COMMENT / PUBLIC TESTIMONY**

*Members of the public who wish to participate in Public Comment must complete a 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 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 January 4, 2022 City Council Minutes \(City Clerk Alicia Ramirez\)](#)**

[2022-0104 DRAFT Minutes.pdf](#)

**G.2. [Adoption of a Resolution authorizing the filing of grant applications with the Capital Area Council of Governments for a regional solid waste grant and authorizing the City Manager to act on behalf of the City of Buda in all matter related to the application \(Deputy City Manager Micah Grau\)](#)**

[Resolution - CAPCOG Solid Waste Grant](#)  
[CAPCOG Solid Waste Grant Overview](#)

## **H. WORKSHOP**

- H.1. Workshop, consideration and discussion regarding a proposed future Development Agreement (DA) and Planned Development (PD) zoning change to allow townhomes in an area currently zoned Interstate 35 Business (B-3) Zoning District being 43.691 acres located off Dacy Lane near the southwest intersection of Suffield Lane and Dacy Lane near 5291 Dacy Ln, Buda, TX 78610 (Planning Director Melissa McCollum)**

[Council Workshop January 2022 Dacy Lane.pdf](#)

## **I. REGULAR AGENDA**

- I.1. Deliberation and possible action to adopt a Resolution creating the ad-hoc Buda Bond Oversight Committee and selecting representatives to serve on the Committee (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]**

[Resolution - Est and Appointing Members to Bond Oversight Committee.docx](#)  
[Bond Oversight Committee - Draft.docx](#)

- I.2. Deliberation and possible action to award Invitation for Bid (IFB) 22-001 "Welcome Center Remodel" to Mooring Recovery Services, Inc. to convert the former Library located at 303 Main Street into a Welcome Center and office space for the Destination Services Department, to direct the City Manager to enter into a contract for construction services, and to authorize the City Manager to execute possible change orders up to the threshold allowed under state law (Destination Services Director Lysa Gonzalez, Facilities Manager Ray Creswell and Purchasing Manager Charlie Oberrender) [PUBLIC TESTIMONY]**

[Buda Welcome Center Budget 2021-12-15 analysis.pdf](#)  
[Mooring Recovery Services.pdf](#)  
[Mooring COI For Information Only \(1\).pdf](#)  
[BUDA Additional Forms.pdf](#)  
[American Rescue Plan Detail.pdf](#)  
[IFB 22-001 Welcome Center Read Aloud Results.pdf](#)  
[Welcome Center PPP- combined 01.18.2022.pptx](#)

- I.3. Hold a public hearing, deliberation, and possible action upon first reading of an ordinance for a Specific Use Permit application to allow Warehouse and Outside Storage in the Light Industrial (LI) zoning district within the Gateway Corridor Overlay District (O-G). for the property known as Frank Y. Smith Subdivision, Block A, Lot 3, being +/- 4 acres located on the south side of Robert S. Light Boulevard approximately 420 feet east of South Loop 4 and addressed as 1781 Robert S. Light Boulevard, Buda, TX 78610 (SUP 21-03) (Planning Director Mellissa McCollum) [PUBLIC TESTIMONY]**

[Liquid Waste SUP \(SUP 21-03\) Council Staff Report.pdf](#)  
[Liquid Waste SUP \(SUP 21-03\) Ordinance.pdf](#)  
[SUP 21-03-SUP-21-03 Liquid Waste \(1\).pdf](#)  
[LOI 21-10-loi liquid waste site plan.pdf](#)  
[SUP 21-03 email concern.pdf](#)  
[2022-01-06 LIQUID WASTE site plan.pdf](#)

- I.4. Deliberation and possible action regarding the following committee appointments: Alliance Regional Water Authority, Combined Emergency Communication Center, City of Buda Audit Committee, City of**

Buda Information Technology Committee, City of Buda Board Nominations Committee, City of Buda City Park Planning/Programming Ad-Hoc Committee, City of Buda Planning Mobile Food Vendor Ad-Hoc Committee, and City of Buda Water/Wastewater Committee (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

- I.5. Deliberation and possible action to accept a Main Street Advisory Board member resignations and to consider the mid-term appointment for said board (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

[Boards Commissions Descriptions 2021.pdf](#)

- I.6. Approval to fund a Hotel Occupancy Tax Reimbursement Grant for the 9th Annual Capital of Texas Police Motorcycle Chute Out to be held March 2 – 5, 2022 (Destination Services Director Lysa Gonzalez)**

[Exhibit A\\_HOT Fund Application 2021-22\\_COTPMCO\\_Redacted.pdf](#)  
[HOT GRANT\\_COTPMCO.pptx](#)

- I.7. 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 in executive session pursuant to the Texas Government Code Section 551.071 (Consultation with Attorney) regarding Barr Co., AIA, v. City of Buda, Cause No. 21-0838, in the District Court of Hays County, and related matters.**

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

- K.1. Deliberation and possible action to authorize the City Manager to execute a professional services agreement with Vermeulens for estimation services to validate costs to complete the Buda City Park (City Project Manager Kenny Crawford) [PUBLIC TESTIMONY]**

[SOW Development with Vermeulens.png](#)  
[Vermeulens Proposal for Estimating Services for The Buda City Park ROM REVISED \(2\) 210722.pdf](#)

**L. CITY MANAGER'S REPORT**

*COVID-19, 2014 & 2021 Bond Program, Capital Improvement Projects, Destination Services 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, Redistricting Program, Road Projects, Status-Future Agenda Request, Special 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 (Ture & 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 January 14, 2022.*

/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.