



**NOTICE OF MEETING OF THE  
CITY COUNCIL  
OF  
BUDA, TX  
6:00 PM - Tuesday, January 7, 2020  
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**

*Moment of silence.*

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ITEMS OF COMMUNITY INTEREST**

*January 10th - Main Street closures due to construction*

*January 15th - Better Lights for Better Nights Program, at Buda United Methodist Church Fellowship Hall, 302 Elm Street, Buda, TX 78610*

*January 20th - Martin Luther King, Jr., Holiday, City offices will be closed; essential services will remain open.*

*January 18th - Caregiver Seminar*

*TDS Christmas Tree Disposal*

*Christmas Tree Light Disposal*

*February 6th - Area Agency on Aging - Disease Self-Management Program*

**F. RECOGNITION**

**F.1. The City of Buda receiving the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada (GFOA) for its 2018 Comprehensive Annual Financial Report (CAFR) (City Manager Kenneth Williams, Finance Director June Ellis, and Finance Department Staff)**

[CAFR 2018 Award.pdf](#)

**G. PUBLIC COMMENTS**

*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.*

**H. JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION**

- Call to Order

- Roll Call

**H.1. Presentation by the Planning and Zoning Commission on their purpose, recent activities, and goals (Board Liaison Melissa McCollum and Chairperson Colin Strother)**

[2016-20 Board Commission Establishing Uniform Appmt Dates Ch 1.pdf](#)

[PZ enabling ord signed 7.5.11.pdf](#)

[PZ bylaws 7.5.11 edition signed.pdf](#)

[h1 2020-1-7 Joint P Z meeting with Council.pdf](#)

**I. WORKSHOP**

**I.1. Presentation and discussion on the City of Buda's Development Process and related matters (Assistant City Manager Lauren Middleton Pratt)**

**A. Permitting process and development review updates**

**B. Condemnation process**

[Condemnation Presentation.pdf](#)

[Building standards for unsafe structures.pdf](#)

[2020 Development Review Manual DRAFT.pdf](#)

[1.7.2020 Council Presentation.pdf](#)

**J. 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.*

**J.1. Approval of the November 18, 2019 and December 17, 2019 City Council Meeting Minutes (City Clerk Alicia Ramirez)**

[j1 2019-1118 DRAFT Minutes.pdf](#)

[2019-1217 DRAFT Minutes.pdf](#)

**J.2. Adoption of a Resolution of the City Council of the City of Buda, Texas, designating the Hays Free Press as the official newspaper of the City of Buda, Texas, for 2020; and providing an effective date (City Clerk Alicia Ramirez)**

[2020-R-01 Designating HFP Official Newspaper RES.pdf](#)

**J.3. Approval of the Hays County Commissioners Court appointment of City Engineer John Nett as the primary voting member for the Hays County Smaller Cities representative to the Capital Area Metropolitan Planning Organization Technical Advisory Committee (Deputy City Manager Micah Grau)**

[CAMPO TAC Appointment \(121019 HCCC Agenda Item #14 - Fully Executed Version\).pdf](#)

**J.4. Approval of the 2020 Observed Holiday Schedule for the City of Buda (Human Resources Director Vicki Fuchs)**

**K. REGULAR AGENDA**

- K.1. Deliberation and possible action to considered on first and final reading the adoption of an Ordinance of the City of Buda, Texas, approving and adopting emergency appropriations from the wastewater fund and authorizing the City Manager to expend said appropriations for the purchase of pumps for the Meadows at Buda Lift Station, for paying costs necessary for continued operation of the lift station, and for reimbursing the wastewater fund for use of existing appropriations (Water Resource Coordinator Blake Neffendorf and Public Works Director Mike Beggs) [PUBLIC TESTIMONY]**

[MeadowsAtBudaLS\\_pumprepair\\_cost.pdf](#)

[Bypass rental cost.pdf](#)

[k1 2020.01.03 Emergency Expenditure Ord Lift Station final.pdf](#)

[Flygt Meadows at Buda Replacement Pumps Quote.pdf](#)

- K.2. Deliberation and possible action to adopt a Resolution adopting a policy for the establishment of special financing districts for new development (Deputy City Manager Micah Grau) [PUBLIC TESTIMONY]**

[Approved Georgetown MUD Policy 2018-07-24.pdf](#)

[City of San Marcos Ordinance for Special Districts.doc](#)

[k2 Special Districts Policy Presentation.pdf](#)

[k2 Resolution Adopting a Policy for Special Districts.pdf](#)

[k2 2019.11.26 Draft Buda Special Districts Policy Final.pdf](#)

- K.3. Deliberation and possible action to create an Ad Hoc Committee to assist in the planning and programming of City Park festivals and events (Parks & Recreation Director Greg Olmer) [PUBLIC TESTIMONY]**

[City Park Events Calendar Sample 2 \(003\).pdf](#)

[k3 City Council Update Ad Hoc Committee.pdf](#)

- K.4. Deliberation and possible action on the proposed CIP Project at Summer Pointe Park (Parks & Recreation Director Greg Olmer) [PUBLIC TESTIMONY]**

[ALPHA LINK TOWERS 2D.pdf](#)

[CITY OF BUDA PROPOSAL.pdf](#)

[ALPHA LINK TOWERS -Design-6101.pdf](#)

[SP2018.pdf](#)

[SP 2019.pdf](#)

[k4 City Council Update Jan.pdf](#)

- K.5. Deliberation and possible action to appoint board/commission members to mid-term appointments using the 2019 current pool of applicants (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

- K.6. Discussion and consideration regarding the following action items related to the City of Buda 2020 Board and Commission Appointment Process (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

**A) to review and authorize the City of Buda Board and Commission Appointment Procedure for the 2020 Appointment Process**

**B) to appoint an ad-hoc committee member to review and possibly interview applicants for the 2020 Appointment Process**

B&C Goals Strategies Eff 2016-0705.pdf

Appointment Procedure REVISED 2019-0205.pdf

**K.7. Discussion and possible action to approve the 2020 City Council Meeting Schedule (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]**

k6 2020 Meeting Calendar.pdf

2020 Holidays Schedule.pdf

**L. EXECUTIVE SESSION**

**L.1. The Council will recess its open session and convene in executive session pursuant to Texas Government Code Chapter 551.071 to deliberate upon, seek the advice of and direct the City Attorney on the following matters: 1) Application of Windy Hill Utility Co. LLC to amend a sewer certificate of convenience and necessity in Hays County (and within the city limits of the City of Buda) pending as Docket No. 49400 on the Public Utility Commission Docket; 2) Request by Cabela's Wholesale, LLC for the execution and filing of a Termination of Memorandum of Notice in the deed records of Hays County relating to the September 23, 2019 agreement settling matters pertaining to the 2004 development agreements in place between the parties; 3) a proposed compromise settlement agreement offered by Robert Olivier in connection with pending odor nuisance claims related to Grub Tubs, Inc.; 4) action to repeal an ordinance passed in August 2019 providing for certain land uses in a compromise settlement agreement with DRIPTI, LLC concerning illegal construction and the illegal property condition at Park 35 South Sec 1, Block A, Lot 1 at 17020 IH 35, Buda, TX 78610 for lack of acceptance by the property owner; and, 5) civil and criminal enforcement of Section 4, Subsection 4.04 Tree Preservation and Park Land Dedication against Pedernales Electric Cooperative for allegedly removing a protected tree without a permit when required.**

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

**M.1. Deliberation and possible action to dismiss the City's objections and contest of the newly amended application of Windy Hill Utility Co. LLC to amend a sewer certificate of convenience and necessity in Hays County pending as Docket No. 49400 on the Public Utility Commission Docket (City Attorney George Hyde) [PUBLIC TESTIMONY]**

**M.2. Deliberation and possible action to authorize the City Manager to execute a Termination of Memorandum of Notice to be filed in the deed records of Hays County relating to the September 23, 2019 agreement settling matters pertaining to the 2004 development agreements in place between Cabela's Wholesale, LLC and the City of Buda (City Attorney George Hyde) [PUBLIC TESTIMONY]**

**M.3. Deliberation and possible action to consider on first and final reading the adoption of an Ordinance repealing City of Buda Ordinance No. 2019-13 approving a settlement agreement and release between the City of Buda (the "City") and DRIPTI, LLC ("DRIPTI") concerning construction in violation of City Ordinance at 17202 IH-35, Buda Texas (The "Property"); repealing conflicting ordinances or resolutions;**

providing for severability and providing an effective date (City Attorney George Hyde) [PUBLIC TESTIMONY]

2019-13 Settlement Agrmt Driпти LLC.pdf

**N. STAFF REPORT**

**N.1. Staff report on the El Secreto Drainage Project (Senior Project Engineer Angela Kennedy and Public Works Director Mike Beggs) [PUBLIC TESTIMONY]**

CIP - El Secreto Project Sheet.pdf

**O. CITY MANAGER'S REPORT**

*2014 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)*

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

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

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

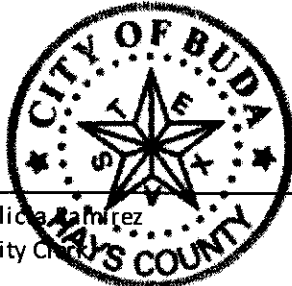
Pending Items.pdf

**R. ADJOURNMENT**

*Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Clerk at (512) 312-0084, or FAX (512) 312-1889 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 5:00 pm on January 3, 2020.*

/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.