



NOTICE OF MEETING OF THE  
CITY COUNCIL  
OF  
BUDA, TX  
6:00 PM - Tuesday, June 21, 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**

*Chaplain Don Muchow of Bethany Lutheran of 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 May 26, 2022 and June 7, 2022 City Council Minutes \(City Clerk Alicia Ramirez\)](#)**

[2022-0526 DRAFT Minutes.pdf](#)

[2022-0607 DRAFT Minutes.pdf](#)

**G.2. [Authorization for the City Manager to execute an engagement letter with Weaver and Tidwell, LLP to perform the audit for Fiscal Year ending September 30, 2022 \(Director of Finance Bianca Redmon\)](#)**

[City of Buda 2022 Engagement Letter Final.pdf](#)

- G.3. Authorization for the Interim City Manager to approve an agreement with the Texas Commission on the Arts for the Performance Support grant (Library Director Melinda Hodges)**

[2022-0621 TCA Grant.pdf](#)

- G.4. Approval of the selection of Dr. Jennifer Porterfield as the vice-chairperson of the Library Commission (Library Director Melinda Hodges)**

- G.5. Adoption of a Resolution approving an amendment to the Performance Agreement between the Buda Economic Development Corporation and Valentina’s Tex Mex BBQ, LLC to extend the project commencement date to September 1, 2022 (Interim BEDC Executive Director Vicky Rudy)**

[Valentina's resolution.pdf.docx](#)

[Valentina's performance agreement-signed 0222.pdf](#)

[Valentinas 1st Amendment executed by BEDC.pdf](#)

- G.6. Adoption of a Resolution appointing the Interim City Manager as the Chief Executive officer and authorized representative to act in all manners in connection with the FEMA Hazard Mitigation Grant (HMGP) project and committing the City to provide matching funds to secure and complete the FEMA Hazard Mitigation Grant (Interim City Manager Micah Grau)**

[4485 Application Notice Final Draft 20211210 \(002\).pdf](#)

[g6 Resolution City of Buda DR-4485.pdf](#)

**H. EXECUTIVE SESSION**

- H.1. The Council will recess its open session and convene into executive session pursuant to Texas Government Code Chapter 551: 1) Section 551.074 (Personnel Matters) pertaining to the recruitment of a City Manager, 2) Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property) regarding the acquisition and associated actions for certain properties for a) the South Loop 4 Improvements Project and b) for certain properties for the Old Black Colony Elevated Tank Site.**

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

**J. WORKSHOP**

- J.1. Workshop, consideration, and discussion regarding proposed future text amendments to Unified Development Code (UDC) to direct staff and authorize Planning and Zoning Commission to consider future amendments (Planning Director Melissa McCollum)**

**K. PRESENTATION**

- K.1. Presentation on the Whispering Hollow Groundwater Stakeholder Implementation Committee Recommendations (Senior Project Engineer Angela Kennedy)**

**L. REGULAR AGENDA**

- L.1. Public Hearing and deliberation to consider an Ordinance on first and final reading and to adopt said Ordinance regarding a request by Southwest Land Services on Behalf on Chris Bryan and Connie Hale for A Zoning Map Amendment request from Arterial Business (B2) to Planned Development (PD) for the property to be known as Modern Shade, +/- 6.995 acres out of part of a called 120.99 acre tract in the D.D. Burnett Survey No. 6 Abstract no. 53 in Hays County Texas located at the Southwest Corner of South Loop 4 (967) and hope Pond Valley Drive (Z 22-03) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[City Council Staff Report Modern Shade PD Z 22-03 6.28.22.pdf](#)  
[Exhibits A-I.pdf](#)  
[Minutes and Public Notice.pdf](#)

- L.2. Deliberation and possible action to approve the 2021 Bond Program Charter and Plan of Execution for professional services engagement (City Program Manager Kenny Crawford and WSB Engineering Bond Program Management Consultant Jay Kennedy) [PUBLIC TESTIMONY]**

[City of Buda 2021 Bond Charter 06.21.22.docx](#)  
[Buda Bonds Communications & Outreach Plan 06.16.22.docx](#)  
[Buda Bonds FAQs.docx](#)  
[I2 City Council 6.21.pdf](#)  
[I2 6.21 2021 Bond Program Update ppt.pdf](#)

- L.3. Public Hearing and deliberation to consider an Ordinance on first and final reading and to adopt said Ordinance regarding proposed text amendments to the Buda Code of Ordinances and the Unified Development Code (UDC) to authorize the Planning and Zoning Commission to hear and decide variances, special exceptions and providing for variances and appeals related to Section 4.02 of the UDC for signs within the City limits or extraterritorial jurisdiction (ETJ) and establishing procedures and criteria for such variances and appeals (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[20220721 Buda-SR-Sign Variances Staff Report CC.pdf](#)  
[20220506-Buda-ORD-Sign Review Board-v9.docx](#)

- L.4. Deliberation and possible action to adopt a Resolution receiving and accepting a petition for full-purpose annexation setting dates, times, and place for a public hearing, authorizing and directing the publication of the notice of such public hearing, and directing the Interim City Manager or his designee to prepare a service plan for approximately 106.724 +/- acres located south of Old Black Colony Road and west of FM 2770 and north of Cole Spring Road, locally planned to be known as Colony at Cole Springs and Reserve at Cole Springs (Reserve at Cole Springs Annexation) (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[2022.06.16 Cole Springs Reserve Annexation Hearing Resolution v4.docx](#)

- L.5. Deliberation and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance regarding the vacation of a drainage easement located at 767 Main Street, conveyed to the City of Buda in Volume 580, Page 94 of the Official Public Records of Hays County Texas (Planning Director Melissa McCollum) [PUBLIC TESTIMONY]**

[15 20220614-Buda-ORD-Easement Vacation V580 P94-v3.pdf](#)

[15 2022-06-06 Easement Vacation Request Letter Request with Exhibits v2.pdf](#)

- L.6. Deliberation and possible action to adopt a Resolution establishing a Public Improvement District (PID) Policy for the City of Buda (Assistant City Manager Lauren Middleton Pratt, City Attorney Alan Bojorquez) [PUBLIC TESTIMONY]**

[Buda-Resolution-Adopting PID Policy 6.21.22.pdf](#)

[Draft Buda PID Policy.pdf](#)

- L.7. Deliberation and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance amending Article 1.02, Division 10 Art Commission, Sec. 1.02.302 Qualifications of members, Subsection (a); providing a repealing clause, providing a severability clause, and providing an effective date (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

[Arts Commission Ordinance Board Composition.pdf](#)

- L.8. Deliberation and possible action on three City Boards, Commissions, and Committee composition matters: 1) to nominate and appoint the 2022 members to the Arts Commission; 2) to accept a Historic Preservation Commission board member resignation; and 3) to consider a Historic Preservation Commission appointment using the 2022 pool of applicants (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

[Arts Commission ROSTER.pdf](#)

[HPC Roster.pdf](#)

**M. 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 (Interim City Manager Micah Grau)*

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

*Alliance Regional Water Authority (Urbanovsky)*

*Buda Economic Development Corporation (Davidson, Horne-Williams, & Ture)*

*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 & 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 (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**

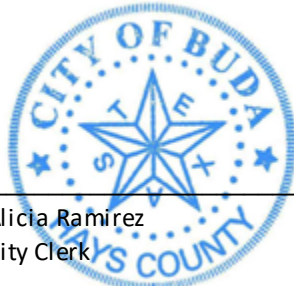
[Pending Items.pdf](#)

**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 June 17, 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. All items listed above are eligible for deliberation and possible action unless expressly limited.

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.