



NOTICE OF MEETING OF THE
CITY COUNCIL
OF
BUDA, TX
6:00 PM - Tuesday, March 1, 2022
Joint Meeting with Planning & Zoning Commission
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 David Sweet of Hays Hills Baptist Church

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 February 15, 2022 and February 24, 2022 City Council Minutes \(City Clerk Alicia Ramirez\)](#)

[g1 2022-0215 DRAFT Minutes.pdf](#)
[2022-0224 DRAFT Minutes.pdf](#)

H. JOINT WORKSHOP WITH PLANNING & ZONING (P&Z)

*CALL TO ORDER
ROLL CALL*

- H.1. Workshop, discussion, and possible action regarding the Zoning Districts and Use Chart with discussion regarding the Nonresidential and Special and Form Based Zoning Districts of the Unified Development Code (Planning Director Melissa McCollum)**

[UDC 02.06.05 Use Chart Form Districts etc.pdf](#)

I. PRESENTATIONS

- I.1. Presentation on Public Improvement Districts (PIDs), Tax Increment Reinvestment Zones (TIRZ), and Municipal Utility Districts (MUDs) (Finance Director Bianca Redmon, Planning Director Melissa McCollum, Jennifer Ritter, Financial Advisor, and Richard Donoghue, Bond Attorney)**

[Financing Mechanisms Presentation](#)

- I.2. Presentation on the Frontier Communications fiber to premise project to expand fiber broadband service throughout Buda (Deputy City Manager Micah Grau and David Russell, Frontier Communications VP External Affairs)**

[i2 Frontier FiberOptic Buda.pdf](#)

J. REGULAR AGENDA

- J.1. Deliberation, update, and possible action to replace interior finishes, and provide furniture, fixtures, & equipment (FF&E) for the former Library at 303 Main Street for the Destination Services office space (Facilities Manager Ray Creswell) [PUBLIC TESTIMONY]**

[j1 Former Library PPP- 03.01.pdf](#)

- J.2. Update on the Alliance Regional Water Authority Phase 1B Construction Project and Financing (ARWA) (Public Works Assistant Director Blake Neffendorf and Graham Moore, PE, Executive Director, Alliance Regional Water Authority)**

[j2 Buda Phase 1B Project Update.pdf](#)

- J.3. Deliberation and possible action to adopt a Resolution authorizing the publication of notice of intention to issue City of Buda, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2022 for utility projects as approved in the Fiscal Year 2022 adopted budget, and other matters related thereto (Deputy City Manager Micah Grau and Director of Finance Bianca Redmon) [PUBLIC TESTIMONY]**

[CO Resolution and Notice -dr5 \(final\).pdf](#)

[2022 CO Uses.pdf](#)

[j3 2022 COs.pdf](#)

- J.4. Deliberation and possible action to adopt a Resolution expressing the City of Buda's official intent to reimburse itself from the proceeds of certificates of obligations in an aggregate maximum principle amount of \$8,250,000 for expenditures related to the constructing, improving and/or extending the City's waterworks and sewer system, including RM 967 West utility relocation project, including the acquisition of any necessary easements or land (Bianca Redmon, Director of Finance, Richard Donoghue, Bond Counsel, Jennifer Ritter, Financial Advisor) [PUBLIC TESTIMONY]**

[Reimbursement Resolution](#)

J.5. 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. The Council will recess its open session and convene into executive session pursuant to Texas Government Code on the following: 1) 551.071 (Consultation with Attorney) to direct the City Manager and City Attorney regarding land use regulations and economic development negotiations (pursuant to Section 551.087) involving the commercial development by First Hartford Realty Corporation described as Garlic Creek Commons and located generally on the Southwest corner of FM 967 and FM 1626, Buda, Texas; and 2) Sections 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) pertaining to the recruitment of a City Manager.

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

L.1. Deliberation and possible action to authorize the Employment Agreement appointing Micah Grau as Interim City Manager beginning April 1, 2022 (Human Resources Director Vicki Fuchs) [PUBLIC TESTIMONY]

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, Redistricting Program, 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 (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 (Daugereau, Horne-Williams, & Smith)
City of Buda Board & Commission Nomination Committee (Cummings, Daugereau, & Smith)
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 February 25, 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.