



City of Hutto

Agenda

City Council Meeting

Thursday, July 21, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **CITY MANAGER COMMENTS**
6. **CITY COUNCIL COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

- 6.1. General Comments from City Council
- 6.2. City Council Liaison Reports

7. **PUBLIC COMMENT**

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on 7/21/22. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

8. **CONSENT AGENDA ITEMS**

- 8.1. Consideration and possible action on approving the April 7, 2022, June 2, 2022, June 9, 2022, June 16, 2022, and June 30, 2022 City Council meeting minutes.
- 8.2. Consideration and possible action on Resolution No. R-2022-063 approving the Repayment of Outstanding Amounts Agreement between the City of Hutto and Texas

State Technical College to clarify payment obligations and responsibilities. (Legal, Kristi Robich)

- 8.3. Discussion and possible action related to award of a construction contract to Chasco Constructors, Ltd, LLP in the amount of \$344,779.00 for the construction of drainage improvements associated with the Legends of Hutto Herrera Trail Channel Stabilization Project. (Wade Benton)
- 8.4. Consideration and possible action on approving a contract for wireless internet services at Brushy Creek Amphitheatre with Charter Communications Operating, LLC (Spectrum) (David Reeves)
- 8.5. Consideration and possible action on Resolution No. R-2022-066 dissolving the Communications/Technology Task Force. (Mayor Pro Tem Peter Gordon)
- 8.6. Consideration and possible action on Resolution No. R-2022-064 accepting the infrastructure improvements for the subdivision known as Durango Farms Phase 2. (Wayne Watts)
- 8.7. Consideration and possible action on Resolution R-2022-065 of the City Council of the City of Hutto, Texas, authorizing the creation of an Employee Benefits Trust; designating trustees of said trust; and authorizing the trust to purchase various forms of insurance for the benefit of City officers, employees, qualified retirees, and their dependents. (Angie Rios)

9. OTHER BUSINESS

- 9.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
- 9.2. Hutto Economic Development Corporation ICSC Conference Presentation (Cheney Gamboa)
- 9.3. Presentation of Fiscal Year 2023 Proposed Budget (Angie Rios)
 - a. Budget update
 - b. 5-Year Capital Improvement Projects Presentation

10. EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Litigation/Consultation with Attorney), 551.072 (Deliberations regarding real property), 551.073 (Deliberations regarding gifts and donations), 551.074 (Deliberations regarding personnel matters) or 551.076 (Deliberations regarding deployment/implementation of security personnel or devices) and 551.087 (Deliberations regarding Economic Development negotiations).

- 10.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Litigation, Pending Legal Requests, Potential Claims, Pending Litigation and City Council Legal Requests.
- 10.2. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development.
- 10.3. Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

- 10.4. Deliberate pursuant to Texas Government Code Section 551.074 regarding a complaint or charge against the Mayor under the City Council Protocols, Section 2(n), Violations of Protocols.
- 10.5. Deliberate pursuant to Texas Government Code Section 551.074 relating to Council Communications pursuant to City Council Protocols, Section 2(m), Use of Digital Media During the Meeting.
- 10.6. Receive legal advice pursuant to Texas Government Code Section 551.071 related to construction defects in Brooklands Subdivision; including potential litigation for repair of construction defects.

11. ACTION RELATIVE TO EXECUTIVE SESSION

- 11.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims, Pending Litigation and City Council Legal Requests.
- 11.2. Consideration and possible action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.
- 11.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 related to construction defects in Brooklands Subdivision; including potential litigation for repair of construction defects.

12. ADJOURNMENT

13. CERTIFICATION

I certify that this notice of the Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 18, 2022 at 5:00 P.M.



Angela Walton

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Angela.Walton@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

8.1.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on approving the April 7, 2022, June 2, 2022, June 9, 2022, June 16, 2022, and June 30, 2022 City Council meeting minutes.
Meeting: Thursday, July 21, 2022
Department: City Secretary /
Staff Contact: Angela Walton

BACKGROUND INFORMATION:

Staff recommends that City Council approves the minutes of the April 7, 2022, June 2, 2022, June 9, 2022, June 16, 2022, and June 30, 2022 City Council meeting minutes.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:



City of Hutto

MINUTES

City Council Meeting

Thursday, April 7, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. **CALL SESSION TO ORDER: 7:00 PM**

2. **ROLL CALL**

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Mandi Villarreal Salvo, Mayor Pro Tem Dan Thornton, Councilmember Krystal Kinsey, Councilmember Debbie Holland and Councilmember Peter Gordon.

Absent: None

Members of staff present: Isaac Turner, Interim City Manager; Matt Wojnowski, Assistant City Manager; Stacy Schmitt, Assistant to City Manager; Angela Walton, Interim City Secretary; Padma Patla, Director of Engineering, Wade Benton, Consultant, Ashley Lumpkin, Executive Director of Business and Development; Cristian Rosas-Grillet, Legal Counsel and Gracie Perez, Assistant City Secretary

3. **INVOCATION – Led by Councilmember Peter Gordon**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY MANAGER COMMENTS**

Isaac Turner, Interim City Manager:

Mr. Mayor, Members of the Council, as well as Members of the Public, obviously, as you know, we've had some disruptions in our Internet service is due to a cut in the cable line. We will not be able to broadcast, although we will be able to record and air it later. We also have no e-mail. Which actually may be a blessing in some ways.

Just a reminder for those of us who absolutely love food, Hutto Crawfish Festival, April the 9th and downtown Hutto. We have a civility training here in the Council Chambers on April the 13th and you must register to be a part of that. It goes from 9:00 o'clock to 1:00 o'clock. And on April the 15th and April the 16th, the Hutto Hop Up, Pop Up in downtown Hutto for those who love to do Easter Egg Hunt. And I have a special announcement today. Our newest employee for the City of Hutto is in the chambers. She comes to us from previously being City Clerk in San Jacinto, CA. She has a Masters degree in business from Walden University. She has several Municipal Clerk

certifications in California and nationally, and she is working on her municipal clerk certification for Texas. We are very pleased to announce that Angela Walton is our new City secretary and welcome to Team Hutto.

6. PROCLAMATIONS

- National Public Safety Telecommunicator Week – April 10-16, 2022 - accepted by Amy Swanson
- Sexual Assault Awareness Month – April 2022 – Read by Mayor Mike Snyder

7. CITY COUNCIL COMMENTS

7.1. General Comments from City Council

Councilmember Mandi Villarreal Salvo:

I like to say thank you to Williamson County Emergency Department Hutto during the storms on March 24th. We were not hit as majorly as Round Rock was. However, there was a lot of damage to homes along the path of the tornado and talking with the County commissioner the night of the tornadoes and then the next day, I'm appreciative of him and Mr. Brian Borchers, who is a community member working pretty diligently and quickly to establish Hutto Cares. So, for those in the community that had damage to your home shingles, roofs, the fence lines, whatever it might be--and might need help financially Hutto Cares has been established is taking applications in a few weeks. This is being thankfully put together through Round Rock Cares, they're assisting us through the process on the back end, but all the money is being raised for Hutto specifically. And so I'm just very thankful to the County Commissioner for seeing a need for that and getting it off the ground for us. Additionally, we had our first Farmers Market this past Wednesday. Yesterday, it was really successful. First farmers market out there. With Farmer George hosting it, it'll be every Wednesday. There were a lot of vendors from all over the region and it was a really nice time for the community to come out and another opportunity to get together buy things, sell things and just enjoy downtown. Thank you.

Councilmember Krystal Kinsey:

I just wanted to echo what City Manager Turner already said about the Crawfish Festival this Saturday, 10 to 6. We sold out early last year. And it's a great event. It's great to see those—kind of the first event after the big COVID spike that I remember going to. So, I expect the crowd to be bigger. So I hope that the Chamber is ready and I hope to see a lot of you guys out there.

Councilmember Robin Sutton:

I would like to say I enjoyed going out to the Farmers Market yesterday. I was a little bit late, but I got some great spinach and some great onions. I would've loved to have had the asparagus, but now I know I need to get off earlier to get down there earlier to get that. I do have a couple of things, Mayor that I would like to see on the agenda-- is the right time to do that? I would like to see an update from staff on the capital equipment that asked the City Manager the time to go ahead and sell it. I'd like to see what the appraised value is at this time. It's been sitting there, probably depreciating as we've sat

and waited on that. I would also like an update on the Senior Center that we were working on. Mayor, I think you put that your campaign letter that we're working on a Senior Center, so, I'd like the Council to be briefed on where we are on that. The other thing, and I know I've brought it up before—there on Ed Schmidt. The other thing and I brought it up before the speed limit there on Ed Schmidt I know we want to do a study all the way up to Limmer Loop and it was my understanding that the city has control over that area in front of Lowe's and Home Depot to be able to change that speed limit may be that's some low hanging fruit that we can take care of in the short term before we can do that study all the way to Limmer so that we can make that area a little bit more safe for those coming in southbound into town and for people trying to get from Lowes to Home Depot.

Councilmember Mandi Villarreal Salvo:

That reminded me of an item I forgot to ask about it and it's an item on impact fees. Please get a breakdown of when that fee schedule which recent developments are under that and which developments are still under the whole fee schedule and I spoke with City Manager about this earlier so he'll have the information specifically.

Mayor Mike Snyder:

This afternoon at 4:00 o'clock, several members of City Council met just off East Street. There's some pictures up here. I've got a proclamation for April being Child Abuse Awareness Month. There will be a pinwheel display everybody in the public is welcome to go down bring their children see this play take a pinwheel and kind of enjoy the weather it would be a good opportunity this weekend with the Crawfish Festival for other members of the community to see our involvement in the important awareness item such as this.

7.2 City Council Liaison Reports

Mayor Mike Snyder:

I did have one for the EDC we've lately been meeting. I think it feels like almost every 72 hours we're meeting. We have a lot going on in the city. We're able to talk about some more of this as it's coming up. Some of the projects we have. Acropolis pipeline project. We've been working on the Megasite. A downtown tourism incentive. And as these projects become more able to talk about specifics, we'll be more than happy to discuss them then things that you hear in the public. Most of that is rumors you'll know because when it's true, because the City will be the first one to tell you, because we're excited. Also had our Economic Development Director, Bob Farley, this is his first time back at what they call an ICC event. It's changed names. I don't remember what that stands for. Innovating Commerce. Serving communities used to be International Conference of Shopping Centers. So Bob went to that in Dallas, The Red River. It was great, was actually a great meeting last night. Councilmember Villarreal Salvo was there to be able to hear all the things that are coming up. We met with six or seven different retail consulting groups. Our big push is to bring retail into the city, and EDC's really taken a push to get this done, Bob reported. There's already three making plans to come to Hutto in the next week, whether it be special to specialty retailers, entertainment and

restaurants. So there's the old adage that commercial follows rooftops. We obviously know we have a ton of rooftops and now we're seeing the commercial start to come. So there'd be more of those come up in front of us. We also had one last issue, a little bit of a legal issue. I think the term is there could have been some self-dealing by a bank that we as an EDC had hired for business loans. And so we had a big meeting on that. A lot of it for the first time has been public. We were trying to get records out of bccl and for whatever reason they can't seem to find the records that we need to continue that. So our legal counsel has been working on that, but that pretty much sums up to EDC. If you have questions about the economic development chances of the city of Hutto, I invite you to go to an EDC meeting. would be a lot of time in the back, but when you come out, what you're hearing is the projects. We're working on the incentives. You're hearing a very strategic approach to how we're trying to build those tax base, diversify it, but not do it at a detriment to the city.

So I welcome everybody to go to an EDC meeting and they're published the same way that City Council meetings are.

8. PUBLIC COMMENT

- Art Anderson
- Jackie Corbiere

9. CONSENT AGENDA ITEMS

- 9.1.** Consideration and possible action on approving the March 3, 2022 City Council meeting minutes.
- 9.2.** February 2022 Financial Report (Angie Rios)
- 9.3.** Discussion and Possible Action on Resolution No. R-2022-028 authorizing the Interim City Manager to Execute a Joint Election Agreement and Contract with Williamson County for Election Services for the May 7, 2022 General/Special Election (Angela Walton)
- 9.4.** Consider and possible action adopting Resolution No. R-2022-029 authorizing the Interim City Manager to execute documents, conveyances, easements, right-of-way agreements, joint use agreements, and other similar documents approved as to form by the City Attorney related to FM 1660 intersection improvements at Limmer Loop and US Highway 79 (Wade Benton)
- 9.5.** Consider and possible action adopting Resolution No. R-2022-030 authorizing the Interim City Manager to execute documents, conveyances, easements, right-of-way agreements, joint use agreements, and other similar documents approved as to form by the City Attorney related to the US 79 Waterline easements (Wade Benton)

Mayor Snyder requested pulling Item 9.6 and Councilmember Sutton seconded.

Councilmember Gordon made the motion to approve the balance of the Consent Agenda, and Councilmember Villarreal Salvo seconded. Motion passed 7,0.

- 9.6.** Consideration and possible action approving a Resolution of the City Council of the City Of Hutto, Texas authorizing the Kassab Law Firm to take all appropriate legal action to assert claims against McGinnis Lochridge, Partner Michael A. Shaunessy, Partner Bill Bingham, and others as necessary to recover damages resulting from their wrongdoing in the course of providing the City of Hutto with legal services; authorizing the Interim City Manager to enter into and execute the Joint Contingent Fee Engagement Agreement so that it may be submitted for approval by the Texas Attorney General's Office. The public notice required under Texas Local Government Code Section 2254.1036 is attached hereto and incorporated by reference as Exhibit "A". (Legal)

Mayor Snyder addressed his issues regarding wanting to discuss this issue publicly and there was brief discussion.

Councilmember Gordon made the motion to approve Consent Item 9.6, and Councilmember Villarreal Salvo seconded. Motion passed 7,0.

10. ORDINANCES

- 10.1.** Consideration of a public hearing and possible action on Ordinance No. O-2022-010 for the Specific Use Permit for the property known as Hutto ISD 9th Grade Center on FM 1660 to allow a parking lot with reduced landscaping (First Reading) (Ashley Lumpkin)

Public Hearing opened at 7:54 pm.

One speaker: Nicole Calderone

Public Hearing closed at 7:56 pm

Councilmember Villarreal Salvo made the motion to approve Ordinance No. O-2022-010, and Councilmember Kinsey seconded. Motion passed 7,0.

Councilmember Kinsey made the motion to waive the second reading of this ordinance, and Councilmember Holland seconded. Motion passed 7,0.

- 10.2.** Consideration of a public hearing and possible action on Ordinance No. O-2022-011 for the proposed Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard (First Reading) (Ashley Lumpkin)

Councilmember Gordon filed an affidavit to abstain from voting on this item.

Amanda Brown representing Kinley Horn made a presentation on this proposed PUD.

Public Hearing opened at 8:14 pm.

No speakers

Public Hearing closed at 8:14 pm

Councilmember Villarreal Salvo made the motion to approve Ordinance No. O-2022-011, and Councilmember Thornton seconded. Motion passed 6,0.

- 10.3.** Consideration of a public hearing and possible action on Ordinance No. O-2022-012 for a Future Land Use Map (FLUM) revision for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132 (First Reading) (Ashley Lumpkin)

Public Hearing opened at 8:39 pm.

No speakers

Public Hearing closed at 8:39 pm

Councilmember Gordon made the motion to approve Ordinance No. O-2022-012, and Councilmember Villarreal Salvo seconded. Motion passed 7,0.

Councilmember Kinsey made the motion to waive the second reading of this ordinance, and Councilmember Holland seconded. Motion passed 7,0.

- 10.4.** Consideration and possible action on Ordinance No. O-2022-013 amending the budget for the fiscal year of October 1, 2021 through September 30, 2022, by appropriating and setting aside the necessary funds for additional expenditures, in accordance with existing statutory requirements; finding municipal purposes; providing for a severability clause; and providing for an effective date. (First Reading) (Angie Rios)

Councilmember Gordon made the motion to approve Ordinance No. O-2022-013, and Councilmember Villarreal Salvo seconded. Motion passed 7,0.

- 10.5.** Consideration of a public hearing and possible action on Ordinance No. O-2022-009 approving a Specific Use Permit for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach. (Second Reading) (Ashley Lumpkin)

The applicant requested postponement of this item – TABLED, NO ACTION

- 10.6.** Consideration and possible action on Ordinance No. O-2022-001 for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use. (Second Reading) (Ashley Lumpkin).

Councilmember Kinsey made the motion to approve Ordinance No. O-2022-001 with one amendment, and Councilmember Villarreal Salvo seconded. Motion passed 6,1.

11. RESOLUTIONS

- 11.1. Consideration and possible action on Resolution R-2022-033 approving the Transportation Impact Fee Credit and Developer Participation Agreement between the City of Hutto and MA Durango Farms, LLC, in the amount of \$1,017,080.00; and authorizing the Interim City Manager to execute the agreement. (Matt Wojnowski, Legal)

Councilmember Villarreal Salvo made a motion to table this item until historical information may be gathered, and Councilmember Sutton seconded. No objections from Council.

- 11.2. Consideration and possible action on Resolution R-2022-034 prohibiting and condemning sexual assault and sexual harassment; prohibiting the nonreporting of sexual assault and sexual harassment; requiring training and providing an effective date (Mayor Snyder, Legal)

Public comment: Cheryl Stewart

Councilmember Villarreal Salvo made the motion to approve Resolution R-2022-034, and Councilmember Sutton seconded. Motion passed 7,0.

- 11.3. Consideration of a public hearing and possible action on Resolution No. R-2022-035 supporting the proposed Low-Income Housing Tax Credit project by the Harvest Ridge at Brushy Creek, LP on a tract of land zoned Multi-Family (MF) Zoning District. (Ashley Lumpkin)

Councilmember Villarreal Salvo made the motion to approve Resolution R-2022-035, and Councilmember Holland seconded. Motion passed 7,0.

- 11.4. Consideration and possible action on Resolution R-2022-017 authorizing the City to continue its membership with the Atmos Cities Steering Committee to protect the interests of the City of Hutto and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits (Legal)

This item was tabled to a future meeting for further review.

At this time City Council recessed; reconvened at 10:31 pm

Councilmember Kinsey requested moving Items 12.4 and 12.5 up in the agenda; no objections from Council.

12. OTHER BUSINESS:

- 12.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

No action.

- 12.4. Discuss and consider action on transitioning Executive Director from city employee to HEDC employee (Mike Arismendez)

Councilmember Gordon requested tabling this item. No objections from Council.

- 12.5. Discuss and consider action on the creation of EDC Manager position (Mike Arismendez)

Mayor Pro Tem Thornton made the motion to approve the development and review of job description for EDC Manager and necessary budget amendments, and Councilmember Holland seconded. Motion passed 7,0.

- 12.3. Update on the Hutto Arterial (CR132 Overpass) project. (Wade Benton)

No action; Mr. Benton will come back to a future meeting with a specific plan on moving forward on this project.

- 12.2. Discussion and possible action regarding Development Services Credit Card Fees (Angie Rios)

Councilmember Sutton made the motion to approve raising fees for development services 3%, and Councilmember Kinsey seconded. Motion passed 7,0.

- 12.6. Discussion regarding bonding capacity and future debt issuances of the City of Hutto or the Hutto Economic Development Corporation (Jim Sabonis, Angie Rios)

Jim Sabonis of Hilltop Securities provided an overview of the bonding capacity and future debt issuances. No action.

- 12.7. Discussion of mandatory Sexual Harassment Training with City Attorney for City Council and City Staff by June 1, 2022 (Mayor Snyder, Legal)

No action; City Attorney Cristian Rosas-Grillet will arrange dates for training.

- 12.8. Discussion and possible action on developing a policy regarding noncompliance of reporting of workplace harassment by City Councilmembers (Mayor Snyder)

No action.

- 12.9. Discussion on Workplace Harassment policies and procedures (Interim City Manager Turner)

Interim City Manager Turner requested tabling this item to have it further developed. No objection from Council.

13. EXECUTIVE SESSION – Time in: 1:05 am

- 13.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

City Attorney Cristian Rosas-Grillet commented that there would be nothing to report on this item.

- 13.2. Receive legal advice pursuant to Texas Government Code Section 551.071 relating to the prior expenditure of City long-term debt proceeds, future debt issuances of the City of Hutto or the Hutto Economic Development Corporation and any related action by the City in response thereto.(Jim Sabonis, Angie Rios)

- 13.3. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development.

- 13.4. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072.

- 13.5. Receive legal advice pursuant to Texas Government Code Section 551.071 relating to construction defects in the Brooklands Subdivision.

- 13.6. Pursuant to 551.071, to deliberate and receive legal advice from legal counsel regarding the pursuit of legal claims against McGinnis Lochridge and its attorneys.

Priorly addressed with Item 9.6.

14. ACTION RELATIVE TO EXECUTIVE SESSION - *Reconvened at 2:15 am*

- 14.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. *No action.*

- 14.2. Consideration and possible action relating to legal advice received pursuant to Texas Government Code Section 551.071 relating to the prior expenditure of City long-term debt proceeds and any related action by the City in response thereto.

Bart Fowler, Bond Counsel with McCall Parkhurst and Horton presented this report to Council.

- 14.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 and deliberations regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072. *No action.*

- 14.4. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 relating to construction defects in the Brooklands Subdivision.

Councilmember Gordon made the motion to accept improvements of Brooklands Phase 5 repair, contingent upon repair of sections 1 & 2, and possibly section 3, and conditions provided in 2-year maintenance bond, and Councilmember Villarreal Salvo seconded. Motion passed 7,0.

15. **ADJOURNMENT:** 2:35 am

ATTEST:

Mike Snyder, Mayor

Angela Walton, City Secretary



City of Hutto

MINUTES

City Council Meeting

Thursday, June 2, 2022 at 7:00 PM

City Council Chambers

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1. **CALL SESSION TO ORDER: 7:00 PM**

2. **ROLL CALL**

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Randal Clark, Mayor Pro Tem Peter Gordon, and Councilmember Amberley Kolar.

Absent: Councilmember Krystal Kinsey

Members of staff present: Matt Wojnowski, Assistant City Manager; Wade Benton, Consultant, Ashley Lumpkin, Executive Director of Business and Development; Cristian Rosas-Grillet, Legal Counsel, Jeff Yarbrough, Chief of Police; Angie Rios, Chief Financial Officer; Kristi Robich, Community Relations and Service Manager and Gracie Perez, Assistant City Secretary

3. **INVOCATION – Led by Neil Klein, Lifepointe Fellowship Church**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY MANAGER COMMENTS**

Matt Wojnowski, Assistant City Manager

Mayor and Council I do have a few comments for the public. First of all, on May 27th, we had the Sunset Block Party Bash and this event was held at Fritz park after a two year hiatus. I just want to thank our staff, vendors and The American Legion for making it a great success and we look forward to hosting more community events. Secondly, on June 1st we had the Downtown Design Rodeo. This was done by Simple City Design. They hosted an outreach activity yesterday here at City Hall. It was fun, interactive way for community members to continue to provide input on possible long-range enhancements to our historic Downtown Hutto and the consultants are now wrapping up about six months of public input to help draft a comprehensive plan both for downtown and for the city as a whole. We have two events coming up where we still have some spots available first this summer camp this is for kids ages 5 to 12 you can apply online and that will actually start next week and then on January 18th excuse me June 18th Saturday will

have a daddy-daughter event and you can register for that online and lastly just a plug for our hey Hutto newsletter this is a newsletter we had tons of relevant information for the community and it comes out every two weeks so I encourage anyone who's not subscribe or register for that to receive the Hey Hutto newsletter that's all.

6. CITY COUNCIL COMMENTS

6.1. General Comments from City Council

Councilmember Randal Clark:

The only one I had is--the only thing I think the City Manager missed saying was about the Chris Kelly Memorial 5K and it's also this month. You can sign up online and it's scheduled June 25th from 8:30 to 11:00 AM. So, I want to make sure that got known about.

Councilmember Amberley Kolar:

I just want to say thank you to the staff for hosting the Sunset Block Party Bash and Design Rodeo. I went to the Sunset party and it was great. It was hot out but there were enough trees in the park that everybody kind of got shade from the trees and so it was a great event that people—it kind of still keeps that small-town feeling in Hutto and it was great. And of course I participated yesterday in the Design Rodeo and it was great and fun to see the collaboration and for the future of Hutto. And then last council meeting, I have become the new liaison for the Parks Advisory Board and we are seeking anyone who wants to get involved with that to please apply. If you want to get involved just go ahead and submit an application online and then just of course a few announcements kind of relevant to parks Hutto's Juneteenth Celebration is on Saturday, June 18th from 1 divide at Adam Orgain Park and then also the Chris Kelley 5K as well that's going to be in Fritz Park so great opportunities for the residents to use and you know see the parks so thank you.

6.2 City Council Liaison Reports

Mayor Pro Tem Peter Gordon:

I've just got a couple for historic preservation so I was assigned to Historic Preservation. A couple weeks ago, I reached out to the committee members. They've invited me to attend a—I guess a tour or some kind of a workshop with the Williamson County Museum because they're working on building some kind of a history of Hutto in addition to just approving a lot of things that come through for preserving the buildings they also want to compile a history for hotel and so they're moving forward with that and I wanted to let everyone know about that. And then also I took up a citizens offer to give me a tour of Old Town and downtown and went through and we spent several hours driving through downtown and it's Mike Fowler, he's probably one of the greatest historians I think in the area and he pointed out to me all of the areas that are historical landmarks that don't have any markings and so he was encouraging me to maybe

look into seeing what we could do as a city to put up some markers on a lot of these sites because I had no idea that a lot of these things were where they were so I thought that was pretty cool so I'll be looking into that and talking to the Historic Preservation Commission about some of that to preserve local history.

Mayor Mike Snyder:

We had two things for Economic Development. I anticipate at some point in June, members of the EDC that attended the ICSC Real Estate Convention will come up and speak about what they saw at the event, the conversations they had. We also had a quarterly roundtable with commercial brokers. There was about forty or so this is last—I believe it was last Thursday—forty or so brokers came to Hutto and the whole point was to solicit information feedback from them regarding what Hutto can do better in terms of ordinances policies communication information that we give out kind of what can we be what can we not be. So, we've already got someone who agreed to sponsor the next one so I think that'll probably happen again and so and then I want to thank Austin title and the Rio Grande for allowing it to be held at their venue.

7. PUBLIC COMMENT

- 7.1. Yvette Cisineros (via email)
- 7.2. Rob Peek (regarding Item 11.4.)

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action on approving the 5/5/22 and 5/19/22 City Council meeting minutes.
- 8.2. April 2022 Financial Report (Angie Rios)
- 8.3. Consideration and possible action on Resolution No. R-2022-056 approving a contract for wireless internet services at Brushy Creek Amphitheatre with Charter Communications Operating, LLC (Spectrum) (David Reeves)
- 8.4. Consideration and possible action on Resolution No. R-2022-051 accepting the infrastructure improvements for the subdivision known as Cottonwood Creek Phase 2 (Matt Wojnowski)
- 8.5. Consideration and possible action on Resolution No. R-2022-057 suspending the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals. (Legal)
- 8.6. Consideration and possible action on Resolution No. R-2022-054 accepting the infrastructure improvements for the subdivision known as Wilco Ranch Phase 3 Section 2. (Matt Wojnowski)

- 8.7. Consideration and possible action on Resolution No. R-2022-058 approving the auction contract with Richie Brothers Auctioneers for the sale of street equipment. (Angie Rios)
- 8.8. Consideration and possible action on Resolution No. R-2022-059 accepting ROW Donation of approximately 0.2743-acre tract or parcel of land in the E. Thomason Survey, Abstract No. 844, and the W.J. Brown Survey, Abstract No. 105, located in Williamson County, Texas, from MA Durango Farms, LLC. (Legal)
- 8.9. Consideration and possible action on Resolution No. R-2022-060 accepting ROW Donation of approximately 0.0947-acre tract or parcel of land in the E. Thomason Survey, Abstract No. 844, and the W.J. Brown Survey, Abstract No. 105, located in Williamson County, Texas, from Vantage at Hutto, LLC. (Legal)
- 8.10. Consideration and possible action on Resolution No. R-2022-061 accepting the conveyance of approximately 0.0006 of one acre on land in the W.J. Brown Survey, Abstract No. 105, located in Williamson County, Texas, and 0.0012 of one acre of the land in the W.J. Brown Survey, Abstract No. 105 from MA Durango Farms, LLC, Meritage Homes of Texas, LLC, Vantage at Hutto, LLC, and Durango Farms Owners Association, Inc. (Legal)
- 8.11. Consideration and possible action on Resolution No. R-2022-062 approving a Shared Use Path Agreement with the Oncor Electric Delivery Company, LLC, Vantage at Hutto, LLC, and MA Durango Farms, LLC, for the City to operate and maintain a Shared Use Path on an Oncor easement which is recorded in Volume 233, Page 447 of the Deed Records of Williamson County, and as modified in Document Number 2020007624 of the Official Public Records of Williamson County. (Legal)
- 8.12. Consideration and possible action on Resolution No. R-2022-063 approving the 2022 Amended and Restated Interlocal Agreement between the City of Hutto, Hutto Independent School District, and Texas State Technical College to clarify payment obligations and responsibilities between the City and TSTC. (Legal)

Item 8.1., Minutes for 5/19/22 were pulled and require corrections.

A motion was made by Councilmember Clark and seconded by Councilmember Kolar to approve the minutes from 5/5/22. The vote passed 6,0.

Item 8.12. was pulled from Consent and tabled for the next meeting.

Items 8.2.-8.11. were approved as presented with a motion by Mayor Pro Tem Gordon, seconded by Councilmember Clark. The vote passed 6,0.

9. ORDINANCES

- 9.1. Consideration of a public hearing and possible action on Ordinance 2022-029 approving a Specific Use Permit request for the property known as 201 FM

1660 N., to allow a medical office (chiropractor) and associated parking.
(First Reading) (Ashley Lumpkin)

Public Hearing was opened at 7:16 pm and closed at 7:16 pm.

A motion was made by Councilmember Kolar to approve item 9.1. as presented, the motion was seconded by Councilmember Sutton. The vote passed 5,1. Mayor Snyder opposed.

Item 9.1. was recalled. A motion was made by Mayor Pro Tem Gordon to dispense of the second reading of O-2022-029. The motion was seconded by Councilmember Kolar. The vote passed 5,1. Mayor Snyder opposed.

- 9.2. Consideration and possible action on Ordinance No. O-2022-028 establishing an Outside Agency Funding Advisory Committee; and providing for related matters. (Second Reading) (City Council)

A motion was made by Councilmember Sutton to approve, Mayor Pro Tem Gordon seconded the motion. The vote passed 6,0.

10. RESOLUTIONS

- 10.1. Consideration and possible action on Resolution No. R-2022-038 approving an Advance Funding Agreement (AFA) between the City of Hutto and the Texas Department of Transportation (TxDOT) for the FM 1660 Intersections Improvement project, and authorizing the Interim City Manager to execute the AFA. (Wade Benton)

A motion was made by Councilmember Clark to approve as presented. The motion was seconded by Councilmember Thornton. The vote passed 6,0.

- 10.2. Consideration and possible action on Resolution No. R-2022-055 authorizing the Interim City Manager to submit a grant application to the US Dept of Justice, Office of Community Orienting Policing Services (COPS Office), for the Cops Hiring Program (CHP) and authorizing the Chief of Police to act as the City's authorized grant official. (Chief Jeff Yarbrough)

A motion was made by Mayor Pro Tem Gordon to approve as presented. The motion was seconded by Councilmember Sutton. The vote passed 6,0.

- 10.3. Consideration of a public hearing and possible action on Resolution No. R-2022-021 authorizing and creating the Estates of Hutto Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code, providing an effective date, and related matters thereto. (Legal)

The Public Hearing was closed from the last session at 8:05 PM. The item will be brought back before the Council with a new PID Petition. No action

was taken.

11. OTHER BUSINESS

- 11.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

Chuck Springs was appointed to the ADA Task Force

Bart Hutchins was appointed to P&Z

A motion was made by Mayor Pro Tem Gordon to approve, seconded by Councilmember Thornton. The vote passed 6,0.

- 11.2. Discussion on the FY 2023 budget process and major revenues (Angie Rios)

No action.

- 11.3. Consideration and possible action on the Outside Agency Funding (OAF) Process (Kristi Robich, Angie Rios)

A motion was made by Councilmember Clark to approve as presented. The motion was seconded by Councilmember Kolar. The vote passed 6,0.

- 11.4. Consideration and possible action regarding the removal of concrete barriers located within the Durango Farms Subdivision. (Matt Wojnowski)

Rob Peek made a public comment.

A motion was made by Councilmember Sutton directing staff to remove the concrete barriers and bring back a plan for safety measures by July 21 for Old Town to mitigate the increased traffic. Mayor Pro Tem Gordon seconded the motion. Councilmember Clark amended the motion to not remove the concrete barriers until a lockbox has been installed on the gates. Councilmember Thornton seconded the motion. The vote passed 6,0.

- 11.5. Discussion and possible action to approve and/or confirm board expiration dates and assign seat numbers to City board, commission and task force members (Mayor Pro Tem Peter Gordon and Councilmember Krystal Kinsey)

Item tabled until July 7, 2022 City Council Meeting.

- 11.6. Consideration and possible action regarding IBCA BBQ Cookoff, Mayor's involvement and the process related too, including but not limited to emails, text messages and legal memorandum from and including the City Council, City Staff and City Attorney into possible Interference with Administration, Alleged Interactions with Members of the Public, Alleged Interactions with the City Manager and to the release of all information completely unredacted. (City

Council)

Mayor Snyder moved to release emails, text messages, and legal memos with all required legal redactions. The motion was seconded by Councilmember Clark. The vote passed 6,0.

12. EXECUTIVE SESSION – *Entered at 9:38 PM*

- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
- 12.2. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development.

No action was taken in Executive Session.

13. ACTION RELATIVE TO EXECUTIVE SESSION – *Reconvened at 10:07 PM*

- 13.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. *No action.*

14. ADJOURNMENT – *10:08 PM*

ATTEST:

Mike Snyder, Mayor

Gracie Perez, Asst. City Secretary



City of Hutto

MINUTES

City Council Meeting

Thursday, June 9, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. CALL SESSION TO ORDER: 7:00 PM

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Randal Clark, Councilmember Dan Thornton, Councilmember Krystal Kinsey, Councilmember Amberley Kolar and Mayor Pro Tem Peter Gordon.

Absent: None

Members of staff present: Isaac Turner, Interim City Manager; Matt Wojnowski, Assistant City Manager; Cristian Rosas-Grillet, Legal Counsel and Gracie Perez, Assistant City Secretary

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

- *Elliot Jones*

5. EXECUTIVE SESSION – 7:06 p.m.

Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

No action was taken in Executive Session.

6. ACTION RELATIVE TO EXECUTIVE SESSION – 8:49 p.m.

Consideration and possible action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

Mayor Snyder announced that after a review of 11 semi-finalists, on June 23, there will be a public release of finalists' names. On June 29 there will be a public meet-and-greet with the finalists for the public, and on June 30, a breakfast with the finalists for staff and City Council will be held, to be followed by an employee interview panel and City Council interview panel, both of which will be open to the public. Observers will include representatives from the Hutto Police Department, Hutto Economic Development Corporation, Hutto Independent School District and Williamson County Emergency Services District. After meeting in Executive Session on June 30, City Council will reconvene in open session to provide direction to staff.

7. ADJOURNMENT: 8:51 PM

ATTEST:

Mike Snyder, Mayor

Gracie Perez, Assistant City Secretary



City of Hutto

MINUTES

City Council Meeting

Thursday, June 16, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. **CALL SESSION TO ORDER: 7:00 PM**

2. **ROLL CALL**

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Randal Clark, Councilmember Dan Thornton, Councilmember Krystal Kinsey, Councilmember Amberley Kolar.

Absent: Mayor Pro Tem Peter Gordon

Members of staff present: Isaac Turner, Interim City Manager; Matt Wojnowski, Assistant City Manager; Angie Rios, Chief Financial Officer, Angela Walton, Interim City Secretary; Wade Benton, Consultant, Ashley Lumpkin, Executive Director of Business and Development; Cristian Rosas-Grillet, Legal Counsel and Gracie Perez, Assistant City Secretary

3. **INVOCATION – None**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY MANAGER COMMENTS – Isaac Turner, Interim City Manager**

5.1. *Mr. Mayor, members of the Council and members of the public. First item is the Juneteenth celebration event which is this Saturday, June 18, starting from about 1 o'clock until 6 o'clock. It is at the park also by black families of Hutto. The Chief will be the speaker in the program. There will be food and entertainment and visitors.*

Hutto Market Days is also the Saturday from 9 o'clock to 4 o'clock. Historic downtown Hutto. They will feature local artisans, handmade products and delicious food.

There is a note that you can probably get something for Father's Day, in case you forget. We always have a hard time with that as fathers.

Hutto Public Library summer program - There is a variety of events occurring, please look on the website to see those.

One of those includes Mini Golf Event Friday, June 17 from 12:00 to 4:00 pm. And Family Movie Day next Wednesday, June 22 at 2:00 pm. Finally, it is getting very close to July 4. Hutto will celebrate 4 July on Monday, July 4. There will be event from 5:00 until 9:15 pm at the amphitheater. Obviously, there's going to be food and fireworks. There will also be live music and kids activities as well as a myriad of vendors.

6. **PROCLAMATION – Pride Month**

Mayor Snyder read the Pride Month proclamation and it was accepted by members of the Diversity and Inclusion Commission.

7. **CITY COUNCIL COMMENTS**

General Comments:

Councilmember Robin Sutton:

As a proud mother of a gay son, I'm really happy that we have that proclamation today.

The other thing I would like to show appreciation for is to Rose McMillan, who served tirelessly in the Parks and Recreation Board and she is leaving us, and she will deeply be missed. And her husband, Troy McMillan, who served the city in the Parks Department and who spent a lifetime spreading mulch in 100 degree temperatures at Hutto Lake Park. I just wanted to send our appreciation. Thank you.

Councilmember Krystal Kinsey:

I just wanted to echo the sentiments said by the City Manager, Black Families of Hutto event will be at the park actually going to kick off with a march, so I know myself and several other people are planning to attend and in a volunteer capacity. I believe the D & I had reached out and hopefully, we will have a lot of people show up. It will be a really big event. I think a lot of work has gone into it and they really did a great job of trying to use all the avenues to make sure everybody knows the event is going on since everyone isn't as active on Facebook so these a lot of other avenues trying to get the word out. I think they've already done a great job with that.

The City of Hutto is doing their Daddy Daughter dance on the 18th. I believe tickets are still available. And the Hutto Womens Alliance doing their annual Girls Night Out on June 24, this is a VIP event. I believe there are some tickets available.

I'm not sure how many. But the Hutto Womens Alliance, they raise funds throughout the year by doing different events and all of those funds raised go back to scholarships for Hutto students in the ISD. It's a great cause and does a lot of good things for the community and helps everybody get out a little bit. Thank you.

City Council Liaison Reports:

Councilmember Amberley Kolar:

I am the new liaison for the Parks Advisory Board. I attended my first meeting last Wednesday, and it was great. We talked budget numbers of course and specifically about park land development fees and in lieu of land fee that they are wanting to change so that was a great conversation.

And we're looking forward to the budget process and also another announcement is next Saturday, is the Chris Kelly 5k at Fritz Park. It is at 8:30 a.m., get up before it gets too hot and exercise. I will be there and hopefully I can run but if you want to, participate in that, that's going to be going on next Saturday. Thank you.

8. PUBLIC COMMENT

- None

9. CONSENT AGENDA ITEMS

- 9.1. Consideration and possible action on approving the 4/21/2022, and 5/19/2022 corrected City Council meeting minutes. (Angela Walton)
- 9.2. Consideration and possible action on Resolution No. R-2022-053 accepting the infrastructure improvements for the subdivision known as Brooklands Section 4. (Matt Wojnowski)
- 9.3. Consideration and possible action on Resolution No. R-2022-063 approving the 2022 Amended and Restated Interlocal Agreement between the City of Hutto, Hutto Independent School District, and Texas State Technical College to clarify payment obligations and responsibilities between the City and TSTC. (Legal)
- 9.4. Consideration and possible action on Ordinance No. O-2022-022 granting to SiEnergy, its successors and assigns ("Company"), a franchise to construct, maintain, and operate pipelines and equipment in the City of Hutto, Williamson County, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said city for all purposes; reserving municipal authority; providing for indemnity to the municipality and insurance by company; requiring book and record keeping; providing for the payment of a fee or charge for the use of the city rights-of-way; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; providing an effective date and term; and repealing all previous gas franchise ordinances. (Second Reading) (Legal)

- 9.5. Consideration and possible action on Ordinance No. O-2022-023 granting to Universal Natural Gas, LLC (d/b/a Universal Natural Gas, Inc.), its successors and assigns (“Company”), a franchise to construct, maintain, and operate pipelines and equipment in the City of Hutto, Williamson County, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said city for all purposes; reserving municipal authority; providing for indemnity to the municipality and insurance by company; requiring book and record keeping; providing for the payment of a fee or charge for the use of the city rights-of-way; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; providing an effective date and term; and repealing all previous gas franchise ordinances. (Second Reading) (Legal)

Pulled Items:

Staff requested that Item 9.3 is moved to the July 7 meeting agenda. Councilmember Sutton pulled Item 9.1 and asked for the Mayor’s comments to be included in the 5/19/22 meeting minutes.

Councilmember Sutton made the motion to approve the Consent Agenda as presented, and Councilmember Kolar. Motion passed 6,0.

10. OTHER BUSINESS

- 10.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

Councilmember Kinsey reported a resignation was received on Diversity & Inclusion.

Councilmember Clark requested a meeting schedule for Capital Area Council of Governments (CAPCOG). He also reported that there are several members on Planning and Zoning needing reappointments.

Councilmember Kolar reported three open positions on Parks Advisory Board.

- 10.2. Status update presentation along with discussion and possible action related to the 2022 Water and Wastewater Master Plan Updates. (Wade Benton)

Dave Christiansen with Freese and Nichols, Inc. and Ian Toohey with Garver made this presentation to City Council. No action was taken.

- 10.3. Discussion and possible action to select the highest ranking firm, Roadway Asset Services, to develop a Pavement Assessment and Management Plan and authorize the City Manager to negotiate a professional services agreement with the selected vendor for said services pursuant to RFQ# S22-04. (Wade Benton)

Councilmember Clark made the motion to approve negotiating this agreement with the selected vendor, and Councilmember Thornton seconded. Motion passed 5,1.

11. EXECUTIVE SESSION: 9:06 p.m.

- 11.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
- 11.2. Receive legal advice pursuant to Texas Government Code Section 551.071 related to construction defects in Brooklands Subdivision; including potential litigation for repair of construction defects.
- 11.3. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072.
- 11.4. Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

Reconvened at 10:56 a.m. No action was taken in Executive Session.

13. ACTION RELATIVE TO EXECUTIVE SESSION: 10:56 p.m.

- 12.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. *No action.*
- 12.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 related to construction defects in Brooklands Subdivision; including potential litigation for repair of construction defects. *No action.*
- 12.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 and deliberations regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072. *No action.*
- 12.4. Consideration and possible action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the

appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager. *No action.*

14. ADJOURNMENT: 10:57 p.m.

ATTEST:

Mike Snyder, Mayor

Angela Walton, City Secretary

DRAFT



City of Hutto

MINUTES

City Council Meeting

Thursday, June 30, 2022 at 8:45 PM

City Council Chambers

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1. CALL SESSION TO ORDER: 8:45 a.m.

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton (via video), Councilmember Randal Clark, Councilmember Dan Thornton, Councilmember Krystal Kinsey, Councilmember Amberley Kolar and Mayor Pro Tem Peter Gordon.

Absent: None

Members of staff present: Isaac Turner, Interim City Manager; Matt Wojnowski, Assistant City Manager; Dottie Palumbo, Legal Counsel and Angela Walton, City Secretary

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

- *None*

5. OTHER BUSINESS

5.1 Interviews with candidates, deliberation, and possible action to select a City Manager – Larry Gilley, Strategic Government Resources

1. Tarron Richardson
2. Manual De La Rosa
3. James Earp
4. Rick Beverlin

6. EXECUTIVE SESSION – 1:34 p.m.

Executive Session in accordance with Texas Open Meetings Act Section 551.074,
Personnel Matters: Closed Meeting to deliberate the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

No action was taken in Executive Session.

6. ACTION RELATIVE TO EXECUTIVE SESSION – 4:56 p.m.

Consideration and possible action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager.

Mayor Snyder and City Council thanked staff, volunteers, candidates and their families for their participation in the interview process.

7. ADJOURNMENT: 4:58 p.m.

ATTEST:

Mike Snyder, Mayor

Angela Walton, City Secretary

AGENDA ITEM REPORT

8.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-063 approving the Repayment of Outstanding Amounts Agreement between the City of Hutto and Texas State Technical College to clarify payment obligations and responsibilities. (Legal, Kristi Robich)
Meeting: Thursday, July 21, 2022
Department: Legal /
Staff Contact:

BACKGROUND INFORMATION:

This Agreement clarifies the City's payment obligations under the 2011 Interlocal Agreement, having an effective date of April 7, 2011, and the subsequent 2019 Interlocal Agreement dated June 5, 2019, between the City, the Hutto Economic Development Corporation, the HISD, and TSTC, related to East Williamson County Higher Education Center. This proposed Agreement approves an updated payment schedule and clarifies the responsibilities of the City and TSTC. This Agreement does not affect the rights and responsibilities between TSTC and HISD.

SUMMARY OF REQUEST:

The payment schedule (as defined in Section 3 and Exhibit B), a written report due by March 31 of each year of the agreement, and annual joint meetings will continue.

The City agrees to pay \$200,000.00 for the years 2022 through 2026, after which the \$125,000.00 payments shall resume for the remainder of the Agreement. This Payment Schedule includes the outstanding payments under the Original Interlocal Agreement for the years 2019 through 2022 and satisfies any City obligations under the Original Interlocal Agreement for those years.

2022: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2023: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

AGENDA ITEM REPORT

8.2.



2024: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2025: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2026: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2027 through 2036: \$125,000.00/ year.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

RESOLUTION NO. R-2022-__

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING THE REPAYMENT OF OUTSTANDING AMOUNTS AGREEMENT BETWEEN THE CITY OF HUTTO AND TEXAS STATE TECHNICAL COLLEGE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hutto, Hutto Independent District (“HISD”), Hutto Economic Development Corporation (“HEDC”), and Texas State Technical College (“TSTC”) entered into a 2011 Interlocal Agreement, having an effective date of April 7, 2011, and a subsequent 2019 Interlocal Agreement dated June 5, 2019, (jointly referred to herein as the “Original Interlocal Agreement”), to facilitate the financing of certain education facilities in Hutto, Texas; and

WHEREAS, Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health, safety, and welfare of the inhabitants of this State and the mutual benefits of the Parties; and

WHEREAS, the Original Interlocal Agreement requires the City to pay TSTC the sum of \$125,000 on or before the first day of March of each year for 25 years, beginning in 2012 and ending 2036; and

WHEREAS, the City made payments under the Original Interlocal Agreement for the years 2012 through 2018; and

WHEREAS, the City did not make payments under the Original Interlocal Agreement for the years 2019 through 2022; and

WHEREAS, the City and TSTC wish to clarify certain provisions of the Original Interlocal Agreement and adopt a payment schedule for the outstanding amount; and

WHEREAS, this Agreement does not affect, diminish, or interfere with any rights or obligations of the remaining parties to the Original Interlocal Agreement; and

WHEREAS, the City Council desires to approve the Repayment of Outstanding Amounts Agreement between the City of Hutto and Texas State Technical College (the “Agreement”) and authorize the City Manager to execute the Agreement attached as Exhibit “A.”

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are found to be true and correct and are adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The Hutto City Council hereby approves and authorizes the City Manager

to execute the Repayment of Outstanding Amounts Agreement between the City of Hutto and Texas State Technical College, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 21st day of July 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

By:_____
Cristian Rosas-Grillet, Assistant City Attorney

EXHIBIT “A”

**REPAYMENT OF OUTSTANDING AMOUNTS AGREEMENT
BETWEEN
THE CITY OF HUTTO
AND
TEXAS STATE TECHNICAL COLLEGE**

This **REPAYMENT OF OVERDUE AMOUNTS AGREEMENT** (“Agreement”) is made by and between the City of Hutto, Texas (“City”), and Texas State Technical College (“TSTC”), acting by and through their respective authorized officers, (jointly referred to herein as the “Parties”). This Agreement concerns and is related to the 2011 Interlocal Agreement, having an effective date of April 7, 2011 (attached hereto as Exhibit A-1), and subsequent 2019 Interlocal Agreement dated June 5, 2019 (attached hereto as Exhibit A-2), (jointly referred to herein as the “Original Interlocal Agreement”) between the City, the Hutto Economic Development Corporation (the “HEDC”), the Hutto Independent School District (“HISD”), and TSTC. The City and TSTC may individually be referred to as a “Party” or collectively as “Parties” to this Agreement.

RECITALS:

WHEREAS, the City, HISD, HEDC, and TSTC entered into a 2011 Interlocal Agreement, having an effective date of April 7, 2011, and a subsequent 2019 Interlocal Agreement dated June 5, 2019, to facilitate the financing of certain education facilities in Hutto, Texas; and

WHEREAS, Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health, safety, and welfare of the inhabitants of this State and the mutual benefits of the parties to the contract; and

WHEREAS, Education Code, Chapter 130, § 130.092, allows the Temple Junior College District (“Temple”) to establish the East Williamson County Multi-Institution Teaching Center (“EWCHEC”) in conjunction with TSTC; and

WHEREAS, TSTC constructed the first 112,000 square foot educational facility on a site depicted on **Exhibit A-2** as Building 1, attached hereto and incorporated hereinafter referred to as EWCHEC; and

WHEREAS, in order for TSTC to locate and construct EWCHEC in Hutto, Texas at the site depicted in **Exhibit A-2**, TSTC, as facility owner, required a commitment from the City, HEDC and HISD to contribute a certain collective sum of money on an annual basis to offset certain EWCHEC costs; and

WHEREAS, in order to facilitate the financing of EWCHEC, the City, HEDC and HISD each made irrevocable financial pledges in the creation of the EWCHEC, pursuant to Chapter 130, § 130.092 of the Texas Education Code; and

WHEREAS, effective July 13, 2021, TSTC and HEDC entered into a Performance Agreement, which amended and restated their rights and obligations under the Original Interlocal Agreement; and

WHEREAS, the Original Interlocal Agreement requires the City to pay TSTC the sum of \$125,000 on or before the first day of March of each year for 25 years, beginning in 2012 and ending 2036; and

WHEREAS, the City made payments under the Original Interlocal Agreement for the years 2012 through 2018; and

WHEREAS, the City did not make payments under the Original Interlocal Agreement for the years 2019 through 2022; and

WHEREAS, the Parties wish to clarify certain provisions of the Original Interlocal Agreement and adopt a payment schedule for the outstanding amount; and

WHEREAS, this Agreement does not affect, diminish, or interfere with any rights or obligations of the remaining parties to the Original Interlocal Agreement; and

NOW, THEREFORE, in consideration of the foregoing and the mutual promises herein contained, and for the good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

SECTION 1.

This Agreement is entered into by and between the Parties hereto to restate and clarify amounts due by the City to TSTC under the Original Interlocal Agreement pursuant to the authority contained in (1) the Interlocal Cooperation Act, Government Code Section 791 et seq., and the provisions of Chapter 791 of the Government Code are incorporated in this Agreement and this Agreement shall be interpreted in accordance with said Act, and (2) Chapter 130 of the Texas Education Code, Subchapter F., Section 130.092, and the provisions of Section 130.092 of the Education Code are incorporated in this Agreement and this Agreement shall be interpreted in accordance with said Section.

SECTION 2.

The Recitals listed herein are hereby adopted by the Parties as true and correct.

SECTION 3.

The City of Hutto hereby commits to continue to pay to TSTC the sum of **ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000)** on or before the first day of March of each year for 25 years, beginning in 2012 and ending 2036. The City and TSTC agree that payments under the Original Interlocal Agreement for the years 2012 through 2018 were made by or on behalf of the City; however, the City and TSTC agree that payments under the Original Interlocal Agreement for the years 2019 through 2022 have not been made by or on behalf of the City. The City acknowledges TSTC has performed at all times under the Original Interlocal Agreement for the years 2012 through the date of execution of this Agreement. The City shall make the payments to TSTC under this Agreement pursuant to the Payment Schedule as shown **Exhibit B** (which is attached hereto, incorporated and made a part of this Agreement), which includes outstanding and delinquent payments which the City owes to TSTC and are due under the Original Interlocal Agreement for the years 2019 through 2022 and satisfies any City obligations under the Original Interlocal Agreement for those years.

TSTC agrees to provide the City a written report by March 31 of each year of this Agreement, attested to by a local authorized representative that has the authority to bind TSTC and shall provide annual facility expenditure and debt service payment summary for the previous academic year detailing the date and amount of annual debt service payments. TSTC further agrees to present the report and summary of TSTC's operations ("Summary") to the City Council each year.

The City, upon receipt of the Summary described in this Section, shall pay TSTC in accordance with **Exhibit B** on or before the first day of June of the year the report was submitted. If the City does not receive the Summary described in this Section, by March 31st of each year, no payment shall be made for that year of the Agreement, until said Summary is submitted to the City.

SECTION 4.

As consideration for the payments listed above, Temple and TSTC agreed to collectively cooperate in the construction and operation of EWCHEC at the location shown on **Exhibit A-2**, attached herein. The initial building at EWCHEC, consists of the construction of at least 112,000 square feet of facilities dedicated to educational activities.

SECTION 5.

In addition to providing the Summary provided in **Section 3** to the City, the Parties agree, for the duration of this Agreement, to have one (1) annual meeting and review the current progress under this Agreement. The annual review may include, but is not limited to, reviewing economic trends and developments in the community, assessing occupational and educational needs of area residents, reviewing labor market data and industry relations.

SECTION 6.

Each Party shall be liable for its acts of negligence or wrongdoing pursuant to applicable law. To the extent allowed by the law and the Constitution of the State of Texas, each Party shall carry professional liability, general liability insurance, automobile, workers compensation, or such other insurance as is customary and reasonable for normal operations of a governmental unit of the State of Texas and shall list the Parties as an additional named insured on a Certificate of Insurance. Any contractor or other builder of the project shall be required to obtain public works payment and performance bonds, workers compensation, and other customary builders risk coverage naming the Parties and each governmental unit as the beneficiaries and additional named insured.

SECTION 7.

The City and TSTC agree that the commitments made under this Agreement are made under the conditions of Texas Education Code Section 130.092(i).

SECTION 8.

Any notice or demand required or permitted to be made hereunder shall be made by certified or registered mail to the addresses set out herein in the respective signature blocks, and shall be deemed to have been received on the third business day after deposit in the U.S. mail. Either Party may from time to time designate any other address for this purpose by written notice to the other Party.

SECTION 9.

Amendments to or modification of this Agreement, if any, shall be in writing and signed by authorized representatives of the Parties.

SECTION 10.

Lack of enforcement of any right under this Agreement by either Party shall not constitute a waiver of that right or any other in the future.

SECTION 11.

The terms and conditions of this Agreement supersede all other agreements, written or oral, between the Parties regarding the subject matter of this Agreement, and in the event there is a conflict between the terms and conditions of this Agreement and the Original Interlocal Agreement, this Agreement will control. However, where no conflict exists, the terms and conditions of the Original Interlocal Agreement remain in full force and effect.

SECTION 12.

This Agreement shall be construed in accordance with and governed by the laws of the State of Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas, or such other place as the law of the State of Texas may provide or require.

SECTION 13.

If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, to give effect to the intent of this Agreement and be deemed to be validated and enforceable.

SECTION 14.

As between themselves, the Parties agree that the following sections from the 2019 Interlocal Agreement, in Exhibit A-2, are null and void, and are unenforceable and of no effect: Section 8; Section 17; Section 18; and Exhibit B and its Performance Standards.

SECTION 15.

This Agreement may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document

IN WITNESS WHEREOF, the Parties hereto have executed this **REPAYMENT OF OUTSTANDING AMOUNTS AGREEMENT** by their duly authorized officers or representatives as of the latest of the below listed dates.

TSTC
TEXAS STATE TECHNICAL
COLLEGE

By: _____
(Authorized Signature)

(Title)

Address:
3801 Campus Drive
Waco, Texas 76705 _____
Date:

City
CITY OF HUTTO

By: _____
(Authorized Signature)

(Title)

Address:
500 Live Oak Street
Hutto, Texas 78634
Date:

EXHIBIT A-1

INTERLOCAL AGREEMENT
FOR
BETWEEN THE CITY OF HUTTO, TEXAS, THE HUTTO ECONOMIC
DEVELOPMENT CORPORATION, THE HUTTO INDEPENDENT SCHOOL
DISTRICT, AND TEXAS STATE TECHNICAL COLLEGE

THIS INTERLOCAL AGREEMENT (the "Agreement") is made by and between the City of Hutto, Texas, ("City"), the Hutto Economic Development Corporation, (the "HEDC"), the Hutto Independent School District, (the "HISD") and Texas State Technical College ("TSTC"), acting by and through their respective authorized officers.

RECITALS:

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health safety and welfare of the inhabitants of this State and the mutual benefit of the parties; and

WHEREAS, Temple College ("Temple") and Texas State Technical College are considering the location and construction of 100,000 square feet of educational facilities (the "Project") on a site depicted on Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, in order for Temple and TSTC to locate and construct the Project in Hutto, Texas at the site depicted in Exhibit "A", TSTC, as facility owner, requires a commitment from the City, HEDC and HISD to contribute a certain collective sum of money on an annual basis to offset Project costs; and

WHEREAS, the City, HISD and HEDC strongly encourage the establishment of the Project in Hutto, Texas; and

WHEREAS, in order to facilitate the financing of the Project, the parties desire to cooperate in the creation of the East Williamson County Higher Education Commission (EWCHEC), pursuant to Chapter 51.092 of the Texas Educational Code;

NOW, THEREFORE, in consideration of the foregoing and the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

SECTION 1.

This Agreement is entered into by and between the parties hereto pursuant to the authority contained in the Interlocal Cooperation Act, Government Code Section 791 et seq. The provisions of Chapter 791 of the Government Code are incorporated in this Agreement and this Agreement shall be interpreted in accordance with this Act.

SECTION 2.

The Recitals listed herein are hereby adopted by the Parties as true and correct.

SECTION 3.

As conditioned herein, the City of Hutto hereby commits to pay to TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning the in 2012.

SECTION 4.

As conditioned herein, the HEDC hereby commits to pay to TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning in 2012.

SECTION 5.

As conditioned herein, the HISD hereby commits to pay to the TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning in 2012.

SECTION 6.

As consideration for the payments listed above, Temple and TSTC agree to collectively cooperate in the construction and operation of the Project at the location shown on Exhibit "A", attached herein. The Project shall consist of the construction of at least 100,000 square feet of facilities dedicated to educational activities.

SECTION 7.

Each party shall be liable for its acts of negligence or wrongdoing. Each party shall carry professional liability, general liability insurance, automobile, workers compensation or such other insurance as is customary and reasonable for normal operations of a governmental unit of the State of Texas and shall list this Inter-local Agreement as an additional named insured on a Certificate of Insurance. Any contractor or other builder of the project shall be required to obtain public works payment and performance bonds, workers compensation and other customary builders risk coverage naming the parties and each governmental unit as the beneficiaries and additional named insured.

SECTION 8.

The City of Hutto, HEDC, and Hutto ISD agree that the commitments made under this agreement are made under the conditions of Texas Education Code Chapter 130.092(i).

SECTION 9.

Any notice or demand required or permitted to be made hereunder shall be made by certified or registered mail to the addresses set out herein in the respective signature blocks, and shall be deemed to have been received on the third business day after deposit in the U.S. mail. Either party may from time to time designate any other address for this purpose by written notice to the other party.

SECTION 10.

Amendments to or modification of this Agreement, if any, shall be in writing and signed by authorized representatives of the parties. Lack of enforcement of any right under this Agreement by either party shall not constitute a waiver of that right or any other in the future. The terms and conditions of this Agreement supersede all other agreements, written or oral, between the parties regarding the subject matter of this Agreement. Should a court of competent jurisdiction find any part of this Agreement to be invalid or unlawful, the remainder of this Agreement shall remain in full force and effect, consistent with the original intent of the parties. This Agreement shall be construed in accordance with and governed by the laws of the State of Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas.

SECTION 11.

If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, to give effect to the intent of this Agreement and be deemed to be validated and enforceable.

CITY OF HUTTO, TEXAS

Executed and effective on this the 7th day of the month of April, 2011.

By: Debbie Holland
Printed Name: Debbie Holland, Mayor Pro Tem
Date Signed: May 3, 2011

ATTEST:

By: Christine Martinez
Christine Martinez, City Secretary

Exhibit A-1

THE HUTTO ECONOMIC DEVELOPMENT CORPORATION

Executed and effective on this the 15th day of the month of March, 2011.

By: Mario Perez

Printed Name: MARIO PEREZ

Date Signed: 5/3/2011

THE HUTTO INDEPENDENT SCHOOL DISTRICT

Executed and effective on this the 14 day of the month of April, 2011.

By: Douglas Kellan

Printed Name: DOUGLAS KELLAN

Date Signed: 5/3/11

TEXAS STATE TECHNICAL COLLEGE

Executed and effective on this the 28th day of the month of June, 2011.

By: Elton E. Stuckly Jr.

Printed Name: Dr. Elton E. Stuckly Jr., President

Date Signed: 6/28/11

EXHIBIT A-2

**2019 INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF HUTTO, TEXAS,
THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B,
THE HUTTO INDEPENDENT SCHOOL DISTRICT, AND
TEXAS STATE TECHNICAL COLLEGE**

THIS 2019 INTERLOCAL AGREEMENT (hereinafter "2019 Interlocal Agreement") replaces the Interlocal Agreement, having an effective date of April 7, 2011, (hereinafter "2011 Interlocal Agreement") made by and between the City of Hutto, Texas, ("City"), the Hutto Economic Development Corporation Type B (the "HEDC B"), the Hutto Independent School District (the "HISD") and Texas State Technical College ("TSTC"), acting by and through their respective authorized officers, (jointly referred to herein as the "Parties").

RECITALS:

WHEREAS, V.T.C.A. Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health, safety, and welfare of the inhabitants of this State and the mutual benefits of the Parties; and

WHEREAS, Parties to the 2011 Interlocal Agreement have performed under said 2011 Interlocal Agreement since its effective date of April 7, 2011, which is attached for reference as **Exhibit "D;"** and

WHEREAS, Temple College ("Temple") and Texas State Technical College (TSTC) constructed the first 112,000 square foot educational facility on a site depicted on **Exhibit "A"** as Building 1, attached hereto and incorporated, hereinafter referred to as East Williamson County Higher Education Center (EWCHEC); and

WHEREAS, in order for Temple and TSTC to continue to operate and grow EWCHEC in Hutto, Texas at the site depicted in **Exhibit "A,"** TSTC, as facility owner, requires a commitment from the City, HEDC and HISD to contribute a certain collective sum of money on an annual basis to offset EWCHEC costs; and

WHEREAS, the City, HISD and HEDC B strongly encourage the continued support and growth of EWCHEC in Hutto, Texas; and

WHEREAS, the Parties wish to clarify, amend and restate certain provisions of the 2011 Interlocal Agreement to establish certain performance requirements and standards attached as **Exhibit "B"** to indicate how education opportunities for area residents will be met and improved upon;

WHEREAS, in order to continue to facilitate the financing of EWCHEC, the Parties have cooperated in the creation of the East Williamson County Higher Education Center (EWCHEC), pursuant to Chapter 130.092 of the Texas Educational Code;

WHEREAS, the City sponsored an election in November 2017 whereby the sales tax supporting

Exhibit A-2

the HEDC (Type A) was terminated and a new sales tax established for the benefit of the Hutto Economic Development Corporation Type B (HEDC "B") was created. The election was successful. The purpose of the election was to create a sales tax in the newly created HEDC B, which has more flexibility regarding economic development. The HEDC and HEDC B, are entitled to enter into this 2019 Interlocal Agreement pursuant to the provisions of Texas Education Code Chapter 130.092(f), which provides that, notwithstanding any other provision in the laws of the State of Texas, entities created by a political subdivision such as the City of Hutto (such as the HEDC and the HEDC B) may enter into long-term agreements to finance or refinance the acquisition, purchase, construction, improvement, renovation, enlargement or equipping the physical facilities and may be made to a long-term agreement with member institutions, political entities and other entities;

WHEREAS, the HEDC has assigned its obligations under the 2011 Interlocal Agreement to the newly created economic development corporation, the Hutto Economic Development Corporation Type B; and

NOW, THEREFORE, in consideration of the foregoing and the mutual promises herein contained, and for the good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

SECTION 1.

This Agreement is entered into by and between the Parties hereto pursuant to the authority contained in the Interlocal Cooperation Act, Government Code Section 791 et seq. The provisions of Chapter 791 of the Government Code are incorporated in this Agreement and this Agreement shall be interpreted in accordance with this Act,

SECTION 2.

The Recitals listed herein are hereby adopted by the Parties as true and correct.

SECTION 3.

As conditioned herein, the City of Hutto hereby commits to continue to pay to TSTC the sum of **ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000)** on or before the first day of March of each year for 25 years, beginning in 2012 and ending in 2036.

SECTION 4.

As conditioned herein, the HEDC B hereby commits to pay to TSTC the sum of **ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000)** on or before the first day of March of each year for 25 years, beginning in 2012 and ending in 2036.

SECTION 5.

The HEDC B, by signing this 2019 Interlocal Agreement, agrees to assume and perform the obligations of the HEDC under the 2011 Interlocal Agreement commencing on the effective date of the execution of this 2019 Interlocal Agreement.

SECTION 6.

As conditioned herein, the HISD hereby commits to pay to the TSTC the sum of **ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000)** on or before the first day of March of each year for 25 years, beginning in 2012 and ending in 2036.

SECTION 7.

As consideration for the payments listed above, Temple and TSTC agree to collectively cooperate in the construction and operation of EWCHEC at the location shown on **Exhibit "A,"** attached herein. The initial building at EWCHEC, consists of the construction of at least 112,000 square feet of facilities dedicated to educational activities.

SECTION 8.

In accordance with **Exhibit "B,"** and in addition to providing an annual report and plan to the City, the Parties agree, for the duration of this 2019 Interlocal Agreement, to have one (1) annual meeting and review of current progress to ensure the performance requirements under this Agreement are met. The annual review may include, but is not limited to, reviewing economic trends and developments in the community, assessing occupational and educational needs of area residents, reviewing labor market data and industry relations, inspecting numbers and data reflecting the number of TSTC graduates leaving and staying in Williamson County, and determining the feasibility of reaching the economic goals and performance requirements as set out in this Agreement. The annual review will allow the Parties to amend and adjust this 2019 Interlocal Agreement by methods outlined in **Section 12** of this Agreement based on the annual review and economic assessment.

SECTION 9.

Each Party shall be liable for its acts of negligence or wrongdoing. Each Party shall carry professional liability, general liability insurance, automobile, workers compensation or such other insurance as is customary and reasonable for normal operations of a governmental unit of the State of Texas and shall list this 2019 Interlocal Agreement as an additional named insured on a Certificate of Insurance. Any contractor or other builder of the project shall be required to obtain public works payment and performance bonds, workers compensation and other customary builders risk coverage naming the Parties and each governmental unit as the beneficiaries and additional named insured.

SECTION 10.

The City, HEDC B, and HISD agree that the commitments made under this agreement are made under the conditions of Texas Education Code Chapter 130.092(f).

SECTION 11.

Any notice or demand required or permitted to be made hereunder shall be made by certified or registered mail to the addresses set out herein in the respective signature blocks, and shall be deemed to have been received on the third business day after deposit in the U.S. mail. Either Party may from time to time designate any other address for this purpose by written notice to the other Party.

SECTION 12.

Any amendments or modifications of this Agreement, including adjustment of performance requirements of any Party based on changes in the economy and economic conditions of Williamson County and Hutto, TX, will only be binding if evidenced in writing and agreed to and signed by each Party or an authorized representative of each Party.

SECTION 13.

Lack of enforcement of any right under this Agreement by either Party shall not constitute a waiver of that right or any other in the future.

SECTION 14.

The terms and conditions of this Agreement supersede all other agreements, written or oral, between the Parties regarding the subject matter of this Agreement.

SECTION 15.

If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of the Parties shall be construed and enforced in accordance with the original intent of the Parties. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

SECTION 16.

This Agreement shall be construed in accordance with and governed by the laws of the State of Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas.

SECTION 17.

The Parties agree that future payments under this 2019 Interlocal Agreement shall be conditioned upon TSTC meeting certain performance requirements as set out in **Exhibit "B"** to this agreement.

SECTION 18.

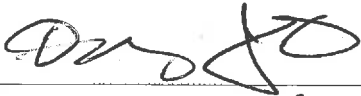
TSTC agrees that the Parties have performed their obligations under the 2011 Interlocal Agreement to the date of this 2019 Interlocal Agreement.

IN WITNESS WHEREOF the above bounden Parties have executed this Agreement this 5th day of June, 20 19.

(Signatures on Next Page)

Exhibit A-2

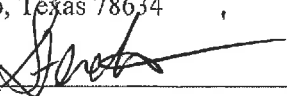
CITY OF HUTTO
500 W. Live Oak Street
Hutto, Texas 78634

By: 
Name: Odie Jones
Date: 8/8/19

HUTTO INDEPENDENT SCHOOL DISTRICT
200 College Street
Hutto, Texas 78634

By: 
Name: Celina Estrada Thomas
Date: 14 May 2019

**HUTTO ECONOMIC DEVELOPMENT
CORPORATION TYPE B**
500 W. Live Oak Street
Hutto, Texas 78634

By: 
Name: Steven R Harris
Date: 05-15-2019

**TEXAS STATE TECHNICAL
COLLEGE**
3801 Campus Drive
Waco, Texas 76705

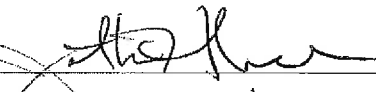
By: 
Name: Jonathan Hoekstra
Date: 8 May 2019

Exhibit A-2

EXHIBIT A

EWCHEC Master Plan

EXHIBIT B

Performance Standards

Background: Pursuant to Chapter 135 of the Texas Education Code, TSTC works diligently to serve the needs of Texas industry in acquiring the technically skilled workers to grow and contribute to the economic development of the state. In the last several years, TSTC's efforts in working with the community and legislature have resulted in the building of several campuses, including locations in Red Oak, Fort Bend County, and Abilene. Funding mechanisms for TSTC buildings are twofold: Tuition revenue bonds approved by the Texas Legislature and private contributions by industry and communities. Future payments under this will be predicated on the good faith effort of TSTC to coordinate closely with the City of Hutto and the Hutto EDC to continue the growth of TSTC in Williamson County, commensurate with the industry demand and growth of the City of Hutto. In addition, an annual review of goals, and operational constraints, will be closely assessed to ensure alignment of strategic initiatives between the Parties. Programmatic decisions for TSTC, and specifically those relating to this inter-local agreement, will be made using existing labor market intelligence capacities, occupational demand forecasts, and the Perryman Report Co-Commissioned by the City, TSTC, and HISD in 2018. Proof of attainment in the form of written memorandum, signed by TSTC officials, may be provided annually to the City of Hutto. Memorandum of Understanding shall be conditioned upon TSTC meeting the following agreed upon performance standards:

- **First Standard:** TSTC will partner with HISD to provide post-secondary training options to fully meet workforce demand in Hutto and the surrounding eastern Williamson County area. TSTC will provide channels of recruitment, post-secondary counseling, and financial resources including scholarship funds to students graduating from Hutto High School wishing to attend TSTC in Hutto. Dual enrollment pathways will be explored with all partner institutions at EWCHEC and reconciled with existing capacities and industry needs in an effort to increase the numbers of dual-enrollment students annually. Today, several dual enrollment pathways exist between TSTC and HISD, and HISD's strategic vision for their graduates will serve as a key component of this plan.
 - o **Performance Requirement:** Annually allocate a minimum of **\$25,000** in scholarship funds, only available to Hutto High School graduates, to enroll in a dual enrollment pathway and matriculate into full or part-time enrollment at TSTC in Hutto,
 - o **Performance Requirement:** Hold an annual parent, teacher, counselor, and student TSTC Day, hosted by TSTC staff at Hutto High School, to recruit students and apprise parents of the dual enrollment pathways and value proposition of TSTC in Hutto,
 - o **Performance Requirement:** Calculate an annual reconciliation of dual enrollment pathways to ensure they are germane to industry demand in Hutto and serve the economic development needs of Hutto and Williamson County, followed by close coordination with HISD to affirm training capacities and district priorities in dual enrollment.
- **Second Standard:** TSTC's mission demands that we closely monitor industry and market trends to determine optimal program mix that results in high salaries and extensive opportunities for graduates. The program mix is also closely correlated with regional demand via a number of data collection methods. This information is then reconciled with existing capacities to create strategic recruitment, dual enrollment, facilities, and growth plans at every TSTC location. During this process, TSTC will work to acquire the necessary funding to begin planning for the design and construction of the next facility at the EWCHEC campus.

Exhibit A-2

- o **Performance Requirement:** Grow training capacity and aggregate student count in dual enrollment, traditional enrollment, and workforce training by continually optimizing capacities in the current facility. Annually assess and optimize instructional capacities to ensure sufficient use of instructional resources. The annual total headcount enrollment growth goal is to be set at 3%, with the understanding that economic, operational, and physical constraints often exist that may result in a higher or lower attainment.
 - o **Performance Requirement:** Using labor market intelligence capacities, determine and provide the City an annual report with information relating to the occupational demands in sectors relating to the strategic and economic development priorities of the City, including advanced manufacturing, allied health, commercial and building construction, and information technology.
- **Third Standard:** TSTC is a state agency and technical college system serving the needs of the entire state of Texas. However, we also are keenly aware of the economic development priorities of the local and regional bodies we serve, and can develop a plan to increase the percentage of graduates working in our local communities as the market allows.
 - o **Performance Requirement:** Develop an annual plan, based on industry relations, labor market data, and existing capacities to increase the number of TSTC-Hutto graduates who stay in Hutto and/or Williamson County post-graduation. This plan will be provided to the City of Hutto as part of a comprehensive effort aimed at demonstrating our commitment to local economic development. The number of TSTC graduates leaving Williamson County and staying will be documented for monitoring purposes.
- **Fourth Standard and Requirement:** The vision for the EWCHEC campus is to be a multi-building campus on the 57-acre location off SH130 in Hutto, serving as many students as capacity will allow and demand requires through its partners, TSTC, Temple College, and Texas A&M Central Texas. The existing facility, in technical training areas, is at approximately 90% training capacity. As enrollment surpasses 70% of identified capacity in future buildings, the EWCHEC partners will notify the City of strategic discussions regarding future building development per the EWCHEC Master Plan (**Exhibit A**) in which the partners in this agreement would collaborate on funding mechanisms for future growth and expansion. In the current (2019) Legislative Session, there is a pending 16.5 million dollar request to build the next training facility at the EWCHEC site.

Once negotiations for future building developments have been triggered, the Parties in this agreement, City of Hutto, HEDC B, HISD, and TSTC shall take a proposed development plan to build to their respective boards within nine months.

EXHIBIT C

Perryman Hutto Workforce Needs 2018 Study

EXHIBIT D

2011 Interlocal Agreement

EXHIBIT A

EWCHEC Master Plan

EXHIBIT B

Performance Standards

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EXHIBIT C

Perryman Hutto Workforce Needs 2018 Study

*Current and Projected Workforce and Training
Needs in Hutto and the Surrounding Area*

April 2018



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Summary of Study Results

- The City of Hutto and the rest of eastern Williamson County have been in the midst of a rapid expansion, a pattern which is expected to continue. The Perryman Group estimates that since 2001, total employment in the City of Hutto and surrounding portions of eastern Williamson County has almost tripled, up from about 9,908 in 2001 to an estimated 29,227 in 2017.
- Over the next 15 years, The Perryman Group estimates that employment in the area will almost triple again, with even higher demand for workers when replacement needs are considered.
- Employment expansion in the area over the next five years is forecast to be 8.17% per year. This rate of growth far exceeds that of the county as a whole, the state, and the Capitol Area region by a wide margin. The largest gains in jobs are projected to occur in the health care and social assistance sector of the economy. The accommodations and food service sector will likely see the second-largest number of net new jobs over the period, with most sectors adding hundreds of jobs
- Over the next 15 years, demand for workers from jobs growth and replacement needs is projected to be more than 15,700 in Hutto and the surrounding eastern Williamson County area. The major occupational groups in need of the largest numbers of workers are (1) office and administrative support and (2) food preparation and serving related. This pattern is typical of most areas of the country given the labor-intensive nature of these sectors,
- Growth is almost inevitable, but the quality of outcomes for area students, current and future residents, businesses, and public entities will be determined in part by the extent of effective preparation and planning.

Introduction

The City of Hutto and the rest of eastern Williamson County have been in the midst of a rapid expansion, a pattern which is expected to continue. Over the next 15 years, The Perryman Group estimates that employment in the area will almost triple; with even higher demand for workers when replacement needs are considered. Providing the training to fully meet this demand will involve both public schools and higher education, and it will require both public-sector and private-sector cooperation for optimal results.

The Perryman Group (TPG) was recently asked to examine recent and expected future workforce needs in Hutto and the surrounding eastern Williamson County area in order to offer a perspective on the specific industries, occupations, and training programs which likely experience the fastest growth and greatest needs. This report, together with the accompanying comprehensive workbook, present the results of this analysis.

Providing the training to fully meet workforce demand in Hutto and the surrounding eastern Williamson County area will involve both public schools and higher education, and it will require both public-sector and private-sector cooperation for optimal results.

Employment Forecast for the Hutto Area

Employment growth in the Hutto area is determined in part by conditions in the nation, state, and Williamson County as a whole. As part of the greater Austin region, the Williamson County population and economy has been growing rapidly for a number of years, and the eastern segments of the county are currently in the midst of a notable expansion.

The Perryman Group's latest forecast calls for moderate growth in the United States, with employment expansion at a 1.55% annual pace. (Note that these growth percentages are compound annual growth rates, meaning that they reflect

As part of the greater Austin area, Williamson County has been growing rapidly for a number of years, and the eastern segments of the county are currently in the midst of a notable expansion.

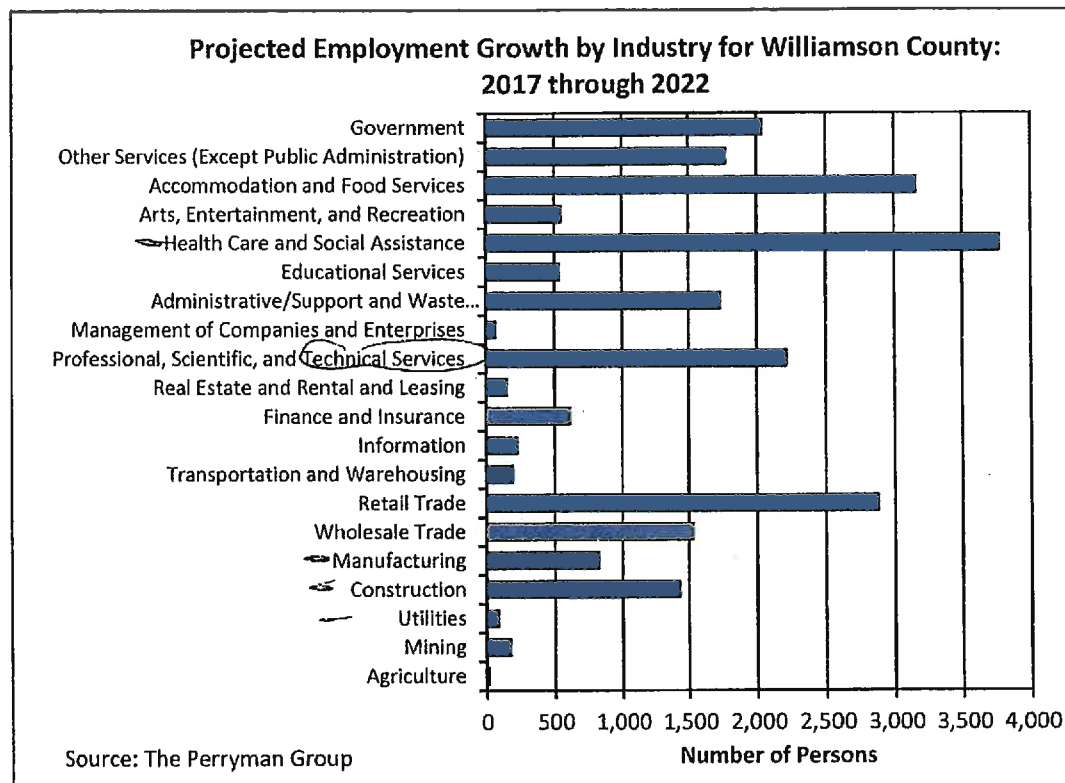
changes in the base from which growth is calculated.) Employment in the US is expected to reach 158.1 million in 2022, representing a gain of about 11.7 million net new jobs over the period.

For Texas, The Perryman Group estimates that 1.4 million net new jobs will be added by 2022, representing a 2.05% annual rate of growth. The Texas economy has been growing at a relatively healthy pace and continues to be widely recognized as an attractive and competitive place to do business. Recovery in the energy sector is improving conditions not only in producing areas, but also in other parts of the state. Manufacturing industries are also expanding, and the number of major corporate locations and expansions in the state has surpassed all other US states for a number of years.

Williamson County

The Perryman Group's forecast for Williamson County calls for growth outpacing the nation and state. Almost 24,000 net new jobs are expected to be added between 2017 and 2022, a 2.56% annual rate of expansion. Leading industries in terms of the numbers of net new jobs include health care and social assistance, accommodation and food service, and retail trade. Several industry

sectors are expected to experience expansion greater than 3% per year through 2022.



The following tables indicate employment growth by industry sector in Williamson County over five-year (through 2022) and 15-year (through 2032) time horizons. Additional detail is included in the accompanying workbook, including employment estimates by subsector and year through the forecast horizon.

Exhibit A-2

Current and Projected Workforce and Training Needs in Hutto and the Surrounding Area 4

Projected Employment Growth by Industry for Williamson County through 2022				
Industry Sector	2017 Value	2022 Projection	Annual Growth Rate	Absolute Growth
Agriculture, Forestry, Fishing, and Hunting	467	481	0.99%	14
Mining, Quarrying, and Oil and Gas Extraction	938	1,115	3.52%	177
Utilities	1,026	1,113	1.64%	87
Construction	13,056	14,481	2.09%	1,425
Manufacturing	12,418	13,244	1.30%	826
Wholesale Trade	13,635	15,164	2.15%	1,529
Retail Trade	24,834	27,712	2.22%	2,878
Transportation and Warehousing	1,646	1,841	2.26%	195
Information	1,855	2,082	2.34%	227
Finance and Insurance	7,011	7,626	1.70%	615
Real Estate and Rental and Leasing	1,717	1,871	1.73%	154
Professional, Scientific, and Technical Services	11,346	13,558	3.63%	2,212
Management of Companies and Enterprises	383	455	3.51%	72
Administrative/Support and Waste Management/Remediation Services	9,774	11,503	3.31%	1,729
Educational Services	2,564	3,102	3.88%	538
Health Care and Social Assistance	17,760	21,533	3.93%	3,773
Arts, Entertainment, and Recreation	2,735	3,283	3.72%	548
Accommodation and Food Services	18,952	22,111	3.13%	3,159
Other Services (Except Public Administration)	10,899	12,672	3.06%	1,773
Government	25,091	27,128	1.57%	2,037
TOTAL	178,107	202,075	2.56%	23,968
Source: The Perryman Group				

Exhibit A-2

Current and Projected Workforce and Training Needs in Hutto and the Surrounding Area 5

Projected Employment Growth by Industry for Williamson County through 2032				
Industry Sector	2017 Value	2032 Projection	Annual Growth Rate	Absolute Growth
Agriculture, Forestry, Fishing, and Hunting	467	503	0.50%	36
Mining, Quarrying, and Oil and Gas Extraction	938	1,335	2.38%	397
Utilities	1,026	1,253	1.34%	227
Construction	13,056	17,154	1.84%	4,098
Manufacturing	12,418	14,830	1.19%	2,412
Wholesale Trade	13,635	18,081	1.90%	4,446
Retail Trade	24,834	33,267	1.97%	8,433
Transportation and Warehousing	1,646	2,283	2.20%	637
Information	1,855	2,593	2.26%	738
Finance and Insurance	7,011	8,979	1.66%	1,968
Real Estate and Rental and Leasing	1,717	2,210	1.70%	493
Professional, Scientific, and Technical Services	11,346	18,400	3.28%	7,054
Management of Companies and Enterprises	383	610	3.15%	227
Administrative/Support and Waste Management/Remediation Services	9,774	15,145	2.96%	5,371
Educational Services	2,564	4,316	3.53%	1,752
Health Care and Social Assistance	17,760	30,092	3.58%	12,332
Arts, Entertainment, and Recreation	2,735	4,499	3.37%	1,764
Accommodation and Food Services	18,952	28,598	2.78%	9,646
Other Services (Except Public Administration)	10,899	16,297	2.72%	5,398
Government	25,091	31,365	1.50%	6,274
TOTAL	178,107	251,810	2.34%	73,703
Source: The Perryman Group				

Hutto and the Surrounding Eastern Williamson County Area

As noted, the City of Hutto and the surrounding areas of eastern Williamson County are in the midst of rapid growth in population and employment. The population of the City of Hutto rose from 12,306 in 2000 to 21,241 in 2016 (the most recent estimate from the US Bureau of the Census). Similarly, the population in the City of Taylor expanded from 14,928 in 2000 to 16,492 in 2016. Many smaller communities and rural areas also gained residents over the period.

Economic data is very limited for areas smaller than counties, and The Perryman Group engaged in a complex modeling process to derive estimates of employment in eastern portions

of Williamson County. Localizing county-wide estimates of employment involved methods such as gravity modeling and a comprehensive empirical

The Perryman Group estimates that since 2001, total employment in the City of Hutto and surrounding portions of eastern Williamson County has almost tripled.

assessment of evolving patterns within the county over time (with appropriate adjustments for capacity constraints). In addition, The Perryman Group incorporated information provided by economic development professionals from the City of Hutto regarding corporate location activity which is either already confirmed or highly likely in estimates of future growth. This activity was consistent with typical patterns in rapidly growing areas.

The Perryman Group estimates that since 2001, total employment in the City of Hutto and surrounding

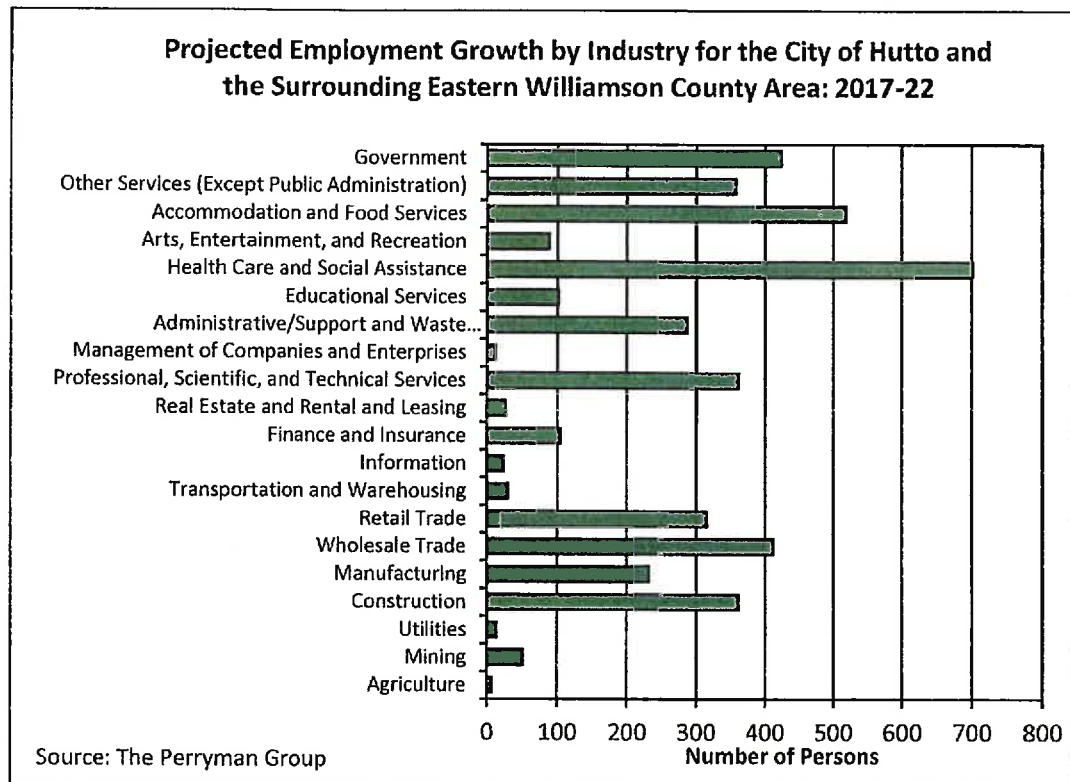
The Perryman Group's projections indicate employment expansion in the City of Hutto and the surrounding eastern Williamson County area over the next five years will likely be 8.17% per year, much faster than the county as a whole or the state or nation.

portions of eastern Williamson County has almost tripled, up from about 9,908 in 2001 to an estimated 29,227 in 2017. The pace of growth is projected to continue to be strong, with employment

expansion in the area over the next five years forecast to be 8.17% per year. This rate of growth far exceeds that of the county as a whole, the state, and the Capitol Area region by a wide margin.

Exhibit A-2

Over the next five years, The Perryman Group projects that the largest gains in jobs will occur in the health care and social assistance sector of the economy. The accommodations and food service sector will likely see the second-largest number of net new jobs over the period, with most sectors adding hundreds of jobs (as noted in the following graph).



Over the next five years, several of the industry sectors with highest rates of growth are services-oriented, ranging from health care to education to professional, business, and scientific services businesses.

By 2032, The Perryman Group projects that total employment in the City of Hutto and surrounding eastern Williamson County area will reach almost 43,300, a gain of about 14,100 net new jobs over estimated 2017 levels.

By 2032, The Perryman Group projects that total employment in the City of Hutto and surrounding eastern Williamson County area will reach almost 43,300, a gain of about 14,100 net new jobs over estimated 2017 levels.

The following tables describe The Perryman Group's projections of employment growth in eastern Williamson County by industry sector during the next five years (through 2022) and next 15 years (through 2032). Additional

detail is included in the accompanying workbook, including yearly estimates. (Due to data limitations, reliable subsector-level industry detailed projections were not possible.)

Projected Employment Growth by Industry for the City of Hutto and the Surrounding Eastern Williamson County Area through 2022				
Industry Sector	2017 Value	2022 Projection	Annual Growth Rate	Absolute Growth
Agriculture, Forestry, Fishing, and Hunting	98	105	1.39%	7
Mining, Quarrying, and Oil and Gas Extraction	242	294	3.97%	52
Utilities	151	165	1.79%	14
Construction	2,974	3,335	2.32%	361
Manufacturing	2,176	2,408	2.05%	232
Wholesale Trade	2,954	3,366	2.65%	412
Retail Trade	3,378	3,693	1.80%	315
Transportation and Warehousing	242	272	2.36%	30
Information	170	194	2.68%	24
Finance and Insurance	845	949	2.35%	104
Real Estate and Rental and Leasing	207	233	2.39%	26
Professional, Scientific, and Technical Services	1,524	1,885	4.34%	361
Management of Companies and Enterprises	51	63	4.32%	12
Administrative/Support and Waste Management/Remediation Services	1,312	1,599	4.04%	287
Educational Services	410	511	4.50%	101
Health Care and Social Assistance	2,842	3,544	4.51%	702
Arts, Entertainment, and Recreation	394	482	4.11%	88
Accommodation and Food Services	2,730	3,249	3.54%	519
Other Services (Except Public Administration)	1,890	2,247	3.52%	357
Government	4,637	5,061	1.77%	424
TOTAL	29,227	33,655	2.86%	4,428
Source: The Perryman Group				

Projected Employment Growth by Industry for the City of Hutto and the Surrounding Eastern Williamson County Area through 2032				
Industry Sector	2017 Value	2032 Projection	Annual Growth Rate	Absolute Growth
Agriculture, Forestry, Fishing, and Hunting	98	119	1.30%	21
Mining, Quarrying, and Oil and Gas Extraction	242	367	2.82%	125
Utilities	151	188	1.47%	37
Construction	2,974	4,038	2.06%	1,064
Manufacturing	2,176	2,902	1.94%	726
Wholesale Trade	2,954	4,215	2.40%	1,261
Retail Trade	3,378	4,255	1.55%	877
Transportation and Warehousing	242	342	2.33%	100
Information	170	250	2.60%	80
Finance and Insurance	845	1,188	2.30%	343
Real Estate and Rental and Leasing	207	292	2.32%	85
Professional, Scientific, and Technical Services	1,524	2,743	4.00%	1,219
Management of Companies and Enterprises	51	91	3.94%	40
Administrative/Support and Waste Management/Remediation Services	1,312	2,257	3.68%	945
Educational Services	410	752	4.13%	342
Health Care and Social Assistance	2,842	5,241	4.16%	2,399
Arts, Entertainment, and Recreation	394	688	3.79%	294
Accommodation and Food Services	2,730	4,373	3.19%	1,643
Other Services (Except Public Administration)	1,890	3,022	3.18%	1,132
Government	4,637	5,963	1.69%	1,326
TOTAL	29,227	43,286	2.65%	14,059
Source: The Perryman Group				

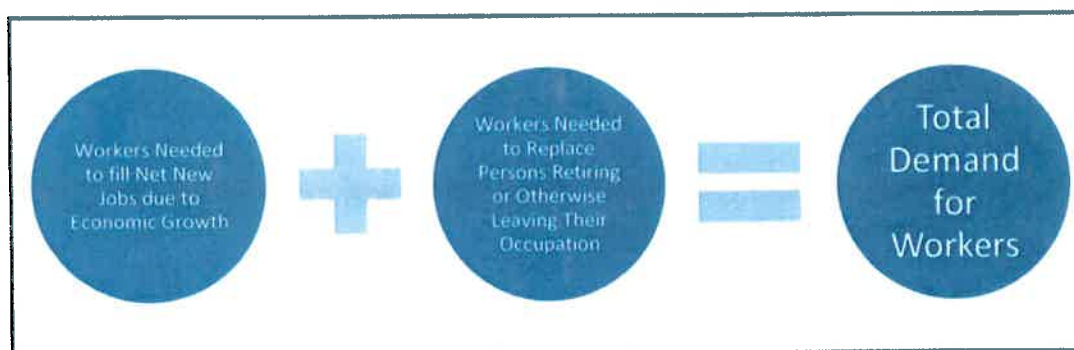
Occupational Profile and Projected Workforce Needs

The Perryman Group's Texas Multi-Regional Industry Occupation System was used to determine current and projected workers in Hutto and the surrounding eastern Williamson County area by occupation. The system essentially translates detailed economic estimates and projections of employment by industry (derived from The Perryman Group's Texas Econometric Model and summarized in the previous section) into estimates of occupational categories at a highly detailed level.

The modeling process (which is described in further detail in the Appendices to this report) begins with the industry-occupation coefficients compiled by the Bureau of Labor Statistics of the US Department of Labor (BLS), with appropriate localization to the relevant area. These coefficients are based on extensive surveys of operating patterns in thousands of firms as well as secondary sources; they can be used to describe employment by occupation for any industry.

Total Demand for Workers

Another aspect of the analysis of future workforce needs involves quantifying the number of workers required to replace individuals who relocate, retire, or leave their occupations for other reasons. Extensive surveys are used by BLS to develop replacement ratios by occupation. Using these ratios (with appropriate localization) and the detailed forecast of employment for the area, The Perryman Group estimated additional workers needed in due to replacement.



The total demand for workers in Williamson County (due to both growth in the number of jobs and replacement of individuals leaving the occupation) over the next 15 years is estimated to be almost 83,100. The need for workers will be

concentrated in the large (1) office and administrative support and (2) food preparation and serving related major occupation groups. This pattern is typical of areas throughout the country because of the labor-intensive nature of these sectors.

Projected Employment Demand by Occupation for Williamson County through 2032			
Occupation	Projected Job Growth 2017-2032	Projected Replacements 2017-2032	Projected Demand 2017-2032
11: Management	3,891	332	4,223
13: Business and Financial Operations	4,077	370	4,447
15: Computer and Mathematical	2,719	204	2,923
17: Architecture and Engineering	1,607	429	2,036
19: Life, Physical, and Social Science	654	581	1,235
21: Community and Social Service	1,541	266	1,807
23: Legal	750	89	839
25: Education, Training, and Library	1,851	149	2,000
27: Arts, Design, Entertainment, Sports, and Media	1,014	313	1,327
29: Healthcare Practitioners and Technical	4,930	252	5,182
31: Healthcare Support	2,847	185	3,032
33: Protective Service	1,980	330	2,310
35: Food Preparation and Serving Related	9,299	352	9,651
37: Building and Grounds Cleaning and Maintenance	2,884	119	3,003
39: Personal Care and Service	3,964	514	4,478
41: Sales and Related	7,606	322	7,928
43: Office and Administrative Support	9,201	660	9,861
45: Farming, Fishing, and Forestry	97	127	224
47: Construction and Extraction	3,391	1,282	4,673
49: Installation, Maintenance, and Repair	3,013	702	3,715
51: Production	2,306	1,077	3,383
53: Transportation and Material Moving	4,081	714	4,795
TOTAL	73,703	9,369	83,072
Source: The Perryman Group			

Estimated Williamson County demand for new workers in five-year increments is described in the table below.

Projected Employment Demand by Occupation for Williamson County through 2032									
Occupation	Projected Job Growth			Projected Replacements			Projected Demand		
	2017-22	2022-27	2027-32	2017-22	2022-27	2027-32	2017-22	2022-27	2027-32
11: Management	1,306	1,334	1,251	95	114	123	1,401	1,448	1,374
13: Business and Financial Operations	1,344	1,406	1,327	109	121	140	1,453	1,527	1,467
15: Computer and Mathematical	911	960	848	59	68	77	970	1,028	925
17: Architecture and Engineering	552	552	503	125	144	160	677	696	663
19: Life, Physical, and Social Science	216	223	215	172	192	217	388	415	432
21: Community and Social Service	499	527	515	75	89	102	574	616	617
23: Legal	242	251	257	27	28	34	269	279	291
25: Education, Training, and Library	581	623	647	33	41	75	614	664	722
27: Arts, Design, Entertainment, Sports, and Media	319	335	360	90	106	117	409	441	477
29: Healthcare Practitioners and Technical	1,529	1,645	1,756	66	85	101	1,595	1,730	1,857
31: Healthcare Support	901	988	958	51	61	73	952	1,049	1,031
33: Protective Service	646	664	670	100	111	119	746	775	789
35: Food Preparation and Serving Related	3,065	3,158	3,076	102	116	134	3,167	3,274	3,210
37: Building and Grounds Cleaning and Maintenance	933	969	982	33	41	45	966	1,010	1,027
39: Personal Care and Service	1,308	1,392	1,264	144	171	199	1,452	1,563	1,463
41: Sales and Related	2,540	2,487	2,579	95	108	119	2,635	2,595	2,698
43: Office and Administrative Support	2,713	2,816	3,672	203	217	240	2,916	3,033	3,912
45: Farming, Fishing, and Forestry	33	30	34	40	42	45	73	72	79
47: Construction and Extraction	1,198	1,100	1,093	377	432	473	1,575	1,532	1,566
49: Installation, Maintenance, and Repair	1,034	1,023	956	206	232	264	1,240	1,255	1,220
51: Production	721	722	863	333	360	384	1,054	1,082	1,247
53: Transportation and Material Moving	1,377	1,374	1,330	214	241	259	1,591	1,615	1,589

Source: The Perryman Group

Employment Demand for the City of Hutto and the Surrounding Eastern Williamson County Area

Over the next 15 years, demand for workers from jobs growth and replacement needs is projected to be more than 15,700 in Hutto and the surrounding eastern Williamson County area. As with Williamson County as a whole, the major occupational groups in need of the largest numbers of workers are (1) office and administrative support and (2) food preparation and serving related.

Projected Employment Demand by Occupation for City of Hutto and Surrounding Eastern Williamson County Area through 2032			
Occupation	Projected Job Growth 2017-2032	Projected Replacements 2017-2032	Projected Demand 2017-2032
11: Management	772	62	834
13: Business and Financial Operations	781	66	847
15: Computer and Mathematical	495	29	524
17: Architecture and Engineering	341	82	423
19: Life, Physical, and Social Science	129	107	236
21: Community and Social Service	309	51	360
23: Legal	137	15	152
25: Education, Training, and Library	364	11	375
27: Arts, Design, Entertainment, Sports, and Media	182	32	214
29: Healthcare Practitioners and Technical	931	5	936
31: Healthcare Support	546	33	579
33: Protective Service	392	68	460
35: Food Preparation and Serving Related	1,572	54	1,626
37: Building and Grounds Cleaning and Maintenance	527	22	549
39: Personal Care and Service	760	81	841
41: Sales and Related	1,169	52	1,221
43: Office and Administrative Support	1,773	119	1,892
45: Farming, Fishing, and Forestry	29	27	56
47: Construction and Extraction	852	298	1,150
49: Installation, Maintenance, and Repair	608	131	739
51: Production	556	180	736
53: Transportation and Material Moving	837	140	977
TOTAL	14,062	1,665	15,727
Source: The Perryman Group			

Employment demand in Hutto and the surrounding eastern Williamson County area by major occupational group and five-year increment is described in the following table.

Projected Employment Demand by Occupation for City of Hutto and Surrounding Eastern Williamson County Area through 2032									
Occupation	Projected Job Growth			Projected Replacements			Projected Demand		
	2017-22	2022-27	2027-32	2017-22	2022-27	2027-32	2017-22	2022-27	2027-32
11: Management	251	263	258	15	22	25	266	285	283
13: Business and Financial Operations	249	266	266	20	22	24	269	288	290
15: Computer and Mathematical	156	172	167	5	10	14	161	182	181
17: Architecture and Engineering	111	119	111	22	29	31	133	148	142
19: Life, Physical, and Social Science	43	45	41	27	39	41	70	84	82
21: Community and Social Service	98	104	107	16	17	18	114	121	125
23: Legal	42	44	51	4	5	6	46	49	57
25: Education, Training, and Library	109	125	130	3	3	5	112	128	135
27: Arts, Design, Entertainment, Sports, and Media	53	62	67	8	10	14	61	72	81
29: Healthcare Practitioners and Technical	274	315	342	0	2	3	274	317	345
31: Healthcare Support	163	189	194	7	11	15	170	200	209
33: Protective Service	122	133	137	22	23	23	144	156	160
35: Food Preparation and Serving Related	500	532	540	17	17	20	517	549	560
37: Building and Grounds Cleaning and Maintenance	163	175	189	6	8	8	169	183	197
39: Personal Care and Service	240	266	254	21	29	31	261	295	285
41: Sales and Related	389	384	396	14	17	21	403	401	417
43: Office and Administrative Support	518	539	716	35	40	44	553	579	760
45: Farming, Fishing, and Forestry	10	11	8	7	10	10	17	21	18
47: Construction and Extraction	290	271	291	87	100	111	377	371	402
49: Installation, Maintenance, and Repair	204	204	200	42	43	46	246	247	246
51: Production	170	174	212	54	61	65	224	235	277
53: Transportation and Material Moving	274	282	281	40	46	54	314	328	335

Source: The Perryman Group

For more detailed data regarding workforce demand by occupation, see the accompanying workbook.

Potential Large Hospital Location

Another potential development in the Hutto area is construction and operation of a large hospital with level II trauma capabilities. Current estimates indicate that the facility will be in place in the next three to five years. Because of the scale of the project and its longer and less certain timeline for development, The Perryman Group analyzed the effects of the potential hospital separately and results for the hospital are in addition to the other worker demand estimates.

Although specific plans are not yet available, and the exact scope of the hospital is yet undetermined, for purposes of illustration, The Perryman Group assumed employment of 1,725 (which is the approximate level at the Baylor Scott & White Medical Center-Hillcrest location in Waco which also has level II trauma capabilities). Worker demand is naturally concentrated in health professions (as described in the accompanying workbook), but other categories of workers would also be needed.

In addition to the direct jobs at the facility, the hospital would generate ripple effects through the economy. While these multiplier effects were not included in the total workforce demand or hospital workforce needs estimates, the economic impact was quantified to illustrate the potential effect of the hospital on workforce needs. The Perryman Group estimates that the total economic impact (including multiplier effects) of a 1,725-employee hospital in Williamson County would include

- \$495.7 million in annual expenditures,
- \$273.5 million in annual gross product
- \$199.5 million in annual personal income
- \$49.9 million in annual retail sales, and
- 3,564 permanent jobs.

Clearly, this addition to the economy of the area would generate substantial economic activity and a need for workers well beyond the number employed directly by the hospital. (Note that the dollar amounts above are measured on a current (2018) basis.)

Training Needs

Because a primary purpose of this study is to determine the need for training arising from future workforce demand, The Perryman Group estimated the number of workers needed by instructional program.

The Bureau of Labor Statistics (BLS) and the National Center for Education Statistics (NCES) provide information regarding the relationships among occupations and instructional programs. The Perryman Group maintains a modified version of a crosswalk which was used to translate current and projected employment by occupation to the need for training.

The Perryman Group quantified the demand for workers by instructional program (1) as a total over the 15-year 2017-32 period and (2) on an average annual basis. Results for Williamson County as a whole and for Hutto and the surrounding eastern portion of the county are presented in the following tables.

Demand for Workers by Instructional Program: Williamson County			
CIP Code	Instructional Program	Total Demand (2017-32)	Average Annual Demand
51.2602	Home Health Aide/Home Attendant	3,425	221.20
52.0406	Receptionist	2,930	181.60
12.0500	Cooking and Related Culinary Arts, General	2,856	179.60
52.0408	General Office Occupations and Clerical Services	2,195	126.60
51.3801	Registered Nursing/Registered Nurse	1,958	117.20
31.0399	Parks, Recreation and Leisure Facilities Management, Other	1,749	114.40
49.0205	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	1,739	112.80
52.1801	Sales, Distribution, and Marketing Operations, General	1,623	107.40
52.0401	Administrative Assistant and Secretarial Science, General	1,455	96.60
03.0208	Natural Resources Law Enforcement and Protective Services	1,425	87.40
01.0106	Agricultural Business Technology	1,416	87.40
11.0101	Computer and Information Sciences, General	1,343	85.40
11.0102	Artificial Intelligence	1,250	71.40
52.0302	Accounting Technology/Technician and Bookkeeping	1,250	70.80
46.0401	Building/Property Maintenance	1,095	70.60
51.2601	Health Aide	1,085	69.60
51.0710	Medical Office Assistant/Specialist	1,080	66.80
19.0203	Consumer Merchandising/Retailing Management	1,036	65.40
30.1601	Accounting and Computer Science	1,026	65.00
01.0608	Floriculture/Floristry Operations and Management	991	62.60
Note: Demand from job growth and replacement needs. Source: The Perryman Group			

Demand for Workers by Instructional Program: City of Hutto and the Surrounding Eastern Williamson County Area			
CIP Code	Instructional Program	Total Demand (2017-32)	Average Annual Demand
51.2602	Home Health Aide/Home Attendant	633	39.20
52.0406	Receptionist	515	30.60
12.0500	Cooking and Related Culinary Arts, General	470	28.80
52.0408	General Office Occupations and Clerical Services	417	25.80
52.1801	Sales, Distribution, and Marketing Operations, General	402	23.40
51.3801	Registered Nursing/Registered Nurse	377	22.20
49.0205	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	353	21.80
31.0399	Parks, Recreation and Leisure Facilities Management, Other	332	21.00
52.0401	Administrative Assistant and Secretarial Science, General	292	19.00
03.0208	Natural Resources Law Enforcement and Protective Services	284	15.40
01.0106	Agricultural Business Technology	257	15.00
11.0101	Computer and Information Sciences, General	244	14.60
52.0302	Accounting Technology/Technician and Bookkeeping	236	14.00
11.0102	Artificial Intelligence	219	13.40
46.0401	Building/Property Maintenance	207	13.00
51.2601	Health Aide	206	12.80
51.0710	Medical Office Assistant/Specialist	202	12.40
19.0203	Consumer Merchandising/Retailing Management	192	12.20
30.1601	Accounting and Computer Science	188	11.80
52.1804	Selling Skills and Sales Operations	187	11.60
Note: Demand from job growth and replacement needs. Source: The Perryman Group			

It should be noted that, due to the nature of the translation from occupation instructional code and limitations on the information available from BLS and NCES, it is impossible to perfectly map to CIPs. At times, the CIP Codes determined by NCES are not as descriptive as might be optimal. In this case, the CIP Code "Receptionist" is near the top of the lists of training needs for both Williamson County and Hutto and the surrounding eastern Williamson County area. Further investigation by The Perryman Group revealed that most of these positions are in customer support occupations. Thus, programs which teach skills which might be utilized by a receptionist (such as phone skills, word

Exhibit A-2

processing, and other software used in office settings) would be preparing students for growth occupations such as computer user support (as described in the detailed occupational outlook provided in the workbook).

Need for Student Housing

The Perryman Group was also asked to examine issues related to the potential need to offer housing options for students. Given the widely recognized housing challenges students face, especially among community college students, the possibility of offering housing is a reasonable course of action to explore.

Affordability is a problem for many students at higher education facilities. A recent study by HOPE Labs found that 36% of university students were housing insecure in the last year, while 46% of community college students were affected by housing insecurity, down from 51% in a prior study.¹ Housing insecurity includes the inability to pay rent or utilities or the need to move frequently. The study also found 9% of university students were homeless in the last year, as well as 12% of community college students, again a decrease from 14% in a prior study. Homelessness means a person does not have a place to live and resides in a shelter, automobile, abandoned building, or outside. Data of this type is difficult to obtain, and the authors relied on voluntary surveys of students. Thus, there is some margin for error, as the findings are not based on a random sample. However, it is clear there is a housing issue for many students across the nation.

The Perryman Group's research indicates that the relatively limited number of rental options in Hutto and eastern Williamson County are generally expensive. One recent report indicated virtually no vacancies in the Hutto-Taylor area.²

Round Rock, a city with a population of some 113,000 residents about 10 miles from Hutto, has far more rental units available. Vacancy rates for apartments in the Round Rock area in late 2017 were about 6.7%, which is slightly better than several years ago based on new units being constructed.³ Rental rates in Round Rock have increased over the last several years, rising from an average of \$1.02 per square foot for all classes of apartments in late 2013 to \$1.22 per square foot in late 2017, with only minimal increases in the past year. Class A rental

¹ Goldrick-Rab, Sara, Jed Richardson, Joel Schneider, Anthony Hernandez, and Clare Cady; "Still Hungry and Homeless in College," HOPE Lab, April 2018.

² Austin, TX General Overview, ALN Apartment Data, March 2018.

³ Real Estate Outlook, Austin Apartment Market Watch, Transwestern, January 2018.
(footnote continued)

rates over the period have risen from \$1.06 per square foot to \$1.24.⁴ The current average rental rate in Round Rock for all size of rentals (studio to 3-bedrooms) is \$1,116 per month, which is up from about \$997 per month in January 2015.⁵

Even with apartment availability, the relatively rapid growth of all of Williamson County has contributed to higher rental rates which are out of reach for many students. The area continues to build new apartments, with Round Rock-Georgetown showing 2,949 new units in the pipeline.⁶ The addition of new units should provide some help in rental rates, but with expected population increases, there still may not be enough units to keep prices affordable for students.

The decision to offer housing and the associated economic outcomes would hinge on a number of factors beyond the scope of this study such as the ability to raise needed funds for construction, the capability to manage housing, and the sufficiency of growth in the number of students enrolled to justify the housing investment, and overall market conditions and absorption (among other factors). However, it does seem highly likely that a lack of affordable rental options in eastern Williamson County could materially affect potential students. Although current enrollment levels, ongoing development in the area, and available options in nearby population centers would affect the viability of student housing options in the near term, if training programs expand and growth occurs in the future as anticipated, there may well be a need for investment in the future.

⁴ Real Estate Outlook, Austin Apartment Market Watch, Transwestern, January 2018.

⁵ Round Rock, TX Rental Market Trends, Rentcafe, <https://www.rentcafe.com/average-rent-market-trends/us/tx/round-rock/>.

⁶ Austin, TX General Overview, ALN Apartment Data, March 2018.

Conclusion

Hutto and the surrounding areas of eastern Williamson County have been experiencing notable population and economic growth. The Perryman Group estimates that by 2032, total employment in the City of Hutto and surrounding eastern Williamson County area will reach almost 43,300, a gain of about 14,100 net new jobs over estimated 2017 levels.

The need for appropriately prepared workers will be critical to success, both for individuals and the area economy. Occupations with particularly high needs range from health care to office assistants, and there is a vital role for K-12 public education, higher education (including technical training), business and community leaders, and the public sector.

The City of Hutto and the surrounding eastern Williamson County area is in the fortunate position of being located proximate to one of the most dynamic economies in the nation. Growth is almost inevitable, but the quality of outcomes for area students, current and future residents, businesses, and public entities will be determined in part by the extent of effective preparation and planning.

The Perryman Group estimates that almost 950 jobs per year will be added in Hutto and the surrounding area, with even more workers needed to replace individuals retiring or otherwise leaving their occupations.

Appendices

Appendix A: Methods Used

Texas Econometric Model

The Texas Econometric Model was used to obtain detailed estimates of employment by industry, which were then used to determine trends in employment by occupation in Williamson County and the area proximate to Hutto. The system was also used to estimate future workforce and training needs.

Overview

The Texas Econometric Model was developed by Dr. M. Ray Perryman, President and CEO of The Perryman Group (TPG), more than 30 years ago and has been consistently maintained, expanded, and updated since that time. It is formulated in an internally consistent manner and is designed to permit the integration of relevant global, national, state, and local factors into the projection process. It is the result of more than three decades of continuing research in econometrics, economic theory, statistical methods, and key policy issues and behavioral patterns, as well as intensive, ongoing study of all aspects of the global, US, Texas, and Texas metropolitan area economies. It is extensively used by scores of federal and State governmental entities on an ongoing basis, as well as hundreds of major corporations.

This section describes the forecasting process in a comprehensive manner, focusing on both the modeling and the supplemental analysis. The overall methodology, while certainly not ensuring perfect foresight, permits an enormous body of relevant information to impact the economic outlook in a systematic manner.

Model Logic and Structure

The Texas Econometric Model revolves around a core system which projects output (real and nominal), income (real and nominal), and employment by industry in a simultaneous manner. For purposes of illustration, it is useful to initially consider the employment functions. Essentially, employment within the system is a derived demand relationship obtained from a neo-Classical production function. The expressions are augmented to include dynamic temporal adjustments to changes in relative factor input costs, output and (implicitly) productivity, and technological progress over time. Thus, the typical equation includes output, the relative real cost of labor and capital, dynamic lag structures, and a technological

adjustment parameter. The functional form is logarithmic, thus preserving the theoretical consistency with the neo-Classical formulation.

The income segment of the model is divided into wage and non-wage components. The wage equations, like their employment counterparts, are individually estimated at the 3-digit North American Industry Classification System (NAICS) level of aggregation. Hence, income by place of work is measured for approximately 90 production categories. The wage equations measure real compensation, with the form of the variable structure differing between "basic" and "non-basic."

The basic industries, comprised primarily of the various components of Mining, Agriculture, and Manufacturing, are export-oriented, i.e., they bring external dollars into the area and form the core of the economy. The production of these sectors typically flows into national and international markets; hence, the labor markets are influenced by conditions in areas beyond the borders of the particular region. Thus, real (inflation-adjusted) wages in the basic industry are expressed as a function of the corresponding national rates, as well as measures of local labor market conditions (the reciprocal of the unemployment rate), dynamic adjustment parameters, and ongoing trends.

The "non-basic" sectors are somewhat different in nature, as the strength of their labor markets is linked to the health of the local export sectors. Consequently, wages in these industries are related to those in the basic segment of the economy. The relationship also includes the local labor market measures contained in the basic wage equations.

Note that compensation rates in the export or "basic" sectors provide a key element of the interaction of the regional economies with national and international market phenomena, while the "non-basic" or local industries are strongly impacted by area production levels. Given the wage and employment equations, multiplicative identities in each industry provide expressions for total compensation; these totals may then be aggregated to determine aggregate wage and salary income. Simple linkage equations are then estimated for the calculation of personal income by place of work.

The non-labor aspects of personal income are modeled at the regional level using straightforward empirical expressions relating to national performance, dynamic responses, and evolving temporal patterns. In some instances (such as dividends, rents, and others) national variables (for example, interest rates) directly enter the forecasting system. These factors have numerous other implicit linkages into the system resulting from their simultaneous interaction with other phenomena in

national and international markets which are explicitly included in various expressions.

The output or gross area product expressions are also developed at the 3-digit NAICS level. Regional output for basic industries is linked to national performance in the relevant industries, local and national production in key related sectors, relative area and national labor costs in the industry, dynamic adjustment parameters, and ongoing changes in industrial interrelationships (driven by technological changes in production processes).

Output in the non-basic sectors is modeled as a function of basic production levels, output in related local support industries (if applicable), dynamic temporal adjustments, and ongoing patterns. The inter-industry linkages are obtained from the input-output (impact assessment) system which is part of the overall integrated modeling structure maintained by The Perryman Group. Note that the dominant component of the econometric system involves the simultaneous estimation and projection of output (real and nominal), income (real and nominal), and employment at a disaggregated industrial level. This process, of necessity, also produces projections of regional price deflators by industry. These values are affected by both national pricing patterns and local cost variations and permit changes in prices to impact other aspects of economic behavior. Income is converted from real to nominal terms using Texas Consumer Price Index, which fluctuates in response to national pricing patterns and unique local phenomena.

Several other components of the model are critical to the forecasting process. The demographic module includes (1) a linkage equation between wage and salary (establishment) employment and household employment, (2) a labor force participation rate function, and (3) a complete population system with endogenous migration. Given household employment, labor force participation (which is a function of economic conditions and evolving patterns of worker preferences), and the working age population, the unemployment rate and level become identities.

The population system uses Census information, fertility rates, and life tables to determine the "natural" changes in population by age group. Migration, the most difficult segment of population dynamics to track, is estimated in relation to relative regional and extra-regional economic conditions over time. Because evolving economic conditions determine migration in the system, population changes are allowed to interact simultaneously with overall economic conditions. Through this process, migration is treated as endogenous to the system, thus

allowing population to vary in accordance with relative business performance (particularly employment).

Real retail sales is related to income, interest rates, dynamic adjustments, and patterns in consumer behavior on a store group basis. It is expressed on an inflation-adjusted basis. Inflation at the state level relates to national patterns, indicators of relative economic conditions, and ongoing trends. As noted earlier, prices are endogenous to the system.

A final significant segment of the forecasting system relates to real estate absorption and activity. The short-term demand for various types of property is determined by underlying economic and demographic factors, with short-term adjustments to reflect the current status of the pertinent building cycle. In some instances, this portion of the forecast requires integration with the Multi-Regional Industry-Occupation System which is maintained by The Perryman Group. This system also allows any employment simulation or forecast from the econometric model to be translated into a highly detailed occupational profile.

The overall Texas Econometric Model contains numerous additional specifications, and individual expressions are modified to reflect alternative lag structures, empirical properties of the estimates, simulation requirements, and similar phenomena. Moreover, it is updated on an ongoing basis as new data releases become available. Nonetheless, the above synopsis offers a basic understanding of the overall structure and underlying logic of the system.

Model Simulation and Multi-Regional Structure

The initial phase of the simulation process is the execution of a standard non-linear algorithm for the state system and that of each of the individual sub-areas. The external assumptions are derived from scenarios developed through national and international models and extensive analysis by The Perryman Group. The US model, which follows the basic structure outlined above, was used to some extent in the current analysis to define the demand for domestically produced goods on a per capita basis.

Once the initial simulations are completed, they are merged into a single system with additive constraints and interregional flows. Using information on minimum regional requirements, import needs, export potential, and locations, it becomes possible to balance the various forecasts into a mathematically consistent set of results. This process is, in effect, a disciplining exercise with regard to the individual regional (including metropolitan and rural) systems. By compelling equilibrium across all regions and sectors, the algorithm ensures that the patterns

in state activity are reasonable in light of smaller area dynamics and, conversely, that the regional outlooks are within plausible performance levels for the state as a whole.

The iterative simulation process has the additional property of imposing a global convergence criterion across the entire multi-regional system, with balance being achieved simultaneously on both a sectoral and a geographic basis. This approach is particularly critical on non-linear dynamic systems, as independent simulations of individual systems often yield unstable, non-convergent outcomes.

It should be noted that the underlying data for the modeling and simulation process are frequently updated and revised by the various public and private entities compiling them. Whenever those modifications to the database occur, they bring corresponding changes to the structural parameter estimates of the various systems and the solutions to the simulation and forecasting system. The multi-regional version of the Texas Econometric Model is re-estimated and simulated with each such data release, thus providing a constantly evolving and current assessment of state and local business activity.

The Final Forecast

The process described above is followed to produce an initial set of projections. Through the comprehensive multi-regional modeling and simulation process, a systematic analysis is generated which accounts for both historical patterns in economic performance and inter-relationships and best available information on the future course of pertinent external factors. While the best available techniques and data are employed in this effort, they are not capable of directly capturing "street sense," i.e., the contemporaneous and often non-quantifiable information that can materially affect economic outcomes. In order to provide a comprehensive approach to the prediction of business conditions, it is necessary to compile and assimilate extensive material regarding current events and factors both across the state of Texas and elsewhere.

This critical aspect of the forecasting methodology includes activities such as (1) daily review of hundreds of financial and business publications and electronic information sites; (2) review of major newspapers and online news sources in the state on a daily basis; (3) dozens of hours of direct telephone interviews with key business and political leaders in all parts of the state; (4) face-to-face discussions with representatives of major industry groups; and (5) frequent site visits to the various regions of the state. The insights arising from this "fact finding" are analyzed and evaluated for their effects on the likely course of the future activity.

Another vital information resource stems from the firm's ongoing interaction with key players in the international, domestic, and state economic scenes. Such activities include visiting with corporate groups on a regular basis and being regularly involved in the policy process at all levels. The firm is also an active participant in many major corporate relocations, economic development initiatives, and regulatory proceedings.

Once organized, this information is carefully assessed and, when appropriate, independently verified. The impact on specific communities and sectors that is distinct from what is captured by the econometric system is then factored into the forecast analysis. For example, the opening or closing of a major facility, particularly in a relatively small area, can cause a sudden change in business performance that will not be accounted for by either a modeling system based on historical relationships or expected (primarily national and international) factors.

The final step in the forecasting process is the integration of this material into the results in a logical and mathematically consistent manner. In some instances, this task is accomplished through "constant adjustment factors" which augment relevant equations. In other cases, anticipated changes in industrial structure or regulatory parameters are initially simulated within the context of the Multi-Regional Impact Assessment System to estimate their ultimate effects by sector. Those findings are then factored into the simulation as constant adjustments on a distributed temporal basis. Once this scenario is formulated, the extended system is again balanced across regions and sectors through an iterative simulation algorithm analogous to that described in the preceding section.

Texas Multi-Regional Industry-Occupation System

The Texas Multi-Regional Industry-Occupation System translates detailed data on employment by industry (derived from the Texas Econometric Model) into estimates of occupational categories at a highly detailed level. The modeling process begins with the industry-occupation coefficients compiled by the US Department of Labor based on extensive surveys of operating patterns in thousands of firms and other secondary sources. As an example, a typical tire plant of a given size requires machinists, mechanics, plant managers, administrative staff, custodial staff, shipping personnel, and numerous other types of workers. By compiling this information across the entire economy, a matrix is created which allows the data on employment by industry (which is regularly reported) to be translated into employment by occupation.

The Texas Multi-Regional Industry-Occupation System links this basic structure specifically to the economy of every metropolitan area, region, and county in the US, accounting for productivity and production patterns in each area. It is also regularly updated to reflect evolving patterns. The system can be fully integrated with historical employment data and the projections obtained from the Texas Econometric Model. It can also be linked to results from the US Multi-Regional Impact Assessment System. Thus, the industry-occupation system is a flexible mechanism to allow extensive evaluations of workforce characteristics and patterns. It is highly detailed, providing results for more than 1,000 occupational categories.

Translation to Instructional Programs

The Bureau of Labor Statistics (BLS) and the National Center for Education Statistics (NCES) provide information regarding the relationships among occupations and instructional programs. These crosswalks from standard occupational classification code (SOC code) to classification of instructional program code (CIP code) are based on extensive data collection and surveys. The Perryman Group maintains a modified version of a crosswalk which is used to translate current and projected employment by occupation to the need for training.

The BLS and NCES crosswalks are designed as a resource to link a given CIP code to its many possible SOCS codes and a given SOCS code to its many possible CIP codes, while The Perryman Group's system is constructed to estimate results in SOC to CIP direction and is designed to eliminate problems such as the potential for double counting and issues of many-to-many relationships between occupations and types of training.

US Multi-Regional Impact Assessment System

The Perryman Group's US Multi-Regional Impact Assessment System was utilized to provide an estimate of the total employment which could be expected from a new hospital with a level II trauma center. The basic modeling technique employed to quantify these economic impacts is known as dynamic input-output analysis. This methodology essentially uses extensive survey data, industry information, and a variety of corroborative source materials to create a matrix describing the various goods and services (known as resources or inputs) required to produce one unit (a dollar's worth) of output for a given sector. Once the base information is compiled, it can be mathematically simulated to generate evaluations of the magnitude of successive rounds of activity involved in the overall production process.

There are two essential steps in conducting an input-output analysis once the system is operational. The first major endeavor is to accurately define the levels of direct activity to be evaluated. In this case, it was assumed that the proposed hospital would employ a total of 1,725 persons, which is a level similar to other hospitals in the region with level II trauma centers (such as Baylor Scott & White - Hillcrest in Waco). To the extent that this employment assumption varies from the ultimate level of employment at the Hutto hospital, the potential impacts will also vary.

The second major phase of the analysis is the simulation of the input-output system to measure overall economic effects of the direct cost reductions and productivity gains. The present study was conducted within the context of the US Multi-Regional Impact Assessment System (USMRIAS) which was developed and is maintained by The Perryman Group. This model has been used in hundreds of diverse applications across the country and has an excellent reputation for accuracy and credibility; it has also been peer reviewed on multiple occasions. The system used in the current simulation reflects the unique industrial structure of Williamson County.

The USMRIAS is somewhat similar in format to the Input-Output Model of the United States and the Regional Input-Output Modeling System, both of which are maintained by the US Department of Commerce. The model developed by TPG, however, incorporates several important enhancements and refinements. Specifically, the expanded system includes (1) comprehensive 500-sector coverage for any county, multi-county, or urban region; (2) calculation of both total expenditures and value-added by industry and region; (3) direct estimation of expenditures for multiple basic input choices (expenditures, output, income, or

employment); (4) extensive parameter localization; (5) price adjustments for real and nominal assessments by sectors and areas; (6) measurement of the induced impacts associated with payrolls and consumer spending; (7) embedded modules to estimate multi-sectoral direct spending effects; (8) estimation of retail spending activity by consumers; and (9) comprehensive linkage and integration capabilities with a wide variety of econometric, real estate, occupational, and fiscal impact models. Moreover, the model uses specific local taxing patterns to estimate the fiscal effects of activity on a detailed sectoral basis. The model used for the present investigation have been thoroughly tested for reasonableness and historical reliability.

The impact assessment (input-output) process essentially estimates the amounts of all types of goods and services required to produce one unit (a dollar's worth) of a specific type of output. For purposes of illustrating the nature of the system, it is useful to think of inputs and outputs in dollar (rather than physical) terms. As an example, the construction of a new building will require specific dollar amounts of lumber, glass, concrete, hand tools, architectural services, interior design services, paint, plumbing, and numerous other elements. Each of these suppliers must, in turn, purchase additional dollar amounts of inputs. This process continues through multiple rounds of production, thus generating subsequent increments to business activity. The initial process of building the facility is known as the *direct effect*. The ensuing transactions in the output chain constitute the *indirect effect*.

Another pattern that arises in response to any direct economic activity comes from the payroll dollars received by employees at each stage of the production cycle. As workers are compensated, they use some of their income for taxes, savings, and purchases from external markets. A substantial portion, however, is spent locally on food, clothing, health care services, utilities, housing, recreation, and other items. Typical purchasing patterns in the relevant areas are obtained from the ACCRA Cost of Living Index, a privately compiled inter-regional measure which has been widely used for several decades, and the Consumer Expenditure Survey of the US Department of Labor. These initial outlays by area residents generate further secondary activity as local providers acquire inputs to meet this consumer demand. These consumer spending impacts are known as the *induced effect*. The USMRIAS is designed to provide realistic, yet conservative, estimates of these phenomena.

Sources for information used in this process include the Bureau of the Census, the Bureau of Labor Statistics, the Regional Economic Information System of the US Department of Commerce, and other public and private sources. The pricing data are compiled from the US Department of Labor and the US Department of

Commerce. The verification and testing procedures make use of extensive public and private sources.

Impacts were measured in constant 2018 dollars to eliminate the effects of inflation.

The USMRIAS generates estimates of the effect on several measures of business activity. The most comprehensive measure of economic activity used in this study is **Total Expenditures**. This measure incorporates every dollar that changes hands in any transaction. For example, suppose a farmer sells wheat to a miller for \$0.50; the miller then sells flour to a baker for \$0.75; the baker, in turn, sells bread to a customer for \$1.25. The Total Expenditures recorded in this instance would be \$2.50, that is, $\$0.50 + \$0.75 + \$1.25$. This measure is quite broad but is useful in that (1) it reflects the overall interplay of all industries in the economy, and (2) some key fiscal variables such as sales taxes are linked to aggregate spending.

A second measure of business activity frequently employed in this analysis is that of **Gross Product**. This indicator represents the regional equivalent of Gross Domestic Product, the most commonly reported statistic regarding national economic performance. In other words, the Gross Product of Texas is the amount of US output that is produced in that state; it is defined as the value of all final goods produced in a given region for a specific period of time. Stated differently, it captures the amount of value-added (gross area product) over intermediate goods and services at each stage of the production process, that is, it eliminates the double counting in the Total Expenditures concept. Using the example above, the Gross Product is \$1.25 (the value of the bread) rather than \$2.50.

Alternatively, it may be viewed as the sum of the value-added by the farmer, \$0.50; the miller, \$0.25 ($\$0.75 - \0.50); and the baker, \$0.50 ($\$1.25 - \0.75). The total value-added is, therefore, \$1.25, which is equivalent to the final value of the bread. In many industries, the primary component of value-added is the wage and salary payments to employees.

The third gauge of economic activity used in this evaluation is **Personal Income**. As the name implies, Personal Income is simply the income received by individuals, whether in the form of wages, salaries, interest, dividends, proprietors' profits, or other sources. It may thus be viewed as the segment of overall impacts which flows directly to the citizenry.

The fourth measure, **Retail Sales**, represents the component of Total Expenditures which occurs in retail outlets (general merchandise stores, automobile dealers and service stations, building materials stores, food stores,

drugstores, restaurants, and so forth). Retail Sales is a commonly used measure of consumer activity.

The final aggregates used are **Permanent Jobs and Person-Years of Employment**, reflect the full-time equivalent jobs generated by an activity. For an economic stimulus expected to endure (such as the ongoing operations of a facility), the Permanent Jobs Measure is used. It should be noted that, unlike the dollar values described above, Permanent Jobs is a "stock" rather than a "flow." In other words, if an area produces \$1 million in output in 2016 and \$1 million in 2017, it is appropriate to say that \$2 million was achieved in the 2016-17 period. If the same area has 100 people working in 2016 and 100 in 2017, it only has 100 Permanent Jobs. When a flow of jobs is measured, such as in a construction project or a cumulative assessment over multiple years, it is appropriate to measure employment in Person-Years (a person working for a year). This concept is distinct from Permanent Jobs, which anticipates that the relevant positions will be maintained on a continuing basis.

Appendix B: Additional Forecast Results

Projected Employment Growth by Industry for Williamson County through 2032										
Industry Sector	2017 Value	2022 Projection	2027 Projection	2032 Projection	Annual Growth Rate 2017-22	Absolute Growth 2017-22	Annual Growth Rate 2022-27	Absolute Growth 2022-27	Annual Growth Rate 2027-32	Absolute Growth 2027-32
Agriculture, Forestry, Fishing, and Hunting	467	481	493	503	0.59%	14	0.49%	12	0.40%	10
Mining, Quarrying, and Oil and Gas Extraction	938	1,115	1,229	1,335	3.52%	177	1.97%	114	1.67%	106
Utilities	1,026	1,113	1,190	1,253	1.64%	87	1.35%	77	1.04%	63
Construction	13,056	14,481	15,789	17,154	2.09%	1,425	1.74%	1,308	1.67%	1,365
Manufacturing	12,418	13,244	14,037	14,830	1.30%	826	1.17%	793	1.11%	793
Wholesale Trade	13,635	15,164	16,623	18,081	2.15%	1,529	1.85%	1,459	1.70%	1,458
Retail Trade	24,834	27,712	30,481	33,267	2.22%	2,878	1.92%	2,769	1.76%	2,786
Transportation and Warehousing	1,646	1,841	2,057	2,283	2.26%	195	2.24%	216	2.11%	226
Information	1,855	2,082	2,331	2,593	2.34%	227	2.29%	249	2.15%	262
Finance and Insurance	7,011	7,626	8,307	8,979	1.70%	615	1.73%	681	1.57%	672
Real Estate and Rental and Leasing	1,717	1,871	2,041	2,210	1.73%	154	1.75%	170	1.60%	169
Professional, Scientific, and Technical Services	11,346	13,558	15,926	18,400	3.63%	2,212	3.27%	2,368	2.93%	2,474
Management of Companies and Enterprises	383	455	531	610	3.51%	72	3.14%	76	2.81%	79
Administrative/Support and Waste Management/Remediation Services	9,774	11,503	13,310	15,145	3.31%	1,729	2.96%	1,807	2.62%	1,835
Educational Services	2,564	3,102	3,690	4,316	3.88%	538	3.53%	588	3.18%	626
Health Care and Social Assistance	17,760	21,533	25,668	30,092	3.93%	3,773	3.58%	4,135	3.23%	4,424
Arts, Entertainment, and Recreation	2,735	3,283	3,876	4,499	3.72%	548	3.38%	593	3.03%	623
Accommodation and Food Services	18,952	22,111	25,358	28,598	3.13%	3,159	2.76%	3,247	2.43%	3,240
Other Services (Except Public Administration)	10,899	12,672	14,488	16,297	3.06%	1,773	2.71%	1,816	2.38%	1,809
Government	25,091	27,128	29,229	31,365	1.57%	2,037	1.50%	2,101	1.42%	2,136
TOTAL	178,107	202,075	226,654	251,810	2.56%	23,968	2.32%	24,579	2.13%	25,156

Projected Employment Growth by Industry for the City of Hutto and the Surrounding Eastern Williamson County Area through 2032										
Industry Sector	2017 Value	2022 Projection	2027 Projection	2032 Projection	Annual Growth Rate 2017-22	Absolute Growth 2017-22	Annual Growth Rate 2022-27	Absolute Growth 2022-27	Annual Growth Rate 2027-32	Absolute Growth 2027-32
Agriculture, Forestry, Fishing, and Hunting	98	105	112	119	1.39%	7	1.30%	7	1.22%	7
Mining, Quarrying, and Oil and Gas Extraction	242	294	331	367	3.97%	52	2.40%	37	2.09%	36
Utilities	151	165	177	188	1.79%	14	1.41%	12	1.21%	11
Construction	2,974	3,335	3,676	4,038	2.32%	361	1.97%	341	1.90%	362
Manufacturing	2,176	2,408	2,648	2,902	2.05%	232	1.92%	240	1.85%	254
Wholesale Trade	2,954	3,366	3,781	4,215	2.65%	412	2.35%	415	2.20%	434
Retail Trade	3,378	3,693	3,979	4,255	1.80%	315	1.50%	286	1.35%	276
Transportation and Warehousing	242	272	307	342	2.36%	30	2.45%	35	2.18%	35
Information	170	194	221	250	2.68%	24	2.64%	27	2.50%	29
Finance and Insurance	845	949	1,066	1,188	2.35%	104	2.35%	117	2.19%	122
Real Estate and Rental and Leasing	207	233	262	292	2.39%	26	2.37%	29	2.19%	30
Professional, Scientific, and Technical Services	1,524	1,885	2,293	2,743	4.34%	361	4.00%	408	3.65%	450
Management of Companies and Enterprises	51	63	76	91	4.32%	12	3.82%	13	3.67%	15
Administrative/Support and Waste Management/Remediation Services	1,312	1,599	1,916	2,257	4.04%	287	3.68%	317	3.33%	341
Educational Services	410	511	625	752	4.50%	101	4.11%	114	3.77%	127
Health Care and Social Assistance	2,842	3,544	4,346	5,241	4.51%	702	4.16%	802	3.82%	895
Arts, Entertainment, and Recreation	394	482	581	688	4.11%	88	3.81%	99	3.44%	107
Accommodation and Food Services	2,730	3,249	3,801	4,373	3.54%	519	3.19%	552	2.84%	572
Other Services (Except Public Administration)	1,890	2,247	2,627	3,022	3.52%	357	3.17%	380	2.84%	395
Government	4,637	5,061	5,505	5,963	1.77%	424	1.70%	444	1.61%	458
TOTAL	29,227	33,655	38,330	43,286	2.86%	4,428	2.64%	4,675	2.46%	4,956

EXHIBIT D

2011 Interlocal Agreement

INTERLOCAL AGREEMENT
FOR
BETWEEN THE CITY OF HUTTO, TEXAS, THE HUTTO ECONOMIC
DEVELOPMENT CORPORATION, THE HUTTO INDEPENDENT SCHOOL
DISTRICT, AND TEXAS STATE TECHNICAL COLLEGE

THIS INTERLOCAL AGREEMENT (the "Agreement") is made by and between the City of Hutto, Texas, ("City"), the Hutto Economic Development Corporation, (the "HEDC"), the Hutto Independent School District, (the "HISD") and Texas State Technical College ("TSTC"), acting by and through their respective authorized officers.

RECITALS:

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health safety and welfare of the inhabitants of this State and the mutual benefit of the parties; and

WHEREAS, Temple College ("Temple") and Texas State Technical College are considering the location and construction of 100,000 square feet of educational facilities (the "Project") on a site depicted on Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, in order for Temple and TSTC to locate and construct the Project in Hutto, Texas at the site depicted in Exhibit "A", TSTC, as facility owner, requires a commitment from the City, HEDC and HISD to contribute a certain collective sum of money on an annual basis to offset Project costs; and

WHEREAS, the City, HISD and HEDC strongly encourage the establishment of the Project in Hutto, Texas; and

WHEREAS, in order to facilitate the financing of the Project, the parties desire to cooperate in the creation of the East Williamson County Higher Education Commission (EWCHEC), pursuant to Chapter 51.092 of the Texas Educational Code;

NOW, THEREFORE, in consideration of the foregoing and the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

SECTION 1.

This Agreement is entered into by and between the parties hereto pursuant to the authority contained in the Interlocal Cooperation Act, Government Code Section 791 et seq. The provisions of Chapter 791 of the Government Code are incorporated in this Agreement and this Agreement shall be interpreted in accordance with this Act.

SECTION 2.

The Recitals listed herein are hereby adopted by the Parties as true and correct.

SECTION 3.

As conditioned herein, the City of Hutto hereby commits to pay to TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning the in 2012.

SECTION 4.

As conditioned herein, the HEDC hereby commits to pay to TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning in 2012.

SECTION 5.

As conditioned herein, the HISD hereby commits to pay to the TSTC the sum of ONE HUNDRED AND TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000) on or before the first day of March of each year for 25 years, beginning in 2012.

SECTION 6.

As consideration for the payments listed above, Temple and TSTC agree to collectively cooperate in the construction and operation of the Project at the location shown on Exhibit "A", attached herein. The Project shall consist of the construction of at least 100,000 square feet of facilities dedicated to educational activities.

SECTION 7.

Each party shall be liable for its acts of negligence or wrongdoing. Each party shall carry professional liability, general liability insurance, automobile, workers compensation or such other insurance as is customary and reasonable for normal operations of a governmental unit of the State of Texas and shall list this Inter-local Agreement as an additional named insured on a Certificate of Insurance. Any contractor or other builder of the project shall be required to obtain public works payment and performance bonds, workers compensation and other customary builders risk coverage naming the parties and each governmental unit as the beneficiaries and additional named insured.

SECTION 8.

The City of Hutto, HEDC, and Hutto ISD agree that the commitments made under this agreement are made under the conditions of Texas Education Code Chapter 130.092(i).

SECTION 9.

Any notice or demand required or permitted to be made hereunder shall be made by certified or registered mail to the addresses set out herein in the respective signature blocks, and shall be deemed to have been received on the third business day after deposit in the U.S. mail. Either party may from time to time designate any other address for this purpose by written notice to the other party.

SECTION 10.

Amendments to or modification of this Agreement, if any, shall be in writing and signed by authorized representatives of the parties. Lack of enforcement of any right under this Agreement by either party shall not constitute a waiver of that right or any other in the future. The terms and conditions of this Agreement supersede all other agreements, written or oral, between the parties regarding the subject matter of this Agreement. Should a court of competent jurisdiction find any part of this Agreement to be invalid or unlawful, the remainder of this Agreement shall remain in full force and effect, consistent with the original intent of the parties. This Agreement shall be construed in accordance with and governed by the laws of the State of Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas.

SECTION 11.

If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, to give effect to the intent of this Agreement and be deemed to be validated and enforceable.

CITY OF HUTTO, TEXAS

Executed and effective on this the 7th day of the month of April, 2011.

By: Debbie Holland
Printed Name: Debbie Holland, Mayor Pro Tem
Date Signed: May 3, 2011

ATTEST:

By: Christine Martinez
Christine Martinez, City Secretary

THE HUTTO ECONOMIC DEVELOPMENT CORPORATION

Executed and effective on this the 15th day of the month of March, 2011.

By: [Signature]
Printed Name: MARIO PEREZ
Date Signed: 5/3/2011

THE HUTTO INDEPENDENT SCHOOL DISTRICT

Executed and effective on this the 14 day of the month of April, 2011.

By: [Signature]
Printed Name: DONALD K. KENNEDY
Date Signed: 5/3/11

TEXAS STATE TECHNICAL COLLEGE

Executed and effective on this the 28th day of the month of June, 2011.

By: [Signature]
Printed Name: Dr. Elton E. Stuckly Jr., President
Date Signed: 6/28/11

EXHIBIT B
PAYMENT SCHEDULE

The City agrees to pay \$200,000.00 for the years 2022 through 2026, after which the \$125,000.00 payments shall resume for the remainder of the Agreement. This Payment Schedule includes the outstanding payments under the Original Interlocal Agreement for the years 2019 through 2022 and satisfies any City obligations under the Original Interlocal Agreement for those years.

2022: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2023: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2024: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2025: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2026: \$125,000.00 plus an additional \$75,000.00 (1/5 of outstanding balance for 2019-2022)
\$200,000.00 total.

2027 through 2036: \$125,000.00/ year.

AGENDA ITEM REPORT

8.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: City Council
Subject: Discussion and possible action related to award of a construction contract to Chasco Constructors, Ltd, LLP in the amount of \$344,779.00 for the construction of drainage improvements associated with the Legends of Hutto Herrera Trail Channel Stabilization Project. (Wade Benton)
Meeting: Thursday, July 21, 2022
Department: Engineering /
Staff Contact: Wade Benton

BACKGROUND INFORMATION:

RFB# S22-07 Legends of Hutto Herrera Trail Channel Stabilization Project

The project includes approximately 670 linear feet of concrete channel to improve drainage from an existing culvert on Herrera Trail to the detention area outfall to the southwest. On July 5, 2022, one bid was received from Chasco Constructors in the amount of \$344,779 including a base bid of \$339,779 and an alternate bid item for irrigation repairs for \$5,000.00. The engineer's estimate for the project (base bid and Alternate Bid Item A) was \$258,475.

Chasco has an excellent record of performance, completing many successful projects in the Williamson County area.

Below is the anticipated schedule for the contract:

Award: July 21, 2022

Tentative Notice to Proceed: August 4, 2022

Substantial Completion: September 6, 2022 (40 calendar days)

Final Completion and Closeout: September 16, 2022 (50 calendar days)

AGENDA ITEM REPORT

8.3.



SUMMARY OF REQUEST:

Staff recommends award of the contract (Base Bid and Alternate Bid Item A) in the amount of \$344,779.00.

STAFF REVIEW:

City staff have reviewed the bid and provided a recommendation of award.

FINANCIAL IMPACT:

The FY 2022 budget includes adequate funds in the General Fund (General Fund 10-040-060-6322)

POLICY IMPLICATIONS:

ATTACHMENTS:



285 SE Inner Loop
Suite 110
Georgetown, TX 78626
TEL 512.485.0020
FAX 512.485.0021
www.GarverUSA.com

July 8, 2022

Isaac Turner
Interim City Manager
City of Hutto
500 W Live Oak Street
Hutto, TX 78634

Re: City of Hutto
Legends of Hutto Herrera Trail Channel Stabilization
Recommendation of Award

Dear Mr. Turner:

Bids were received for the "Legends of Hutto Herrera Trail Channel Stabilization" project at the City of Hutto at 3:10 pm CST on Tuesday, July 5, 2022. The bid has been checked for accuracy and for compliance with the contract documents and was not found to have contained any mathematical errors. A tabulation of the bid received is enclosed with this letter.

A total of 1 bid was received on the project. Chasco Constructors, Ltd., LLP. submitted the low bid for the project in the amount of \$344,779.00. The Engineer's Opinion of Probable Cost was \$258,475.00. These totals include the Additive Bid Alternative for a fixed price of \$5,000.

We believe that the bid submitted by Chasco Constructors, Ltd., LLP. represents a good value for the City of Hutto. Contingent upon final contracting and award by the City of Hutto, we recommend that the construction contract for the "Legends of Hutto Herrera Trail Channel Stabilization" be awarded to Chasco Constructors, Ltd., LLP..

Please call me if you have any questions.

Sincerely,

GARVER, LLC

Laura Friello, P.E.
Project Manager

Attachments: Legends of Hutto Herrera Trail Channel Stabilization Estimate of Construction and Contractor Bid Analysis



City of Hutto
The Legends of Hutto Herrera Trail Channel Stabilization
Estimate of Construction Cost and Contractor Bid Analysis
July 2022



BID ITEM NUMBER	TXDOT ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE		CHASCO BID	
					UNIT PRICE	COST	Contractor unit price	Contractor bid
1	104 6009	REMOVING CONC (RIPRAP)	SY	14	\$ 50.00	\$ 700.00	\$ 150.00	\$ 2,100.00
2	104 6067	REMOVING CONC (SAWCUT)	LF	12	\$ 70.00	\$ 840.00	\$ 50.00	\$ 600.00
3	110 6002	EXCAVATION (CHANNEL)	CY	351	\$ 42.00	\$ 14,742.00	\$ 150.00	\$ 52,650.00
4	132 6003	EMBANKMENT (FINAL)(ORD COMP)(TY B)	CY	221	\$ 42.00	\$ 9,282.00	\$ 100.00	\$ 22,100.00
5	161 6017	COMPOST MANUF TOPSOIL (4")	SY	256	\$ 4.00	\$ 1,024.00	\$ 35.00	\$ 8,960.00
6	162 6002	BLOCK SODDING	SY	256	\$ 12.00	\$ 3,072.00	\$ 12.00	\$ 3,072.00
7	168 6001	VEGETATIVE WATERING	MG	19	\$ 25.00	\$ 475.00	\$ 100.00	\$ 1,900.00
8	432 6003	RIPRAP (CONC)(6 IN)	CY	133	\$ 1,050.00	\$ 139,650.00	\$ 1,450.00	\$ 192,850.00
9	506 6002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	10	\$ 50.00	\$ 500.00	\$ 90.00	\$ 900.00
10	506 6011	ROCK FILTER DAMS (REMOVE)	LF	10	\$ 20.00	\$ 200.00	\$ 35.00	\$ 350.00
11	506 6038	TEMP SEDMT CONT FENCE (INSTALL)	LF	334	\$ 8.00	\$ 2,672.00	\$ 5.00	\$ 1,670.00
12	506 6039	TEMP SEDMT CONT FENCE (REMOVE)	LF	334	\$ 2.00	\$ 668.00	\$ 3.00	\$ 1,002.00
13	550 6001	CHAIN LINK FENCE (INSTALL) (6')	LF	295	\$ 50.00	\$ 14,750.00	\$ 60.00	\$ 17,700.00
14	550 6003	CHAIN LINK FENCE (REMOVE)	LF	295	\$ 15.00	\$ 4,425.00	\$ 15.00	\$ 4,425.00
15	5039 6001	FENCE SPECIAL	LF	295	\$ 205.00	\$ 60,475.00	\$ 100.00	\$ 29,500.00
		SUBTOTAL				\$ 253,475.00		\$ 339,779.00
Alt A	170 6001	IRRIGATION SYSTEM for 203 Legends of Hutto Trail				\$ 5,000.00		\$ 5,000.00
		PROJECT TOTAL				\$ 258,475.00		\$ 344,779.00

% Difference	Cost Difference	% Total Cost Chasco	% Total Cost Engineer
300%	\$ 1,400.00	0.61%	0.27%
71%	\$ (240.00)	0.17%	0.32%
357%	\$ 37,908.00	15.27%	5.70%
238%	\$ 12,818.00	6.41%	3.59%
875%	\$ 7,936.00	2.60%	0.40%
100%	\$ -	0.89%	1.19%
400%	\$ 1,425.00	0.55%	0.18%
138%	\$ 53,200.00	55.93%	54.03%
180%	\$ 400.00	0.26%	0.19%
175%	\$ 150.00	0.10%	0.08%
63%	\$ (1,002.00)	0.48%	1.03%
150%	\$ 334.00	0.29%	0.26%
120%	\$ 2,950.00	5.13%	5.71%
100%	\$ -	1.28%	1.71%
49%	\$(30,975.00)	8.56%	23.40%
134%	\$ 86,304.00	98.55%	98.07%
100%	\$ -	1.45%	1.93%
133%	\$ 86,304.00	100.00%	100.00%

AGENDA ITEM REPORT

8.4.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on approving a contract for wireless internet services at Brushy Creek Amphitheatre with Charter Communications Operating, LLC (Spectrum) (David Reeves)
Meeting: Thursday, July 21, 2022
Department: Communications /
Staff Contact: David Reeves

BACKGROUND INFORMATION:

The service order that Spectrum previously sent us, and was approved on 06/02/2022, contained errors from their end. They sent the service order for the wrong address. This document is correct, and contains the right address and pricing. We currently have service from Lumen (formerly CenturyLink) and pay them an average of \$3900 monthly for the service, which has not been reliable at times. We are no longer bound to that contract, as the term has expired. We received a quote from Spectrum to provide us service at a rate of \$1937 monthly. This will save us over \$70,000 over the next 3 years.

SUMMARY OF REQUEST:

Staff advises approval of contract.

STAFF REVIEW:

David Reeves, Angie Rios

FINANCIAL IMPACT:

Current annual expense is \$46,800. New annual expense will be \$23,244 for an annual savings of \$23,566.

AGENDA ITEM REPORT

8.4.



POLICY IMPLICATIONS:

Lower cost of services.

ATTACHMENTS:



SERVICE ORDER

THIS SERVICE ORDER ("Service Order"), is executed and effective upon the date of the signature set forth in the signature block below ("Effective Date") and is by and between Charter Communications Operating, LLC on behalf of those operating subsidiaries providing the Service(s) hereunder ("Spectrum") and Customer (as shown below) and is governed by and subject to the Spectrum Enterprise Commercial Terms of Service posted to the Spectrum Enterprise website, <https://enterprise.spectrum.com/> (or successor url) or, if applicable, an existing services agreement mutually executed by the parties (each, as appropriate, a "Service Agreement"). Except as specifically modified herein, all other terms and conditions of the Service Agreement shall remain unamended and in full force and effect.

Spectrum Enterprise Contact Information

Contact: Horacio Galvan
Telephone: 5125939240
Email: eli.galvan@charter.com

Customer Information

Customer Name City of Hutto	Order # 12897553	
Address 500 W Live Oak St Hutto TX 78634		
Telephone (512) 759-4026	Email: david.reeves@huttotx.gov	
Contact Name David Reeves	Telephone (512) 759-4026	Email: david.reeves@huttotx.gov
Billing Address 500 W Live Oak St Hutto TX 78634		

NEW AND REVISED SERVICES AT 1001 County Road 137 , Hutto TX 78634

Service Description	Order Term	Quantity	Monthly Recurring Charge(s)	Total Monthly Recurring Charge(s)
Fiber Internet 1Gbps	36 Months	1	\$1,667.00	\$1,667.00
Managed WiFi Access Point	36 Months	6	\$ 45.00	\$ 270.00
Static IP 5 5 Static IP	36 Months	1	\$ 0.00	\$ 0.00
TOTAL*				\$1,937.00

ONE TIME CHARGE(S) AT 1001 County Road 137 , Hutto TX 78634			
Service Description	Quantity	One Time Charge(s)	Total One Time Charge(s)
FIA Installation	1	0	\$ 0.00
Managed WiFi Install	1	0	\$ 0.00
<u>TOTAL*</u>			\$0.00

1. **TOTAL CHARGE(S).** *Total Monthly Recurring Charges and Total One-Time Charges are due in accordance with the monthly invoice.*
2. **TAXES.** Plus applicable taxes, fees, and surcharges as presented on the respective invoice(s).
3. **SPECIAL TERMS.**

By signing below, the signatory represents they are duly authorized to execute this Service Order.

CUSTOMER SIGNATURE

Signature: _____

Printed Name: _____

Title: _____

Date: _____



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AGENDA ITEM REPORT

8.5.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-066 dissolving the Communications/Technology Task Force. (Mayor Pro Tem Peter Gordon)
Meeting: Thursday, July 21, 2022
Department: City Council /
Staff Contact:

BACKGROUND INFORMATION:

The Communications Task Force was formed in 2019 to conduct research on methods to improve the City's communications efforts and to make recommendations to the City Council and staff that could help improve the communication offered by the City of Hutto. The objective of the Communication/Technology Task Force is to advise the City Council on ways to improve all avenues of communication through research and review existing techniques and consider improvements and utilize new technologies where necessary. The task force has completed its work and is no longer necessary.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

8.5.



RESOLUTION NO. R-2022-066

**A RESOLUTION OF THE CITY OF HUTTO, TEXAS,
DISSOLVING THE COMMUNICATIONS/TECHNOLOGY
TASK FORCE; PROVIDING PROPER NOTICE &
MEETING, AND PROVING AN EFFECTIVE DATE.**

WHEREAS, on December 19, 2019, the City Council established the Communications/Technology Task Force; and

WHEREAS, the volunteer members of the Communications/Technology Task Force have faithfully served the Hutto community; and

WHEREAS, the City of Hutto's Communications/Technology Task Force has completed its work and has not been assigned new tasks by the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2: The Communications/Telecommunications Task Force is hereby dissolved.

Section 3: The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon its passage.

RESOLVED this ____ day of _____, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

Cristian Rosas-Grillet, Assistant City Attorney

AGENDA ITEM REPORT

8.6.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-064 accepting the infrastructure improvements for the subdivision known as Durango Farms Phase 2. (Wayne Watts)
Meeting: Thursday, July 21, 2022
Department: Public Works /
Staff Contact: Wayne Watts

BACKGROUND INFORMATION:

The City staff has reviewed the close out documents and inspected the subdivision public improvements. The public improvements consist of pavement, sidewalks and utilities.

SUMMARY OF REQUEST:

Durango Farms Phase 2 subdivision is located south of Limmer Loop and west of FM 1660. The total construction cost of the subdivision is approximately \$3.174M. It consists of streets, sidewalks, wastewater, water, storm sewer and drainage. The subdivision consists of 115 lots in approximately 22.6 acres. The contractor used for this project is JProDirt Services, LLC and the Engineer that designed the public infrastructure is LandDev Consulting, LLC. The City staff conducted a final walk-thru on 7.7.2022 for inspection and reviewed the final paperwork.

STAFF REVIEW:

FINANCIAL IMPACT:

No immediate financial impact is anticipated.

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

8.6.



ATTACHMENTS:

RESOLUTION NO. R-2022-064

A RESOLUTION ACCEPTING THE INFRASTRUCTURE IMPROVEMENTS FOR THE SUBDIVISION KNOWN AS DURANGO FARMS PHASE 2 IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Hutto (“City”) has been notified by MA Durango Farms, LLC, (the “Developer”) that the infrastructure improvements for the Durango Farms Phase 2 Residential subdivision have been substantially completed and have submitted those improvements for acceptance by the City, and;

WHEREAS, a final inspection was conducted by the City’s Construction and Public Works staff of all of the infrastructure improvements, including roads, drainage, sidewalks, ADA ramps, restoration, water, and wastewater improvements in Durango Farms Phase 2; and

WHEREAS, all items have been constructed according to engineering plans and City codes and standards; and

WHEREAS, the Developer submitted a warranty bond to cover the material and workmanship for two years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council hereby accepts the infrastructure improvements for Durango Farms Phase 2.

SECTION 3. The sections, paragraphs, sentences, phrases, clauses, and words of this Resolution are severable and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared invalid or unconstitutional by the valid and final judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation in this Resolution of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 4. This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council, and upon approval, thereof, as prescribed by law.

SECTION 5. The City Council hereby finds and declares that written notice of the date,

hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **July, 2022**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTESTED:

Angela Watson, City Secretary

APPROVED AS TO FORM:

Cristian Rosas-Grillet
Assistant City Attorney



DEVELOPMENT TX

▶ 5508 Highway 290 West | Suite 150
Austin, Texas 78735
Main 512.872.6696 + Fax 713.965.0044
TBPELS Firm F-16384 / F-10194101

▶ HRGREEN.COM

**ENGINEER'S CONCURRENCE LETTER
FOR FINAL INSPECTION AND
ENGINEERING RELEASE**

July 8, 2022

City of Hutto
Engineering and Public Works
Attn: Mr. Todd Meaker

RE: Durango Farms Phase 2 – Engineer's Concurrence Letter

I, Xavier Garza, P.E., registered professional engineer, and/or members of our staff made a visual inspection of the above referenced project and periodically visited the site to observe the construction activities. Based on our observation, I represent, to the best of my knowledge, that the improvements within the Durango Farms Phase 2 Construction Plans have been completed in general conformance with the approved subdivision construction plans.

Based on our construction observation and site visit, I have observed that the grading, water, wastewater, drainage, paving, and dry utility infrastructure was constructed per the approved plans with insignificant deviations by the general contractor. I, therefore, verify the adequate completion of this project.

If you should have any questions, please contact me at 512-872-6696.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Xavier Garza'.

Xavier Garza, P.E.
HR Green
TBPE Firm #16384



7/8/22



PROJECT CONSTRUCTION SUMMARY

PROJECT NAME: DURANGO FARMS PHASE 2

FINAL ACCEPTANCE DATE: _____

INSPECTOR: TODD MEAKER

CONTRACTOR: PRO DIRT SERVICES, LLC.

Maintained By:	
COH	Other
Boxes checked by COH	

CONSTRUCTION COSTS

STREET IMPROVEMENT COST: \$788,478.00

EXCAVATION AND EMBANKMENT IMPROVEMENT COST: \$80,475.00

CHANGE ORDER #001 IMPROVEMENT COST: \$32,500.00

CHANGE ORDER #004 IMPROVEMENT COST: \$213,600.00

CHANGE ORDER #006 IMPROVEMENT COST: \$36,000.00

DRAINAGE IMPROVEMENT COST: \$1,032,851.50

WATER IMPROVEMENT COST: \$553,244.00

WASTEWATER IMPROVEMENT COST: \$420,027.50

EROSION CONTROLS / RESTORATION COST: \$17,250.00

TOTAL IMPROVEMENT COST: \$3,174,426.00

PREPARED FOR (DESIGN ENGINEER): 

CHECKED BY (CITY INSPECTOR): _____

CONSTRUCTION SUMMARY FOR WATER

VALVES INSTALLED			PIPE			FIRE HYDRANTS		
SIZE	DESCRIPTION	NO.	SIZE	TYPE	LENGTH	SIZE	TYPE	NO.
8"	GATE	7	8"	C-900 DR-14	1,446'	5 1/4"	CLOW MEDALLION	10
12"	GATE	11	12"	"	2,450'			
	AIR REL.VALVE	1						
AIR RELEASE								
SIZE	TYPE	NO.						
8"	AUTO FLUSH ASSEM.	2						
			SERVICES INSTALLED					
			NO.	TYPE				
			48	DOUBLE				
			10	SINGLE				

REMARKS: 1 – 1" Irrigation meters with backflow preventors installed.

267' of 24" steel encasement under FM 1660

CONSTRUCTION SUMMARY FOR WASTEWATER 1 OF 2

PIPE			MANHOLES					
SIZE	TYPE	LENGTH	DEPTH	MAKE	STA. NO.	BOLTED COVER	STUB-OUTS	STREET
8"	SDR-26	4,069'		WW-LINE A				
			7.7	PRE-CAST	STA. 1+96.57	YES	2	NO
16"	Steel Encasement	220'	14.7'	"	STA. 3+75.37	NO	3	GREENSPIRE LANE
			13.8'	"	STA. 4+23.02	"	2	"
			14.3	"	STA. 6+79.01	"	3	MAGER LANE
			12.1	"	STA. 9+34.67	"	3	"
			10.4'	"	STA. 9+65.16	"	2	"
				WW-LINE L				
			11.7'	PRE-CAST	STA. 2+01.82	NO	2	FAIRMEADOW DOWNS DR
			11.8'	"	STA. 2+58.36	"	2	"
			12.0'	"	STA. 3+23.57	"	3	"
			10.5'	"	STA. 3+69.44	"	2	"
			10.5'	"	STA. 4+34.57	"	2	"
			11.0'	"	STA. 4+96.93	"	2	"
			13.1'	"	STA. 6+53.04	"	2	"
			11.9'	"	STA. 9+23.43	"	2	"
			12.5'	"	STA. 12+20.36	"	2	"
			7.4'	"	STA. 13+06.29	"	2	"
			11.2'	"	STA. 13+61.94	"	2	"
				WW-LINE M				
			13.8'	PRE-CAST	STA. 3+99.42	"	2	GREENSPIRE LANE
			10.9'	"	STA. 6+98.84	"	3	"
SERVICES INSTALLED			11.9'	"	STA. 9+98.84	"	3	"
NO.	TYPE – S / D		TYPE OF MANHOLE COATING: SPRAYWALL					
9	SINGLE							
49	DOUBLE							

CONSTRUCTION SUMMARY FOR WASTEWATER 2 OF 2

PIPE			MANHOLES					
SIZE	TYPE	LENGTH	DEPTH	MAKE	STA. NO.	BOLTED COVER	STUB-OUTS	STREET
					WW-LINE N			
			9.9'	PRE-CAST	STA. 1+77.20	NO	2	GREENSPIRE DOWNS DR.
			9.9''	"	STA. 2+47.58	"	2	"
			9.0'	"	STA. 3+18.69	"	2	"
			8.5'	"	STA. 5+08.88		3	"
					WW-LINE O			
			7.9'	PRE-CAST	STA. 2+86.25	"	2	MAGER LANE
					WW-LINE P			
			6.7'	PRE-CAST	STA. 2+02.99	"	2	MAGER LANE
SERVICES INSTALLED								
NO.	TYPE – S / D		TYPE OF MANHOLE COATING: SPRAYWALL					
	SINGLE							
	DOUBLE							

CONSTRUCTION SUMMARY FOR DRAINAGE

STORM DRAIN			MANHOLES			INLETS		
SIZE (IN)	MATERIAL TYPE	L (FT)	QTY	SIZE (Dia-FT)	MATERIAL TYPE	QTY	SIZE (L – FT)	TYPE ₁
18"	CL-III RCP	1,244'	1	4'	PRE-CAST	25	10'	CURB
18"	CL-IV RCP	349'	1	5'	"	2	20'	CURB
24"	CL-III RCP	710'	1	6'	"	4	3'x3'	GRATE
24"	CL-IV RCP	204						
36"	CL-III RCP	87'						
36"	CL-IV RCP	281'						
48"	CL-III RCP	945'						
48"	CL-IV RCP	373'						
8'X3'	BOX CULVERT	208'						

JUNCTION BOXES			STRUCTURES		
QTY	SIZE (FT x FT x FT)	MATERIAL TYPE ₂	QTY	SIZE ₃	DESCRIPTION ₄
2	4'x4'	PRE-CAST	6	8'x3' Culvert	HEADWALL
1	5'x5'	"	1	48"	HEADWALL
7	6'x6'	"			

CHANNEL			
LENGTH (FT)	BOTTOM WIDTH (FT)	SIDE SLOPE (FT/FT)	LINING MATERIAL TYPE
321 LF	8'	Varies 4:1 Max	Mortared Rip-Rap, Trickle Channel & Topsoil.

- 1) Grate, Area, Curb, Recessed Curb, Combination, Slotted Drain
- 2) Cast in-Place, Precast
- 3) Pipe size / Culvert Size
- 4) Headwall, Wing Walls, Gabions

CONSTRUCTION SUMMARY FOR STREETS & SIDEWALKS

STREET PAVING							
STREET NAME	Address From	Address To	Pavement Design (Thickness) Asphalt / Base	Pavement Width (FT) (foc-foc)	L (FT)	PRIVATE	ETJ
GREENSPIRE DOWNS DR.	STA. 1+00	STA. 6+14.56	2" ASPH. 9" BASE	33'	615'	NO	NO
GREENSPIRE LANE	STA. 1+00	STA. 12+14.95	2" ASPH 9" BASE	33'	1,215'	"	"
FAIRMEADOW DOWNS DR.	STA. 3+00.65	STA. 14+99.69	2" ASPH 9" BASE	33'	1,199'	"	"
MAGER LANE	STA. 17+72.20	STA. 28+98.60	2" ASPH 10" BASE	33'	1,126'	"	"
ALLEYWAY C	STA. 1+33.96	STA. 10+47.34	2" ASPH 9" BASE	33'	913'	"	"

SIDEWALKS / SIDEWALK RAMPS						
STREET NAME	Address From	Address To	W (FT)	L (FT)	SIDES ₁	CURB RAMP ₂
GREENSPIRE DOWNS DR.			5'	160'	E, W	2
GREENSPIRE LANE			5'	105'	N, S	4
FAIRMEADOW DOWNS DR.			5'	132'	N, S	2
MAGER LANE			5'	333'	E, W	6

1 – Designates location of existing sidewalk (E, W, S, N, SE, SW, NE, NW of designated street)

2 – Number of Ramps



Durango Farms Phase 2 - Final Cost & Quantities

Submitted by: Zach Cason

PART A: EROSION CONTROLS & MISCELLANEOUS ITEMS <u>PHASE 2</u>							
A1	MBGF(Alleyways only) Includes guardrail end treatments and mowstrip	LF	115	150.00	\$ 17,250.00	115	17,250.00
TOTAL PART A: EROSION CONTROLS & MISC. (Items A1 - A9)					\$ 17,250.00		\$ 17,250.00
PART B: WASTEWATER IMPROVEMENTS <u>PHASE 2</u>							
B1	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe(all depths)	LF	4,069	45.00	\$ 183,105.00	4069	\$ 183,105.00
B2	Furnish and Install 16" Steel Encasement	LF	220	150.00	33,000.00	220	33,000.00
B2	Furnish and Install 4-ft diameter wastewater manhole	EA	25	4,000.00	100,000.00	25	100,000.00
B3	Furnish and Install 4-ft diameter wastewater Drop-manhole	EA	1	4,000.00	4,000.00	1	4,000.00
B4	Trench Safety System for wastewater line	LF	4,069	1.00	4,069.00	4069	4,069.00
B5	CCTV Wastewater Lines	LF	4,069	1.50	6,103.50	4069	6,103.50
B6	Furnish and Install double service connection	EA	49	1,500.00	73,500.00	49	73,500.00
B7	Furnish and Install single service connection	EA	9	1,250.00	11,250.00	9	11,250.00
B8	Connect to Wastewater stub or existing wastewater manhole	EA	2	2,500.00	5,000.00	2	5,000.00
TOTAL PART B: WASTEWATER IMPROVEMENTS (Items B1 - B8)					\$ 420,027.50		\$ 420,027.50
PART C: DRAINAGE IMPROVEMENTS <u>PHASE 2</u>							
C1	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances	LF	1,244	67.00	\$ 83,348.00	1244	\$ 83,348.00
C1(a)	Furnish and Install 18" Class IV RCP	LF	349	71.00	\$ 24,779.00	349	\$ 24,779.00
C2	Furnish and Install 24-inch Class III storm sewer (all depths)	LF	710	82.00	\$ 58,220.00	710	\$ 58,220.00
C2(a)	Furnish and Install 24" Class IV RCP	LF	204	88.00	\$ 17,952.00	204	\$ 17,952.00
C3	Furnish and Install 36-inch Class III RCP storm sewer (all depths)	LF	87	133.00	\$ 11,571.00	87	\$ 11,571.00
C3(a)	Furnish and Install 36" Class IV RCP	LF	281	154.00	\$ 43,274.00	281	\$ 43,274.00
C4	Furnish and Install 48-inch Class III RCP storm sewer (all depths)	LF	945	175.00	\$ 165,375.00	945	\$ 165,375.00
C4(a)	Furnish and Install 48" Class IV RCP	LF	373	193.00	\$ 71,989.00	373	\$ 71,989.00
C5	Furnish and Install 8'x3' Reinforced Concrete box culvert storm sewer	LF	208	650.00	\$ 135,200.00	208	\$ 135,200.00
C6	Furnish and Install (4' dia) Storm sewer manhole	EA	1	3,000.00	\$ 3,000.00	1	\$ 3,000.00
C7	Furnish and Install (5' dia) Storm sewer manhole	EA	1	3,000.00	\$ 3,000.00	1	\$ 3,000.00
C8	Furnish and Install (6' dia) Storm sewer manhole	EA	1	4,000.00	\$ 4,000.00	1	\$ 4,000.00
C9	Furnish and Install (4'x4') Storm sewer junction box	EA	2	2,500.00	\$ 5,000.00	2	\$ 5,000.00
C10	Furnish and Install (5'x5') Storm sewer junction box	EA	1	3,500.00	\$ 3,500.00	1	\$ 3,500.00
C11	Furnish and Install (6'x6') Storm sewer junction box	EA	7	6,500.00	\$ 45,500.00	7	\$ 45,500.00
C12	Furnish and Install 10' Curb Inlet (5'x10' depths), Type I, per City of Round Rock	EA	25	4,500.00	\$ 112,500.00	25	\$ 112,500.00

C13	Furnish and Install 20' Curb Inlet (5'x10' depths), Type I, per City of Round Rock	EA	2	6,500.00	\$ 13,000.00	2	\$ 13,000.00
C14	Furnish and Install (3'x3') Grate Inlet	EA	4	2,500.00	\$ 10,000.00	4	\$ 10,000.00
C15	Trapezoidal Channel Excavation shape and reveg including trickle channel	LF	321	5.00	\$ 1,605.00	321	\$ 1,605.00
C16	Furnish and Install Headwall inlet/outlet structures for 8'x3' culvert crossing	EA	6	30,000.00	\$ 180,000.00	6	\$ 180,000.00
C17	Furnish and Install 48" Headwall outlet structure	EA	1	14,000.00	\$ 14,000.00	1	\$ 14,000.00
C18	Connect to Existing Pipe	EA	1	500.00	\$ 500.00	1	\$ 500.00
C19	Rock Rip Rap	EA	553	2.50	\$ 1,382.50	553	\$ 1,382.50
C20	Mortared Rock Rip Rap	SF	3,951	5.00	\$ 19,755.00	3951	\$ 19,755.00
C21	Trench Safety Systems for storm sewers	LF	4,401	1.00	\$ 4,401.00	4401	\$ 4,401.00
TOTAL PART C: DRAINAGE IMPROVEMENTS (Item C1-C21)					\$ 1,032,851.50		\$ 1,032,851.50
PART D: POTABLE WATER IMPROVEMENTS PHASE 2							
D1	Furnish and Install 8-inch C-900 PVC DR-14 water line(all depths)	LF	1,446	52.00	\$ 75,192.00	1446	\$ 75,192.00
D2	Furnish and Install 12-inch C-900 PVC DR-14 water line(all depths)	LF	2,450	75.00	\$ 183,750.00	2450	\$ 183,750.00
D3	Ductile Iron Fittings (\$3.08 per LF)	LF	3,896	9.00	\$ 35,064.00	3896	\$ 35,064.00
D4	Furnish and Install 8" Gate valve	EA	7	2,000.00	\$ 14,000.00	7	\$ 14,000.00
D5	Furnish and Install 12" Gate valve	EA	11	2,500.00	\$ 27,500.00	11	\$ 27,500.00
D6	Furnish and Install 16" Steel Encasement	LF	123	150.00	\$ 18,450.00	123	\$ 18,450.00
D7	Furnish and Install 24" Steel Encasement	LF	71	350.00	\$ 24,850.00	71	\$ 24,850.00
D8	8" Auto Flush Valve Assembly	EA	2	4,500.00	\$ 9,000.00	2	\$ 9,000.00
D9	Furnish and Install Standard fire hydrant assembly	EA	10	4,500.00	\$ 45,000.00	10	\$ 45,000.00
D10	1" Irrigation Meters with backflow preventors	EA	1	1,500.00	\$ 1,500.00	1	\$ 1,500.00
D11	Furnish and Install Air release valve	EA	1	2,500.00	\$ 2,500.00	1	\$ 2,500.00
D12	Furnish and Install Standard potable water double service connection with meter boxes	EA	48	1,250.00	\$ 60,000.00	48	\$ 60,000.00
D13	Furnish and Install Standard potable water single service connection with meter boxes	EA	10	1,100.00	\$ 11,000.00	10	\$ 11,000.00
D14	Trench Safety Systems for water line	LF	3,896	1.00	\$ 3,896.00	3896	\$ 3,896.00
D15	Furnish and Install 8-inch plug	EA	2	500.00	\$ 1,000.00	2	\$ 1,000.00
D16	Furnish and Install 12-inch plug	EA	1	500.00	\$ 500.00	1	\$ 500.00
D17	Connect to existing waterline	EA	2	1,500.00	\$ 3,000.00	2	\$ 3,000.00
D18	24" Bore under FM 1660	LF	65	450.00	\$ 29,250.00	65	\$ 29,250.00
D19	Pressure Pipe Hydrostatic Testing	LF	3,896	2.00	\$ 7,792.00	3896	\$ 7,792.00
TOTAL PART D: POTABLE WATER IMPROVEMENTS (Items D1 - D19)					\$ 553,244.00		\$ 553,244.00
PART E: STREET IMPROVEMENTS PHASE 2							
E1	8" of Lime stabilized subgrade (to 3' behind curb)	SY	18,373	\$ 7.00	\$ 128,611.00	18,373	\$ 128,611.00
E2	8" of Lime stabilized subgrade (to 3' behind curb) (ALLEYS)	SY	2,009	7.00	\$ 14,063.00	2,009	\$ 14,063.00
E5	9" Crushed Limestone Base (to 3' behind curb) residential local	SY	18,373	14.00	\$ 257,222.00	18,373	\$ 257,222.00
E6	9" Crushed Limestone Base (to 3' behind curb) (ALLEYS)	SY	2,009	14.00	\$ 28,126.00	2,009	\$ 28,126.00
E7	Furnish and Install CoRR Item 340 Type D HMA, 2" depth	SY	14,118	11.00	\$ 155,298.00	14,118	\$ 155,298.00
E8	Furnish and Install CoRR Item 340 Type D HMA, 2" depth (ALLEYS)	SY	968	11.25	\$ 10,890.00	968	\$ 10,890.00
E9	Furnish and Install Standard 6" concrete curb and gutter	LF	7,636	13.00	\$ 99,268.00	7,636	\$ 99,268.00
E10	Furnish and Install Concrete sidewalks, 5' wide	LF	730	30.00	\$ 21,900.00	730	\$ 21,900.00
E11	Furnish and Install Curb ramp (All types)	EA	14	1,300.00	\$ 18,200.00	14	\$ 18,200.00

E12	Furnish and Install signs/stripping	LS	1	6,500.00	\$ 6,500.00	1	\$ 6,500.00
E14	Furnish and Install Street end barricades (use on-site boulders if required)	LS	1	1,250.00	\$ 1,250.00	1	\$ 1,250.00
E15	TY II Driveways	EA	3	1,800.00	\$ 5,400.00	3	\$ 5,400.00
E16	Pond Access Roads (including gates and signage)	EA	3	7,500.00	\$ 22,500.00	3	\$ 22,500.00
E17	Alley 24" Ribbon Curb w/ 2-#4	LF	1,750	11.00	\$ 19,250.00	1750	\$ 19,250.00
TOTAL PART E: STREET IMPROVEMENTS. (Items E1 - E17)					\$ 788,478.00		\$ 788,478.00
PART F: EXCAVATION AND EMBANKMENT <u>PHASE 2</u>							
F1	Clear and grub (Row)	AC	4.54	\$ 500.00	\$ 2,270.00	4.54	\$ 2,270.00
F2	Clear and grub (Alleys)	AC	0.41	\$ 500.00	\$ 205.00	0.41	\$ 205.00
F4	Excavation	CY	11,000	\$ 9.00	\$ 99,000.00	2000	\$ 18,000.00
F5	Embankment (use material from onsite stockpile, ROW-alleys)	CY	43,500	\$ 6.00	\$ 261,000.00	10000	\$ 60,000.00
TOTAL PART F: EXCAVATION AND EMBANKMENT (Items F1 - F6)					\$ 362,475.00		\$ 80,475.00
CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER) <u>PHASE 2</u>							
1	Wrapping WW Line	LF	3,000	8.00	\$ 24,000.00	3000	\$ 24,000.00
2	Additional Bedding (6" Depth)	TNS	340	25.00	\$ 8,500.00	340	\$ 8,500.00
TOTAL CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER)					\$ 32,500.00		\$ 32,500.00
CHANGE ORDER #004: WATERLINE BORE EXTENSION <u>PHASE 2</u>							
1	24" Bore	LF	267	450.00	\$ 120,150.00	267	\$ 120,150.00
2	24" Encasement Pipe	LF	267	350.00	\$ 93,450.00	267	\$ 93,450.00
TOTAL CHANGE ORDER #004: WATERLINE BORE EXTENSION					\$ 213,600.00		\$ 213,600.00
CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING <u>PHASE 2</u>							
1	Concrete Trickle Channel	LF	190	100.00	\$ 19,000.00	190	\$ 19,000.00
2	4' Ornamental Fencing	LF	340	50.00	\$ 17,000.00	340	\$ 17,000.00
TOTAL CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING					\$ 36,000.00		\$ 36,000.00

PROJECT SUMMARY

	Proposal Extension
TOTAL PART A: EROSION CONTROLS & MISC. (Items A1 - A9)	\$ 17,250.00
TOTAL PART B: WASTEWATER IMPROVEMENTS (Items B1 - B8)	\$ 420,027.50
TOTAL PART C: DRAINAGE IMPROVEMENTS (Item C1-C21)	\$ 1,032,851.50
TOTAL PART D: POTABLE WATER IMPROVEMENTS (Items D1 - D19)	\$ 553,244.00
TOTAL PART E: STREET IMPROVEMENTS. (Items E1 - E17)	\$ 788,478.00
TOTAL PART F: EXCAVATION AND EMBANKMENT (Items F1 - F6)	\$ 80,475.00
TOTAL CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER)	\$ 32,500.00
TOTAL CHANGE ORDER #004: WATERLINE BORE EXTENSION	\$ 213,600.00
TOTAL CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING	\$ 36,000.00
TOTAL:	\$ 3,174,426.00

Maintenance Bond Amount:

\$3,491,868.60

June 22, 2022

David Howell
MA Durango Farms, LLC
230 Klattenhoff Lane, Suite 102
Hutto, Texas 78634

TDLR Project Number: TABS2022006012

PROJECT:

Durango Farms Phase 2
700 FM 1660 North
Hutto, TX 78634

INSPECTION COMPLETED – NO VIOLATIONS

Dear David:

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

The inspection results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner up on receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L/ 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Please reference the TABS number in all future correspondence pertaining to this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arturo Pinero', with a stylized flourish at the end.

Arturo Pinero, RAS #1551

cc: LDC



Inspection Report

Article 9102, T.C.S.

Texas Accessibility Standards (TAS)

Inspection Date: June 22, 2022

TDLR Project Number: TABS2022006012

RAS: Arturo Pinero (License #1551)

Altura Project No: 21-195

PROJECT INFORMATION

Durango Farms Phase 2

700 FM 1660 North

Hutto, TX 78634

Description: 112 Single-family lots and associated infrastructure.

Scope: The scope of the project includes the requirements for TAS 201.1 and Elimination of Architectural Barriers Administrative Rules 68.102

OWNER INFORMATION

David Howell

MA Durango Farms, LLC

230 Klattenhoff Lane, Suite 102

Hutto, Texas 78634

The following report identifies violations with the Texas Accessibility Standards (TAS).

No violations of the TAS were found.

REPORT COMMENTS

1. The scope of this report is limited to an inspection for compliance with the 2012 Texas Accessibility Standards (TAS). This report excludes a review for compliance with other accessibility requirements such as the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the 2010 Standards for Accessible Design.
2. The scope of the report excludes an inspection for compliance with building code requirements such as the International Building Code (IBC).
3. The report does not cover any elements or spaces which are not subject to the TAS. The report does not cover any elements or spaces that are outside of the scope of work of this project or outside of the property line as indicated by the construction documents.
4. Contact Arturo Pinero at (512) 410-7059 or at arturo@alturalp.com with any questions or comments.

-END OF REPORT



TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 • Austin, Texas 78711

(512) 539-5669 • (877) 278-0999 FAX (512) 539-5690

techinfo@tdlr.texas.gov • www.tdlr.texas.gov

PROOF OF INSPECTION

This form was created by the Texas Department of Licensing and Regulation (TDLR) to provide proof of inspection to a building owner and is not intended to imply that a Registered Accessibility Specialist (RAS) is an employee of TDLR or that they have been hired by TDLR to perform this inspection.

This form is to be filled out in full and signed at the time and location of the inspection.

To help combat the spread of COVID-19, the owner or owner designee that accompanied the RAS on the inspection may electronically sign the Proof of Inspection form on the day of the inspection.

PROJECT INFORMATION

1. Project Name: Durango Farms Phase 2		2. TDLR Project #: TABS2022006012	
3. Project Address: 700 FM 1660 North		Suite #:	
City: Hutto	County: Williamson	Zip Code: 78634	

RAS INFORMATION

4. Name: Arturo Pinero		5. RAS #: 1551	
6. Company/Agency: Altura Solutions, LLC			
7. Address: 3616 Far West Blvd.		Suite #: Ste. 117-288	
City: Austin	State: TX	Zip Code: 78731	
8. Phone Number: (512) 410-7059	9. Fax Number:	10. Email: arturo@alturalp.com	

I certify that I have performed an inspection of the referenced construction project:

11. RAS Signature _____ Date of Inspection _____

OWNER/OWNER DESIGNEE* PRESENT DURING THE INSPECTION

12. Name: DAVID HOWELL			
13. Company/Agency: MA Durango Farms, LLC			
14. Address: 2121 Midway Rd		Suite #: 320	
City: Carrollton	State: TX	Zip Code: 75006	
15. Phone Number: 214-202-4248	16. Fax Number:	17. Email: dhowell@madev.com	

I certify that I was present during the inspection of the referenced construction project:

18. Signature of Owner/Designee _____

6-22-2022
Date of Inspection

* The designee may be someone other than the owner or designated agent referenced in Administrative Rule 68.10 (11)

PRO DIRT

SERVICES, LLC



Durango Farms Phase 2 - Final Cost & Quantities

Submitted by: Zach Cason

PART A: EROSION CONTROLS & MISCELLANEOUS ITEMS PHASE 2							
A1	MBGF(Alleyways only) Includes guardrail end treatments and mowstrip	LF	115	150.00	\$ 17,250.00	115	17,250.00
TOTAL PART A: EROSION CONTROLS & MISC. (Items A1 - A9)					\$ 17,250.00		\$ 17,250.00
PART B: WASTEWATER IMPROVEMENTS PHASE 2							
B1	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe(all depths)	LF	4,069	45.00	\$ 183,105.00	4069	\$ 183,105.00
B2	Furnish and Install 16" Steel Encasement	LF	220	150.00	33,000.00	220	33,000.00
B2	Furnish and Install 4-ft diameter wastewater manhole	EA	25	4,000.00	100,000.00	25	100,000.00
B3	Furnish and Install 4-ft diameter wastewater Drop-manhole	EA	1	4,000.00	4,000.00	1	4,000.00
B4	Trench Safety System for wastewater line	LF	4,069	1.00	4,069.00	4069	4,069.00
B5	CCTV Wastewater Lines	LF	4,069	1.50	6,103.50	4069	6,103.50
B6	Furnish and Install double service connection	EA	49	1,500.00	73,500.00	49	73,500.00
B7	Furnish and Install single service connection	EA	9	1,250.00	11,250.00	9	11,250.00
B8	Connect to Wastewater stub or existing wastewater manhole	EA	2	2,500.00	5,000.00	2	5,000.00
TOTAL PART B: WASTEWATER IMPROVEMENTS (Items B1 - B8)					\$ 420,027.50		\$ 420,027.50
PART C: DRAINAGE IMPROVEMENTS PHASE 2							
C1	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances	LF	1,244	67.00	\$ 83,348.00	1244	\$ 83,348.00
C1(a)	Furnish and Install 18" Class IV RCP	LF	349	71.00	\$ 24,779.00	349	\$ 24,779.00
C2	Furnish and Install 24"inch Class III storm sewer (all depths)	LF	710	82.00	\$ 58,220.00	710	\$ 58,220.00
C2(a)	Furnish and Install 24" Class IV RCP	LF	204	88.00	\$ 17,952.00	204	\$ 17,952.00
C3	Furnish and Install 36-inch Class III RCP storm sewer (all depths)	LF	87	133.00	\$ 11,571.00	87	\$ 11,571.00
C3(a)	Furnish and Install 36" Class IV RCP	LF	281	154.00	\$ 43,274.00	281	\$ 43,274.00
C4	Furnish and Install 48-inch Class III RCP storm sewer (all depths)	LF	945	175.00	\$ 165,375.00	945	\$ 165,375.00
C4(a)	Furnish and Install 48" Class IV RCP	LF	373	193.00	\$ 71,989.00	373	\$ 71,989.00
C5	Furnish and Install 8'x3' Reinforced Concrete box culvert storm sewer	LF	208	650.00	\$ 135,200.00	208	\$ 135,200.00
C6	Furnish and Install (4' dia) Storm sewer manhole	EA	1	3,000.00	\$ 3,000.00	1	\$ 3,000.00
C7	Furnish and Install (5' dia) Storm sewer manhole	EA	1	3,000.00	\$ 3,000.00	1	\$ 3,000.00
C8	Furnish and Install (6' dia) Storm sewer manhole	EA	1	4,000.00	\$ 4,000.00	1	\$ 4,000.00
C9	Furnish and Install (4'x4') Storm sewer junction box	EA	2	2,500.00	\$ 5,000.00	2	\$ 5,000.00
C10	Furnish and Install (5'x5') Storm sewer junction box	EA	1	3,500.00	\$ 3,500.00	1	\$ 3,500.00
C11	Furnish and Install (6'x6') Storm sewer junction box	EA	7	6,500.00	\$ 45,500.00	7	\$ 45,500.00
C12	Furnish and Install 10' Curb Inlet (5'x10' depths), Type I, per City of Round Rock	EA	25	4,500.00	\$ 112,500.00	25	\$ 112,500.00

C13	Furnish and Install 20' Curb Inlet (5'x10' depths), Type I, per City of Round Rock	EA	2	6,500.00	\$ 13,000.00	2	\$ 13,000.00
C14	Furnish and Install (3'x3') Gate Inlet	EA	4	2,500.00	\$ 10,000.00	4	\$ 10,000.00
C15	Trapezoidal Channel Excavation shape and reveg including trickle channel	LF	321	5.00	\$ 1,605.00	321	\$ 1,605.00
C16	Furnish and Install Headwall inlet/outlet structures for 8'x3' culvert crossing	EA	6	30,000.00	\$ 180,000.00	6	\$ 180,000.00
C17	Furnish and Install 48" Headwall outlet structure	EA	1	14,000.00	\$ 14,000.00	1	\$ 14,000.00
C18	Connect to Existing Pipe	EA	1	500.00	\$ 500.00	1	\$ 500.00
C19	Rock Rip Rap	EA	553	2.50	\$ 1,382.50	553	\$ 1,382.50
C20	Mortared Rock Rip Rap	SF	3,951	5.00	\$ 19,755.00	3951	\$ 19,755.00
C21	Trench Safety Systems for storm sewers	LF	4,401	1.00	\$ 4,401.00	4401	\$ 4,401.00
TOTAL PART C: DRAINAGE IMPROVEMENTS (Item C1-C21)					\$ 1,032,851.50		\$ 1,032,851.50
PART D: POTABLE WATER IMPROVEMENTS PHASE 2							
D1	Furnish and Install 8-inch C-900 PVC DR-14 water line(all depths)	LF	1,446	52.00	\$ 75,192.00	1446	\$ 75,192.00
D2	Furnish and Install 12-inch C-900 PVC DR-14 water line(all depths)	LF	2,450	75.00	\$ 183,750.00	2450	\$ 183,750.00
D3	Ductile Iron Fittings (\$3.08 per LF)	LF	3,896	9.00	\$ 35,064.00	3896	\$ 35,064.00
D4	Furnish and Install 8" Gate valve	EA	7	2,000.00	\$ 14,000.00	7	\$ 14,000.00
D5	Furnish and Install 12" Gate valve	EA	11	2,500.00	\$ 27,500.00	11	\$ 27,500.00
D6	Furnish and Install 16" Steel Encasement	LF	123	150.00	\$ 18,450.00	123	\$ 18,450.00
D7	Furnish and Install 24" Steel Encasement	LF	71	350.00	\$ 24,850.00	71	\$ 24,850.00
D8	8" Auto Flush Valve Assembly	EA	2	4,500.00	\$ 9,000.00	2	\$ 9,000.00
D9	Furnish and Install Standard fire hydrant assembly	EA	10	4,500.00	\$ 45,000.00	10	\$ 45,000.00
D10	1" Irrigation Meters with backflow preventors	EA	1	1,500.00	\$ 1,500.00	1	\$ 1,500.00
D11	Furnish and Install Air release valve	EA	1	2,500.00	\$ 2,500.00	1	\$ 2,500.00
D12	Furnish and Install Standard potable water double service connection with meter boxes	EA	48	1,250.00	\$ 60,000.00	48	\$ 60,000.00
D13	Furnish and Install Standard potable water single service connection with meter boxes	EA	10	1,100.00	\$ 11,000.00	10	\$ 11,000.00
D14	Trench Safety Systems for water line	LF	3,896	1.00	\$ 3,896.00	3896	\$ 3,896.00
D15	Furnish and Install 8-inch plug	EA	2	500.00	\$ 1,000.00	2	\$ 1,000.00
D16	Furnish and Install 12-inch plug	EA	1	500.00	\$ 500.00	1	\$ 500.00
D17	Connect to existing waterline	EA	2	1,500.00	\$ 3,000.00	2	\$ 3,000.00
D18	24" Bore under FM 1660	LF	65	450.00	\$ 29,250.00	65	\$ 29,250.00
D19	Pressure Pipe Hydrostatic Testing	LF	3,896	2.00	\$ 7,792.00	3896	\$ 7,792.00
TOTAL PART D: POTABLE WATER IMPROVEMENTS (Items D1 - D19)					\$ 553,244.00		\$ 553,244.00
PART E: STREET IMPROVEMENTS PHASE 2							
E1	8" of Lime stabilized subgrade (to 3' behind curb)	SY	18,373	\$ 7.00	\$ 128,611.00	18,373	\$ 128,611.00
E2	8" of Lime stabilized subgrade (to 3' behind curb) (ALLEYS)	SY	2,009	7.00	\$ 14,063.00	2,009	\$ 14,063.00
E5	9" Crushed Limestone Base (to 3' behind curb) residential local	SY	18,373	14.00	\$ 257,222.00	18,373	\$ 257,222.00
E6	9" Crushed Limestone Base (to 3' behind curb) (ALLEYS)	SY	2,009	14.00	\$ 28,126.00	2,009	\$ 28,126.00
E7	Furnish and Install CoRR Item 340 Type D HMA, 2" depth	SY	14,118	11.00	\$ 155,298.00	14,118	\$ 155,298.00
E8	Furnish and Install CoRR Item 340 Type D HMA, 2" depth (ALLEYS)	SY	968	11.25	\$ 10,890.00	968	\$ 10,890.00
E9	Furnish and Install Standard 6" concrete curb and gutter	LF	7,636	13.00	\$ 99,268.00	7,636	\$ 99,268.00
E10	Furnish and Install Concrete sidewalks, 5' wide	LF	730	30.00	\$ 21,900.00	730	\$ 21,900.00
E11	Furnish and Install Curb ramp (All types)	EA	14	1,300.00	\$ 18,200.00	14	\$ 18,200.00

E12	Furnish and Install signs/stripping	LS	1	6,500.00	\$ 6,500.00	1	\$ 6,500.00
E14	Furnish and Install Street end barricades (use on-site boulders if required)	LS	1	1,250.00	\$ 1,250.00	1	\$ 1,250.00
E15	TY II Driveways	EA	3	1,800.00	\$ 5,400.00	3	\$ 5,400.00
E16	Pond Access Roads (including gates and signage)	EA	3	7,500.00	\$ 22,500.00	3	\$ 22,500.00
E17	Alley 24" Ribbon Curb w/ 2-#4	LF	1,750	11.00	\$ 19,250.00	1750	\$ 19,250.00
TOTAL PART E: STREET IMPROVEMENTS. (Items E1 - E17)					\$ 788,478.00		\$ 788,478.00
PART F: EXCAVATION AND EMBANKMENT PHASE 2							
F1	Clear and grub (Row)	AC	4.54	\$ 500.00	\$ 2,270.00	4.54	\$ 2,270.00
F2	Clear and grub (Alleys)	AC	0.41	\$ 500.00	\$ 205.00	0.41	\$ 205.00
F4	Excavation	CY	11,000	\$ 9.00	\$ 99,000.00	2000	\$ 18,000.00
F5	Embankment (use material from onsite stockpile, ROW-alleys)	CY	43,500	\$ 6.00	\$ 261,000.00	10000	\$ 60,000.00
TOTAL PART F: EXCAVATION AND EMBANKMENT (Items F1 - F6)					\$ 362,475.00		\$ 80,475.00
CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER) PHASE 2							
1	Wrapping WW Line	LF	3,000	8.00	\$ 24,000.00	3000	\$ 24,000.00
2	Additional Bedding (6" Depth)	TNS	340	25.00	\$ 8,500.00	340	\$ 8,500.00
TOTAL CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER)					\$ 32,500.00		\$ 32,500.00
CHANGE ORDER #004: WATERLINE BORE EXTENSION PHASE 2							
1	24" Bore	LF	267	450.00	\$ 120,150.00	267	\$ 120,150.00
2	24" Encasement Pipe	LF	267	350.00	\$ 93,450.00	267	\$ 93,450.00
TOTAL CHANGE ORDER #004: WATERLINE BORE EXTENSION					\$ 213,600.00		\$ 213,600.00
CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING PHASE 2							
1	Concrete Trickle Channel	LF	190	100.00	\$ 19,000.00	190	\$ 19,000.00
2	4' Ornamental Fencing	LF	340	50.00	\$ 17,000.00	340	\$ 17,000.00
TOTAL CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING					\$ 36,000.00		\$ 36,000.00

PROJECT SUMMARY

TOTAL PART A: EROSION CONTROLS & MISC. (Items A1 - A9)	\$ 17,250.00
TOTAL PART B: WASTEWATER IMPROVEMENTS (Items B1 - B8)	\$ 420,027.50
TOTAL PART C: DRAINAGE IMPROVEMENTS (Item C1-C21)	\$ 1,032,851.50
TOTAL PART D: POTABLE WATER IMPROVEMENTS (Items D1 - D19)	\$ 553,244.00
TOTAL PART E: STREET IMPROVEMENTS. (Items E1 - E17)	\$ 788,478.00
TOTAL PART F: EXCAVATION AND EMBANKMENT (Items F1 - F6)	\$ 80,475.00
TOTAL CHANGE ORDER #001: WRAP WW LINE (GROUNDWATER)	\$ 32,500.00
TOTAL CHANGE ORDER #004: WATERLINE BORE EXTENSION	\$ 213,600.00
TOTAL CHANGE ORDER #006: CONCRETE TRICKLE & ORNAMENTAL FENCING	\$ 36,000.00
TOTAL:	\$ 3,174,426.00



Maintenance Bond Amount:

\$3,491,868.60

Berkley Insurance Company

412 Mount Kemble Ave. Ste 310N
Morristown, NJ 07960
800-456-5486

Bond No. 0234799M

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we ProDirt Services, LLC as Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto City of Hutto as Obligee, in the penal sum of Three Million Four Hundred Ninety One Thousand Eight Hundred Sixty Eight and 60/100 (\$3,491,868.60) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has entered into a contract with City of Hutto dated July 1, 2022 for Durango Farms Phase 2, which contract is hereinafter referred to as the "Contract."

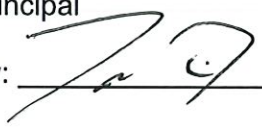
WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of Two year (s) from date of acceptance of the work performed under the Contract against all defects in workmanship and materials which would have been the responsibility under the Contract for which written notice is made to Surety during said period

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which may become apparent and with respect to which notice is delivered to Surety in writing during the period of Two year (s) from and after date of acceptance of the work under the Contract, then this obligation shall be void, otherwise to remain in full force and effect.

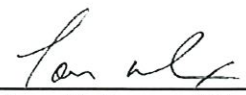
No right of action shall accrue hereunder to or for the benefit of any person or entity other the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

SIGNED, SEALED AND DATED THIS 6th day of July, 2022.

ProDirt Services, LLC
Principal

By:  _____

Berkley Insurance Company

By:  _____

Tom Mulanax, Attorney-in-Fact

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Jeremy M. Farque; Tommy Mulanax; Michael C. Whorton; Raquel Martinez; or Rosemarie Lopez of Jim Whorton & Associates, Inc. of Austin, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 30th day of June, 2021.

Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 30th day of June, 2021, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 6th day of July, 2022.

(Seal)

Vincent P. Forte

Berkley Insurance Company

412 Mount Kemble Ave. Ste 310N
Morristown, NJ 07960
800-456-5486

BOND # 0243746

KNOW ALL MEN BY THESE PRESENTS, That we, Pro Dirt Services, LLC, as Principal, and Berkley Insurance Company, a Corporation of the State of Delaware, authorized to write Surety Bonds in the State of Texas, as Surety, are jointly and severally held and firmly bound unto the CITY OF HUTTO, in the sum of Five Thousand & 00/100 Dollars (\$ 5,000.00) lawful money of the United State of America, for which payment well and truly to be made, we bind ourselves, executors, administrators, heirs, successors, and assigns, jointly and severally by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT,

WHEREAS, the CITY OF HUTTO has required the Principal as a condition of approval and acceptance of the project listed below to post a bond and to insure completion of:

Installation of:

Benchmark to be placed and completion of mortared riprap for Durango Farms Phase 2

NOW, THEREFORE, if the said Principal shall furnish, install and complete, under the inspection and to the satisfaction of the City of HUTTO and in accordance with the above described specifications, the improvements aforesaid in said project as hereinbefore listed, then this obligation shall be null and void; otherwise, it shall remain in full force and effect.

Signed, sealed and dated this 8th day of July, 2022

ProDirt Services, LLC

PRINCIPAL

BY: 

Authorized Signature

3111 CR 100 Hutto, TX 78634

Mailing Address

Berkley Insurance Company

SURETY

BY: 

Authorized Signature Rosemarie Lopez, AIF

412 Mt. Kemble Ave., Suite 310N Morristown, NJ 07960

Mailing Address

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Jeremy M. Farque; Tommy Mulanax; Michael C. Whorton; Raquel Martinez; or Rosemarie Lopez of Jim Whorton & Associates, Inc. of Austin, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 30th day of June, 2021.

Attest:
(Seal) By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 30th day of June, 2021, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 8th day of July, 2022.

(Seal)

Vincent P. Forte
Vincent P. Forte

Please **verify the authenticity** of the instrument attached to this Power by:

Toll-Free Telephone: (800) 456-5486; or

Electronic Mail: BSGInquiry@berkleysurety.com

Any written notices, inquiries, claims or demands to the Surety on the bond attached to this Power should be directed to:

Berkley Surety
412 Mount Kemble Ave.
Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

Or

Email: BSGClaim@berkleysurety.com

Please include with all communications the bond number and the name of the principal on the bond. Where a claim is being asserted, please set forth generally the basis of the claim. In the case of a payment or performance bond, please also identify the project to which the bond pertains.

Berkley Surety is a member company of W. R. Berkley Corporation that underwrites surety business on behalf of Berkley Insurance Company, Berkley Regional Insurance Company and Carolina Casualty Insurance Company.

FINAL BILLS PAID AFFIDAVIT
BY CONTRACTOR

BEFORE ME, the undersigned authority, personally appeared as
Zach Cason, known to me to be a credible person, and after
(Name)
being by me duly sworn, upon oath stated and affirmed that: "My name is
Zach Cason and I am the Vice President
(Name) (Title)
of ProDirt Services, LLC", hereafter referred to in this affidavit as
(Firm)
"Contractor". Contractor's business address is PO Box 59, Georgetown, Tx,
(Address)
Texas, 78627. The undersigned Contractor has personal knowledge of the facts
(Zip)
stated herein and has full authority to make the agreements in this affidavit on behalf of
Contractor.

Pursuant to and in accordance with a written contract between Contractor and
MA Partners, LLC, collectively referred to as Owner, Contractor furnished
(Owner)
materials and labor for the construction, renovation, installation or repair of certain
improvements (the "Improvements") as indicated in City of Hutto Permit No.
1795-ENG.

All work provided for under said written construction contract, together with all changes and supplements thereto, has been fully completed in accordance with the terms and provisions of said contract.

Contractor has paid each of its subcontractors, laborers, suppliers and materialmen in full for all labor and materials provided to Contractor for or in connection with the construction, renovation, or repair of the Improvements.

Contractor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, manufacturers, suppliers, or materialmen for or in connection with the furnishing of labor materials, or both, for the construction, renovation, or repair of the Improvements.

Contractor further understands that this Final Bills Paid Affidavit is being given pursuant to and in accordance with Section 53.085 of the Texas Property Code and that the

intentional, knowing, or reckless making of a false or misleading statement in this Affidavit constitutes an offense under said Section and is a Class A misdemeanor.

Contractor hereby indemnifies and holds harmless the City of Hutto from any and all claims, demands or causes of action, and any costs, expenses, and attorney's fees incurred in connection therewith, arising from or connected with, the statements and representations contained herein.

EXECUTED this 11 day of July, 2022.

CONTRACTOR:

By: [Signature]

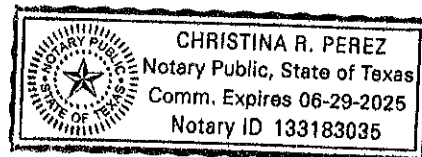
Name: Zach Cory

Title: VP

Notary's Acknowledgement

Before me, the undersigned authority, on this day personally appeared Zach
Cory, who first being duly sworn by me to be the person whose name is subscribed to the foregoing Final Bills Paid Affidavit, acknowledged that he/she has the authority to make this Final Bills Paid Affidavit, and further acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of July, 2022.



[Signature]

Berkley Insurance Company

412 Mount Kemble Ave. Ste 310N
Morristown, NJ 07960
800-456-5486

BOND # 0243746

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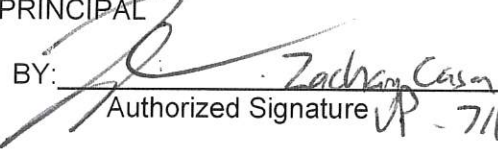
Installation of:

Benchmark to be placed and completion of mortared riprap for Durango Farms Phase 2

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Signed, sealed and dated this 8th day of July, 2022

ProDirt Services, LLC
PRINCIPAL

BY: 

Authorized Signature

3111 CR 100 Hutto, TX 78634
Mailing Address

Berkley Insurance Company
SURETY

BY: 

Authorized Signature

Rosemarie Lopez, AIF

412 Mt. Kemble Ave., Suite 310N Morristown, NJ 07960
Mailing Address

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BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter

Senior Vice President

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STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

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MARIA C. RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundracken
Notary Public, State of Connecticut

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I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

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(Seal)

Vincent P. Forte
Vincent P. Forte

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Electronic Mail: BSGInquiry@berkleysurety.com

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Suite 310N
Morristown, NJ 07960
Attention: Surety Claims Department

Or

Email: BSGClaim@berkleysurety.com

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Berkley Surety is a member company of W. R. Berkley Corporation that underwrites surety business on behalf of Berkley Insurance Company, Berkley Regional Insurance Company and Carolina Casualty Insurance Company.

DURANGO FARMS

CONSTRUCTION PLAN

PHASE 2

700 FM 1660 NORTH, HUTTO, TX 78634
WILLIAMSON COUNTY

1. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
2. THIS PROPERTY LIES WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN IN THE MAP NO. 48491C0520F, DATED DECEMBER 20, 2019. THIS PROPERTY LIES PARTIALLY WITHIN ZONE "X" UNSHADED, PARTIALLY WITHIN ZONE "X" SHADED, AND PARTIALLY WITHIN ZONE "AE".
3. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3
4. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
5. BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #O-19-10-17-10C.
6. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
7. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
10. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
11. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{2}$ PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
13. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR
GAS (NATURAL OR PROPANE):	ATMOS ENERGY
14. AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. THIS SUBDIVISION IS ZONED: PUD (ORD #O-19-10-17-10C)
16. ALL LOCAL STREETS SHALL HAVE A POSTED SPEED LIMIT OF 30 MPH, EXCLUDING MAGER LANE. THE MINIMUM CENTERLINE RADII FOR LOCAL STREETS IS 180 FEET AT INTERSECTION APPROACHES. THE MINIMUM CENTERLINE RADII FOR MAGER LANE IS 300 FEET.
17. LICENSE AGREEMENT NUMBER: R-2021-054

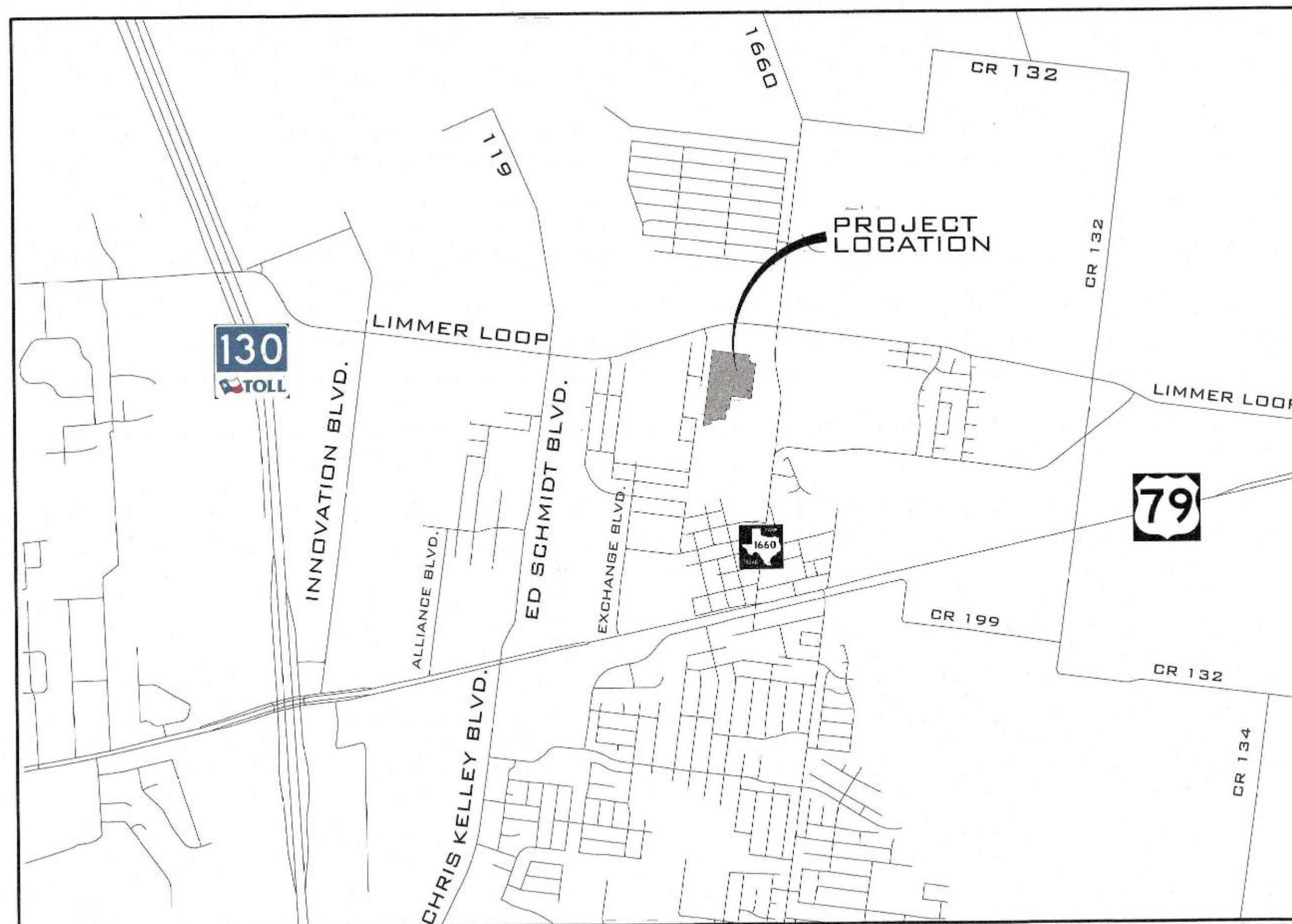
**TBM #1 - SQUARE WITH "X" CUT ON CONCRETE SOUTH SIDE OF PEDESTRIAN BRIDGE ON WEST SIDE OF F.M. 1660
APPROXIMATELY 1027 FEET SOUTH OF LIMMER LOOP.
ELEVATION = 660.89 FEET.**

LANDDEV CONSULTING, LLC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS, THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AS A MEMBER OF THIS FIRM (#F-16384). OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. LANDDEV, LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING OR STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.
STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. LANDDEV CONSULTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.



VICINITY MAP
1" = 2000'

OWNER:	JERRY WAYNE ROZNOVAK 3051 COUNTY ROAD 101 HUTTO, TEXAS 78634
DEVELOPER:	MA PARTNERS, LLC 15443 KNOLL TRAIL RD, SUITE 130 DALLAS, TEXAS 75248
ENGINEER/SURVEYOR:	LANDDEV CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 (512) 872-6696

SUBMITTAL DATE: _____

APPROVED BY:

WILLIAMSON COUNTY ESD#3

CITY OF HUTTO

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF HUTTO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

MYPERMITNOW (MPN) NUMBER - **1795-ENG**

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT 1 OF 3
3	FINAL PLAT 2 OF 3
4	GENERAL NOTES 1 OF 2
5	GENERAL NOTES 2 OF 2
6	EXISTING CONDITIONS
7	EXISTING DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA MAP
9	EROSION & SEDIMENTATION CONTROL PLAN 1 OF 2
10	EROSION & SEDIMENTATION CONTROL PLAN 2 OF 2
11	ESC DETAILS
12	OVERALL GRADING
13	GREENSPIRE DOWNS DRIVE PLAN & PROFILE 1+00.00 - 6+14.56
14	GREENSPIRE LANE PLAN & PROFILE 1+00.00 - 8+00.00
15	GREENSPIRE LANE PLAN & PROFILE 8+00.00 - 12+14.95
16	FAIRMEADOW DOWNS DRIVE PLAN & PROFILE 2+75.00 - +9+50.00
17	FAIRMEADOW DOWNS DRIVE PLAN & PROFILE 9+50.00 - 14+99.69
18	MAGER LANE PLAN & PROFILE 17+00.00 - 24+00.00
19	MAGER LANE PLAN & PROFILE 24+00.00 - 29+48.60
20	ALLEY C PLAN & PROFILE 1+00.00 - 7+50.00
21	ALLEY C PLAN & PROFILE 7+50.00 - 10+47.34
22	STREET AND DRAINAGE DETAILS (1 OF 4)
23	STREET AND DRAINAGE DETAILS (2 OF 4)
24	STREET AND DRAINAGE DETAILS (3 OF 4)
25	STREET AND DRAINAGE DETAILS (4 OF 4)
26	INLET DRAINAGE AREA MAP
27	INLET CALCULATIONS
28	OVERFLOW CALCULATIONS
29	OVERALL STORM PLAN
30	PROPOSED CHANNEL, STORM R PLAN & PROFILE
31	STORM A PLAN & PROFILE +075.00 - 9+05.18
32	STORM B PLAN & PROFILE +075.00 - 2+44.96
33	STORM C PLAN & PROFILE +00.00 - 9+50.00
34	STORM C PLAN & PROFILE 9+50.00 - 11+24.82
35	STORM D PLAN & PROFILE +075.00 - 4+24.69
36	STORM E PLAN & PROFILE +075.00 - 7+50.00
37	STORM F PLAN & PROFILE +075.00 - 12+06.19
38	STORM F PLAN & PROFILE +075.00 - 1+86.71
39	STORM G PLAN & PROFILE 1+00.00 - 2+59.77
40	STORM H PLAN & PROFILE 1+00.00 - 1+99.42
41	STORM I & J PLAN & PROFILE 1+00.00 - END
42	STORM LATERALS PLAN & PROFILE 1 OF 4
43	STORM LATERALS PLAN & PROFILE 2 OF 4
44	STORM LATERALS PLAN & PROFILE 3 OF 4
45	STORM LATERALS PLAN & PROFILE 4 OF 4
46	OVERALL WASTEWATER PLAN
47	WWV - A PLAN & PROFILE 1+00.00 - 8+00.00
48	WWV - A PLAN & PROFILE 8+00.00 - 9+59.27
49	WWV - I PLAN & PROFILE 1+00.00 - 8+00.00
50	WWV - I PLAN & PROFILE 8+00.00 - 13+06.29
51	WWV - M PLAN & PROFILE 1+00.00 - 8+00.00
52	WWV - M PLAN & PROFILE 8+00.00 - 14+00.00
53	WWV - N PLAN & PROFILE 1+00.00 - 5+16.16
54	WWV - O PLAN & PROFILE 1+00.00 - 2+90.25
55	WWV - P PLAN & PROFILE 1+00.00 - 2+02.99
56	WASTEWATER DETAILS (1 OF 2)
57	WASTEWATER DETAILS (2 OF 2)
58	OVERALL WATER PLAN
59	WL - A PLAN & PROFILE 26+50.00 - 36+00.00
60	WL - A PLAN & PROFILE 36+00.00 - 38+25.00
61	WL - D PLAN & PROFILE 9+30.00 - 15+14.68
62	WL - E PLAN & PROFILE 1+00.00 - 9+00.00
63	WL - E PLAN & PROFILE 9+00.00 - 15+31.95
64	WL - I PLAN & PROFILE 1+00.00 - 3+53.53
65	WL - K PLAN & PROFILE 1+00.00 - END
66	WATER DETAILS (1 OF 2)
67	WATER DETAILS (2 OF 2)
68	SIGNAGE & STRIPING PLAN


 REVISION #2
 SUBMITTAL DATE: 04/05/2022

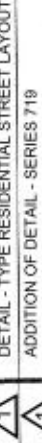
SUBMITTED FOR APPROVAL BY:


KEITH PARKAN, P.E.

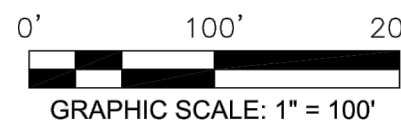
LANDDEV CONSULTING, LLC
5508 W. HWY 290, STE 150
AUSTIN, TX 78735
TEL: 512-872-6696

I, KEITH PARKAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

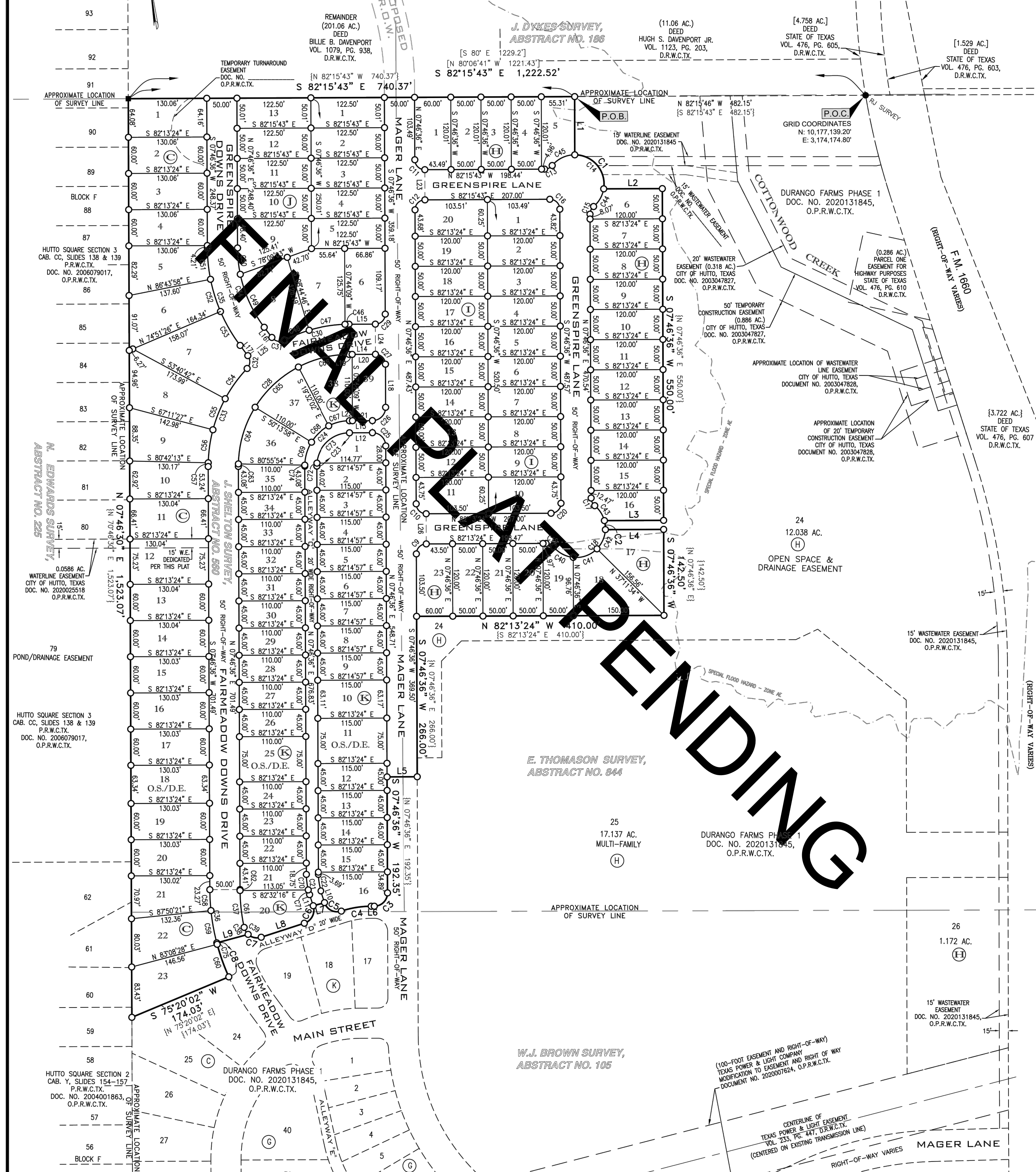
AS BUILTS

COVER DURANGO FARMS CONSTRUCTION PLAN PHASE 2 WILLIAMSON COUNTY, HUNTO, TEXAS	DESIGNED BY: <u>KK/K</u>	 Know what's below. Call before you dig.	LAND DEV CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TEXAS 78723-6695 OFFICE PHONE NO. 1.682.6695	LOCATION OF WATER MAINS, LOCATION OF IRREGULAR ALLEYS DETAIL TYPE RESIDENTIAL STREET LAYOUT UTILITY ASSIGNMENT ADDITION OF DETAIL - SHEET 719 MODIFICATION OF WATERLINE	01/26/2022 01/26/2022 04/05/2022 KP KP XG
	DRAWN BY: <u>GS/DA/M</u> CHECKED BY: <u>KP</u> APPROVED BY: <u>JW</u>			NO. NO. NO. REVISION	DATE BY

FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS



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OR CONSTRUCTION



FILE: 1368 PAGE 1 OF 4

DATE: 04-22-21	DRAWN BY: KM	N.G., N.H., GP
SCALE: 1"=100'	CHECKED BY: EN	FB #: 30
JOB #: 194301.015	DRAWING: DURANGO FARMS PH 2.dwg	PLAN #: N/A
NO.	REVISION	BY DATE

LANDDEV

5508 HIGHWAY 290 WEST, SUITE 150
DALLAS, TEXAS 75243-7975
OFFICE: 972.872.6696
FAX: 972.872.6696

FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

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BLOCK C	
LOT NO.	AREA (SQ. FT.)
1	8339
2	7804
3	7803
4	7803
5	9140
6	10,661
7	13,909
8	11,823
9	9614
10	7958
11	8667
12	9752
13	7802
14	7802
15	7802
16	7802
17	7802
18*	8236
19	7802
20	7801
21	8416
22	9382
23	10,848

BLOCK H	
LOT NO.	AREA (SQ. FT.)
1	7142
2	6000
3	6000
4	6000
5	5919
6	5488
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6000
16	5586
17	9341
18	10,078
19	5416
20	6000
21	6000
22	6000
23	7142

BLOCK I	
LOT NO.	AREA (SQ. FT.)
1	7176
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	7172
11	7172
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	6000
20	7167

BLOCK J	
LOT NO.	AREA (SQ. FT.)
1	6126
2	6125
3	6125
4	6125
5	6125
6	8338
7	10,152
8	9621
9	9621
10	6125
11	6125
12	6125
13	6125

BLOCK K	
LOT NO.	AREA (SQ. FT.)
1	4998
2	5175
3	5175
4	5175
5	5175
6	5175
7	5175
8	5175
9	5175
10	7261
11*	8625
12	5175
13	5175
14	5175
15	5175
16	6480
17	6000
18	6000
19	4950
20	4950
21	4950
22	4950
23	4950
24	4950
25*	8250
26	4950
27	4950
28	4950
29	4950
30	4950
31	4950
32	4950
33	4950
34	4950
35	5062
36	7662
37	7662
38	7362
39	5892

NOTE:
LOTS MARKED WITH AN ASTERISK (*)
ARE SOMETHING OTHER THAN SINGLE FAMILY.

CURVE TABLE			
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING
C1	48.50'	84.21'	S 32°21'22" E 74.03'
C2	48.50'	15.14'	S 01°47'11" W 15.08'
C3	22.00'	34.56'	S 52°46'36" W 31.11'
C4	160.00'	50.45'	S 88°44'39" W 50.24'
C5	22.00'	34.67'	S 55°08'28" W 31.19'
C6	23.00'	36.13'	S 35°00'21" W 32.53'
C7	22.00'	23.27'	N 69°41'49" W 22.20'
C8	355.00'	59.87'	S 11°26'56" E 59.80'
C9	16.50'	25.92'	S 52°46'36" W 23.33'
C10	16.50'	25.92'	S 37°13'24" E 23.33'
C11	16.50'	25.93'	S 37°14'33" E 23.34'
C12	16.50'	25.91'	S 52°45'27" W 23.33'
C13	16.50'	14.49'	N 72°34'36" E 14.03'
C14	48.50'	161.41'	N 37°14'33" W 96.58'
C15	16.50'	14.49'	S 32°56'18" W 14.03'
C16	16.50'	25.93'	N 37°14'33" W 23.34'
C17	16.50'	14.49'	S 17°23'05" E 14.03'
C18	48.50'	161.38'	N 52°46'36" E 96.58'
C19	16.50'	14.49'	N 57°03'42" W 14.03'
C20	16.50'	25.92'	N 52°46'36" E 23.33'
C21	110.00'	34.12'	S 01°06'31" E 33.98'
C22	90.00'	27.91'	S 01°06'31" E 27.80'
C23	55.00'	86.35'	S 52°45'23" W 77.75'
C24	75.00'	117.76'	S 52°45'23" W 106.03'
C25	22.00'	34.57'	N 37°14'37" W 31.12'
C26	22.00'	34.54'	N 52°45'23" E 31.10'
C27	16.50'	25.93'	N 37°14'37" W 23.34'
C28	185.00'	290.47'	S 52°45'23" W 261.54'
C29	16.50'	25.91'	N 52°45'23" E 23.33'
C30	235.00'	111.87'	S 84°05'52" W 110.82'
C31	16.50'	25.92'	S 69°15'17" E 21.34'
C32	16.50'	23.16'	N 11°14'51" E 21.31'
C33	235.00'	179.18'	S 29°37'14" W 174.88'
C34	220.00'	141.09'	S 52°46'36" E 136.69'
C35	270.00'	173.31'	S 10°35'46" E 170.21'
C36	355.00'	88.19'	S 00°34'47" E 88.95'
C37	305.00'	63.25'	S 01°50'00" W 63.14'
C38	22.00'	13.55'	S 52°45'23" W 13.34'
C39	22.00'	36.82'	S 52°02'59" E 36.75'
C40	48.50'	37.59'	S 54°06'11" E 37.56'
C41	48.50'	43.18'	N 78°11'12" E 41.05'
C42	48.50'	35.51'	N 31°42'19" E 34.72'
C43	48.50'	29.95'	N 24°51'09" W 29.48'
C44	48.50'	34.46'	N 37°44'37" E 33.74'
C45	48.50'	42.73'	S 72°39'27" W 41.37'
C46	235.00'	6.60'	N 83°04'08" W 6.60'
C47	235.00'	61.00'	S 88°41'24" W 60.83'
C48	235.00'	44.27'	S 75°51'24" W 44.21'
C49	220.00'	97.16'	S 16°19'02" E 96.37'
C50	220.00'	43.94'	S 02°03'20" W 43.86'
C51	270.00'	52.04'	S 02°15'17" W 51.96'
C52	270.00'	55.96'	S 09°12'18" E 55.86'
C53	270.00'	65.15'	S 22°03'22" E 65.00'
C54	235.00'	62.11'	S 43°53'35" W 61.93'
C55	235.00'	55.42'	S 29°33'56" W 55.29'
C56	235.00'	55.42'	S 16°03'10" W 55.29'
C57	235.00'	6.23'	S 08°32'12" W 6.23'
C58	355.00'	34.80'	S 04°58'08" W 34.78'
C59	355.00'	56.92'	S 02°25'56" E 56.85'
C60	355.00'	57.34'	S 11°39'10" E 57.28'
C61	305.00'	61.58'	S 01°40'43" W 61.47'
C62	305.00'	1.67'	S 07°37'10" W 1.67'
C63	185.00'	4.17'	S 08°25'21" W 4.17'
C64	185.00'	99.12'	S 24°25'04" W 97.94'
C65	185.00'	99.12'	S 55°07'00" W 97.94'
C66	185.00'	88.05'	S 84°06'04" W 87.22'
C67	75.00'	35.70'	S 84°06'04" W 35.36'
C68	75.00'	40.18'	S 55°07'00" W 39.71'
C69	75.00'	40.18'	S 24°25'04" W 39.71'
C70	110.00'	25.96'	S 01°01'00" W 25.90'
C71	110.00'	8.16'	S 07°52'07" E 8.16'
C72	55.00'	4.98'	S 10°22'18" W 4.98'
C73	55.00'	81.37'	S 55°21'05" W 74.15'
C74	75.00'	1.69'	S 08°25'21" W 1.69'
C75	355.00'	2.53'	S 06°49'17" E 2.53'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 07°54'00" W	96.51'
L2	S 82°13'24" E	97.18'
L3	N 82°13'24" E	98.14'
L4	S 82°13'24" E	96.56'
L5	N 82°13'24" W	50.00'
L6	N 82°13'24" W	5.09'
L7	S 82°52'30" W	20.02'
L8	S 80°00'21" W	75.09'
L9	S 82°51'30" W	53.78'
L10	N 09°59'39" W	20.39'
L11	N 09°59'39" W	19.39'
L12	S 82°15'51" E	38.02'
L13	S 82°15'51" E	38.07'
L14	N 82°15'51" W	43.62'
L15	N 82°15'51" W	43.68'
L16	N 28°58'09" E	21.14'
L17	S 28°58'09" E	21.24'
L18	N 07°46'36" E	71.50'
L19	N 82°15'51" W	5.05'
L20	N 82°15'51" W	38.57'
L21	S 82°15'51" E	33.02'
L22	S 82°15'51" E	5.05'
L23	N 07°48'09" E	50.00'
L24	N 07°48'14" E	50.00'
L25	N 60°54'59" E	50.00'
L26	N 07°46'36" E	50.00'

- NOTES:
1. THE BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
 2. DIMENSIONS SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE FOLLOWING SCALE FACTOR.
 3. THE CORRECTION SCALE FACTOR FOR THIS PROJECT IS 0.999885.
 4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GROUND.

- LEGEND
- RJ SURVEY: 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEY" FOUND
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET OR PREVIOUSLY SET
 - △ CALCULATED POINT
 - O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.T.X. DEED RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T.X. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - { } RECORD INFORMATION PER DOC. NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - [] OTHER RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - W.E. WATER LINE EASEMENT
 - NTS NOT TO SCALE

AS BUILTS LANDDEV

FILE: 1368

PAGE 2 OF 4

SHEET 2 OF 6

FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

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LEGAL DESCRIPTION

DESCRIPTION OF 22.656 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 94.560 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDORS LIEN TO MA DURANGO FARMS, LLC OF RECORD IN DOCUMENT NO. 2020097807, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.656 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, at the northeast corner of the said 94.560 acre tract, at the northeast corner of Lot 24, Block H, Durango Farms Phase 1, a subdivision according to the map or plat of record in Document No. 2020131845, Official Public Records of Williamson County, Texas, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 805, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 807, Deed Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING of the tract described herein;

THENCE N 82°15'46" W, leaving the west right-of-way line of said F.M. 1660, with the north line of the said 94.560 acre tract, with the north line of said Lot 24, Block H, Durango Farms Phase 1, with a south line of the said 201.06 acre tract, crossing the said 94.560 acre tract, with the westerly line of said Lot 24, Block H, Durango Farms Phase 1, with a west line of said Lot 25, Block H, said Durango Farms Phase 1, with an easterly line of the tract described herein, the following ten (10) courses and distances:

1. S 07°54'00" W, a distance of 96.51 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of non-tangent curvature,
2. with the arc of a curve to the right, having a radius of 48.50 feet, an arc distance of 84.21 feet, and a chord which bears S 32°21'22" E, a distance of 74.03 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
3. S 82°13'24" E, a distance of 97.18 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a northeast corner of the tract described herein,
4. S 07°46'36" W, a distance of 550.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a southeast corner of the tract described herein,
5. N 82°13'24" W, a distance of 98.14 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangent curvature,
6. with the arc of a curve to the right, having a radius of 48.50 feet, an arc distance of 84.21 feet, and a chord which bears S 01°47'11" W, a distance of 15.08 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
7. S 82°13'24" E, a distance of 96.56 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a northeast corner of the tract described herein,
8. S 07°46'36" W, a distance of 142.50 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a southeast corner of the tract described herein,
9. N 82°13'24" W, a distance of 410.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant northwest corner of said Lot 24, Block H, Durango Farms Phase 1, for a re-entrant corner of the tract described herein, and
10. S 07°46'36" W, a distance of 266.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of said Lot 25, Block H, Durango Farms Phase 1, at the terminus of the east right-of-way line of Mager Lane, a 50-foot right-of-way as shown on said Durango Farms Phase 1, for a southeast corner of the tract described herein;

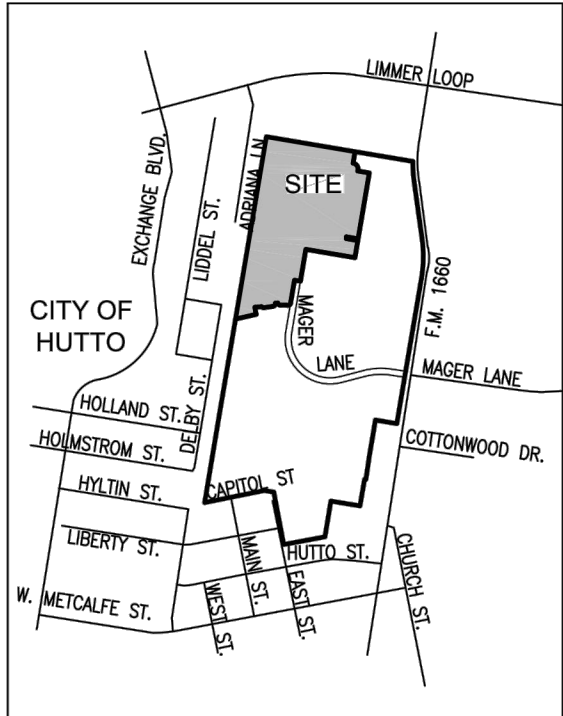
THENCE leaving the west line of said Lot 25, Block H, Durango Farms Phase 1, continuing across the said 94.560 acre tract, with the terminus of the west right-of-way line of said Mager Lane, with the north line of Alleyway "D", a 20-foot wide alleyway as shown on said Durango Farms Phase 1, with the terminus and the west right-of-way line of Fairmeadow Downs Drive, a 50-foot right-of-way as shown on said Durango Farms Phase 1, with an east and south lines of the tract described herein, the following twelve (12) courses and distances:

1. N 82°13'24" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the west right-of-way line of said Mager Lane, for a re-entrant corner of the tract described herein,
2. S 07°46'36" W, a distance of 192.35 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
3. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears S 52°46'36" W, a distance of 31.11 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
4. N 82°13'24" W, a distance of 5.09 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of curvature,
5. with the arc of a curve to the left, having a radius of 160.00 feet, an arc distance of 50.45 feet, and a chord which bears S 88°44'39" W, a distance of 50.24 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of reverse curvature,
6. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 34.67 feet, and a chord which bears N 55°08'28" W, a distance of 31.19 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
7. S 82°52'30" W, a distance of 20.02 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangent curvature,
8. with the arc of a curve to the right, having a radius of 23.00 feet, an arc distance of 36.13 feet, and a chord which bears S 35°00'21" W, a distance of 32.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
9. S 80°00'21" W, a distance of 75.09 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of curvature,
10. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 23.27 feet, and a chord which bears N 69°41'49" W, a distance of 22.20 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the east right-of-way line of said Fairmeadow Downs Drive, for a point of non-tangency of the tract described herein,
11. S 82°51'30" W, a distance of 53.78 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the west right-of-way line of said Fairmeadow Downs Drive, for a point of non-tangency of the tract described herein, and
12. with the curving west right-of-way line of said Fairmeadow Downs Drive, with the arc of a curve to the left, having a radius of 355.00 feet, an arc distance of 59.87 feet, and a chord which bears S 11°26'56" E, a distance of 59.80 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 24, Block C, said Durango Farms Phase 1, for a southeast corner of the tract described herein;

THENCE S 75°20'02" W, continuing across the said 94.560 acre tract, with the north line of said Lot 24, Block C, Durango Farms Phase 1, with the north line of Lot 25, Block C, said Durango Farms Phase 1, with a south line of the tract described herein, a distance of 174.03 feet to 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of the said 94.560 acre tract and the east line of Lot 59, Block F, Hutto Square Section 2, a subdivision according to the map or plat of record in Cabinet CC, Slides 138 and 139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, a distance of 1523.07 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 94.560 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE N 07°46'30" E, with the west line of the said 94.560 acre tract, with the east line of said Hutto Square Section 2, with the east line of Hutto Square Section 3, a subdivision according to the plat or map of record in Cabinet CC, Slides 138 and 139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, a distance of 1523.07 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 94.560 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE S 82°15'43" E, with the north line of the said 94.560 acre tract and a south line of the said 201.06 acre tract, with a north line of the tract described herein, a distance of 740.37 feet to the POINT OF BEGINNING and containing 22.656 acres of land, more or less.



VICINITY MAP
1" = 1500'

OWNER: MA DURANGO FARMS, LLC
230 KLATTENHOLFF LANE, SUITE 102
HUTTO, TX 78634
Ph. No. 972-715-8450
Email: _____

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

ENGINEER: KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

SURVEY: E. THOMASON SURVEY, ABSTRACT NO. 844
J. SHELTON SURVEY, ABSTRACT NO. 560
W. J. BROWN SURVEY, ABSTRACT NO. 105

ACREAGE:	22.656
LOT ACREAGE:	17.700
NEW AND ALLEY ACREAGE:	4.956
TOTAL NUMBER OF BLOCKS:	5
TOTAL NUMBER OF LOTS:	115
SINGLE-FAMILY RESIDENTIAL:	112
COMMERCIAL SPACE / D.E.:	3

LINEAR FEET (L.F.) OF NEW INTERSECTIONS:		
STREET NAME	LENGTH	WIDTH
MAGER LANE	111 L.F.	20'
FAIRMEADOW DOWNS DRIVE	111 L.F.	50'
GREENSPIRE LANE	111 L.F.	50'
GREENSPIRE DOWNS DRIVE	111 L.F.	50'
TOTAL	818 L.F.	

LINEAR FEET (L.F.) OF NEW ALLEY		
ALLEY NAME	LENGTH	WIDTH
ALLEY WAY 'C'	915 L.F.	20'
TOTAL	915 L.F.	



FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

WE, MA DURANGO FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER'S OF 22.656 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, THE J. SHELTON SURVEY SURVEY, ABSTRACT NO. 560, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 94.560 ACRES OF LAND, DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDORS LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.656 ACRES OF LAND AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

DURANGO FARMS PHASE 2

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

WYATT HENDERSON, MANAGER
MA DURANGO FARMS, LLC
230 KLATTENHOLFF LANE, SUITE 102
HUTTO, TX 78634

FOR REVIEW, THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR BIDDING, PERMIT
OR CONSTRUCTION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

THAT FIRST UNITED BANK AND TRUST COMPANY, LIEN HOLDER OF 22.656 ACRES OF LAND BEING A PORTION OF A CALLED 94.560 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDORS LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DURANGO FARMS PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

DENNIS OLIVER, SENIOR VICE PRESIDENT, COMMERCIAL LENDING MANAGER
FIRST UNITED BANK AND TRUST
6100 PRESTON ROAD, SUITE 200
FRISCO, TX 75034

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS

I, KEITH PARKAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 20____.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____, 20____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 20____.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. AS AMENDED, BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #0-19-10-17-10C.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES AND 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. A 2.5 FOOT PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
7. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE):	ATMOS ENERGY

9. FLOODPLAIN NOTES:
A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019, AND REVISED PER CLOMR-F CASE NO. 20-06-3420C.

ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

11. AS AMENDED, ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, PUD ORD #0-19-10-17-10C, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

12. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO A REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

14. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

AS AMENDED, THIS SUBDIVISION IS ZONED: PUD (ORD # 0-19-10-17-10C).

15. THE SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

17. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

18. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFCA AMENDING SEC. D103.6.2)

19. ORDINANCES AND ZONING RESTRICTIONS APPLIED TO DURANGO FARMS PHASE 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORD IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEY TO THE PLAT SHOWN HEREON.

APPROVAL
CITY OF HUTTO
PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THIS THE ____ DAY OF _____, 20____.

TONY WERTZ, CHAIR DATE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, TEXAS ON THE ____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DIRECTOR
OF DEVELOPMENT SERVICES DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

AS BUILTS



City Of Hutto - General Notes Updated March 2019	City Of Hutto - Water Notes Updated March 2019	City Of Hutto - Erosion, Sedimentation and Tree Protection Notes Updated August 2018
1. The contractor is to contact one of the following: Texas811 811 Lone star 1-800-669-8344 For location of existing facilities at least 48 hours prior to commencement of any construction activities. 2. Prior to any construction, the design engineer shall convene a preconstruction conference between the City of Hutto, himself, the contractor, other utility companies, any affected parties and any other entity the City or engineer may require. If construction is not started on the site within 30 calendar days after the pre-construction conference, the engineer shall convene a new preconstruction conference between the City of Hutto, himself, and all the above mentioned entities. 3. Prior to any changes to the construction site, video of the site must be taken and provided to the City before construction commences. 4. All construction operations shall be performed in accordance with City of Hutto Engineering Manual and standard construction specifications and details. If City of Hutto Engineering Manual unavailable, or not applicable, refer to TxDOT and/or City of Georgetown Manual, standards and/or specifications. 5. All storm sewer bends and wyes shall be prefabricated. 6. All storm sewer mains to be field-tested for water tightness no sooner than 30 days after total completion of the storm sewer lines. 7. All storm sewer mains to be video taped by camera no sooner than 30 days after total completion of the storm sewer lines. Two digital copies shall be supplied to the City before closeout. All storm sewer conduits will be inspected by the city before city acceptance, video must show details of all irregularities or offsets (minimum 10 seconds of video time). 8. All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration. OSHA standards may be purchased from the government printing office; information and related reference materials may be purchased from OSHA, 611 e. 6th Street, Austin, Texas. 9. Contractor shall take all due precautions to protect existing facilities from damage. Any damage incurred to existing facilities as a result of construction operations to be repaired immediately by the contractor, at no additional cost to owner. 10.Contractor to give notice to all authorized inspectors, superintendents or persons in charge of public and private utilities affected by his operations at least 48 hours prior to commencement of work. 11.Contractr to comply with all applicable local, state, and federal requirements regarding excess and waste material, including methods of handling and disposal. 12.Contractr to coordinate interruptions of all utilities and services. All work to be in accordance with the requirements of the applicable utility company or agency involved. 13.When un-located or incorrectly located, a break in utility lines, or other utilities and services are encountered during site work operations, contractor shall notify the applicable utility company immediately to obtain procedure directions. Contractor shall cooperate with the applicable utility company in maintaining active services in operation. 14.Contractr to locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items by registered professional land surveyor in the State of Texas, at no additional cost to owner. 15.When construction is being carried out within easements, the contractor shall confine his work to within the permanent and temporary easements. Prior to final acceptance, the contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the engineer. 16.The contractor and the engineer shall keep accurate records of all construction that deviates from the plans. Accurate "record" drawings will be provided to the City of Hutto, along with a letter certification from a registered professional engineer licensed in the State of Texas, stating that said project has been constructed in accordance with these plans, prior to the owner being issued a certification of completion and final acceptance. These "record" drawings shall meet with the satisfaction of the Engineering and Development Services Departments prior to final acceptance. 17.Contractr shall strip six (6) inches of topsoil from all areas subject to grade modification. Remove all areas of weak soil. 18.The contractor shall protect all existing fences. In the event that a fence must be removed, the contractor shall replace said fence or portion thereof with the same type of fencing to a quality of equal or better than the original fence. 19.Upon completion of the project, the site(s) as defined herein shall be cleaned of all debris and left in a neat and presentable condition. 20.All adjoining pavement sections shall be protected during all phases of construction and any damages incurred due to contractor's operation shall be repaired and/or replaced at the contractor's expense. 21.Contractr to control dust caused by the work and comply with pollution control regulations of governing authorities (no separate pay). 22.Traffic controls to be installed in accordance with the current TxDOT manual on uniform traffic control devices and TxDOT barricade and construction standards. 23.Revegetate all disturbed areas upon completion of the work per City of Georgetown construction standards. 24.Contractr to exercise caution during construction near and around gas lines and power lines. 25.No work is to be performed between the hours of 6:00 p.m. and 7:00 a.m. all work requiring City inspection shall be performed Monday thru Friday. The City reserves the right to require the contractor to uncover all work performed without inspection. 26.The Contractor shall determine the exact location vertically and horizontally of all existing utilities prior to commencing work, and shall notify the engineer and the City if the existing utility location and depths are different from what is shown on the plans. The contractor agrees to be fully responsible for any and all damages which might be associated by the contractor's failure to exactly locate and preserve any and all underground utilities. 27.All Fire Lines shall be ductile iron. 28.Detectable tape shall be used for all underground utilities. Tape must be 12" wide 5 mil with applicable color and label. 29.Contractr will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. 30.The Contractor shall be responsible for all damage to private property which occurs as a result of any portion of this project. Any damage to private property shall be repaired to equal or better condition. The Contractor shall pay and/or settle with private property owner(s) for all cost related to damage. The City will not provide separate pay for repair of damages, reimbursements or settlements.	1. Water systems shall be constructed in accordance with City of Hutto Engineering Manual, standard specifications and standard details. 2. Fire hydrants on mains under construction shall be securely wrapped with a poly wrap bag and taped into place. The poly wrap shall be removed when the mains are accepted and brought into service. All fire lines shall be ductile. iron 3. All water service, wastewater service, and valve locations shall be appropriately marked as follows: A. Water Service "W" on top of curb B. Valve "V" on top of curb or valve sign as instructed by City Engineer 4. Tools for marking curbs shall be provided by the Contractor. Other appropriate means of marking service and valve locations shall be provided in areas without curbs. Such means of marking shall be specified by the engineer and approved by the City of Hutto. 5. Thrust blocking and restraints shall be in accordance with City of Hutto standard specifications. 6. Hydrostatic pressure and leakage tests shall be performed on all pressure pipelines carrying water. 7. All newly installed pipes and related products must conform to American National Standards Institute must be certified by an organization accredited by ANSI. 8. Pipe material for water mains shall be PVC (AWWA C900/C905, MIN. DR 14), or Ductile Iron (AWWA C151, MIN. CLASS 350). Water services (2" OR SMALLER) shall be polyethylene tubing (BLACK, 200 PSI, DR 9). 9. All ductile iron pipe (D.I.P) shall be wrapped with eight (8) MIL, black virgin polyethylene wrap as specified in ANSI/AWWA C105/A21.5. 10.All D.I.P. shall be lined with virgin polyethylene conforming to ASTM D-1248; 40 MIL thickness (nominal), 35 MILS (minimum). Liner to be Polybond or equal. At any point where D.I.P. cannot be wrapped in polyethylene, coat the exterior with Polybond or approved equal. 11.All PVC pipe (all types and SDR/DR wall thickness to be used) shall have rubber gasket equipped bell and spigot joints conforming to ASTM D-3212. The gasket material shall conform to ASTM F-477. Solvent welded joints <u>will not</u> be approved for this project. 12.All potable waterlines and sanitary sewer facilities must be installed so as to provide a minimum of nine feet of clearance in any direction between them. Where the nine foot separation distance cannot be achieved, follow these special procedures. A. If a collection system pipe parallels a public water supply pipe the following requirements apply: I. A collection system pipe must be constructed of cast iron, ductile iron, or PVC meeting ASTM specifications with at least 150 pounds per square inch (PSI) pressure rating for both the pipe and joints. II. Vertical separation must be at least two feet between the outside diameters of the pipes. III. Horizontal separation must be at least four feet between outside diameters of the pipes. IV. Collection system pipe must be below water supply pipe. B. If a collection system pipe crosses a public water supply pipe, the following requirements apply: I. If a collection system is constructed of cast iron, ductile iron, or PVC with a minimum pressure rating of 150 PSI, the following requirements apply: a. A minimum distance of six (6) inches between outside diameters of the pipes. b. A collection system pipe must be below a public water supply pipe. c. Collection system pipe joints must be located as far as possible from an intersection with a public water supply line. II. If a collection system crosses over a public water supply pipe, each portion of a collection system pipe within nine feet of a public water supply pipe must be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 PSI using appropriate adapters. 13.The Contractor must obtain a temporary water meter from the City of Hutto Utility Billing Department for all water used during construction. 14.Contractr to schedule water valve closure through City of Hutto: Department of Public Works – Utility Division with advance notice of 7 days. Contractor to contact public works at phone # 512-759-4016 and notify construction inspector. Water valve closure will only be scheduled for Tuesday through Thursday. Contractor to notify all businesses and residents affected by valve closures. Closures must be coordinated to minimize effects on existing customers with considerations given to businesses that require water to maintain operations. 15.Line flushing or any activity using a large quantity of water must be scheduled with the City of Hutto. Contractor will be responsible for tracking the amount of water used during flushing and be required to reimburse the city for water use, if not already metered. 16.The Contractor, at his expense, shall perform sterilization of all potable water lines and shall provide all equipment necessary (including test gages), supplies (including concentrated chlorine disinfection material) and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by the Engineer and a City of Hutto Construction Inspector. Water samples will be collected to verify each treated line has attained an initial chlorine concentration of 50 ppm. 17.An independent qualified lab, at the Contractor's expense, shall perform quality testing for all wastewater pipe installed and pressure hydrostatic testing of all water lines constructed. The contractor shall provide all equipment (including pumps and gages), supplies, and labor necessary to perform the tests. A City of Hutto Construction Inspector must be present for all testing. 18.The Contractor shall provide the engineer and the city not less than 24 hours notice prior to performing sterilization, quality testing, or pressure testing. 19.The Contractor shall not open or close any valves unless authorized by the City of Hutto. 20.All valve boxes and covers shall be cast iron per City of Hutto standard details. 21.All manholes shall be concrete with cast iron ring and cover. All manholes located outside of pavement shall have bolted and gasketed covers. Concrete manholes to be coated per standard detail and construction specifications. Tapping of fiberglass manholes shall not be permitted. 22.All fire lines shall be ductile iron pipe (AWWA C-100, Class 200). 23.All fire hydrants shall be silver in color including bonnet and installed per City of Hutto Standard detail. 24.All water piping and fittings shall be virgin stock. 25.All mechanical restraints shall be installed per manufacturer's specifications. 26.Along State Highways, water lines are required on both sides of the roadway. New water lines crossing existing streets shall be placed by boring. A steel casing shall be required under major and minor collector roadways, arterial roadways and State Highway. Open cut excavation will not be allowed to cross existing streets, unless approved by the City Engineer. 27.All new water pipes must have detectable tape per City of Hutto Standard Detail. 28.All automatic flush valves must use a meter to measure water loss. 29.Tracer wire will be tested and must work correctly before City acceptance of infrastructure. Tracer wirer must be encased in pipe. 30.All reduced size taps shall be made using an epoxy coated fabricated steel tapping sleeve with stainless steel bolts, or a stainless steel full circle tapping sleeve with ductile iron flange.	1. Wastewater systems shall be constructed in accordance with the City of Hutto Engineering Design Manual, standard specifications and standard details. 2. No curvilinear wastewater design/layout is permitted. 3. All wastewater service, and valve locations shall be appropriately marked as follows: A. Wastewater Service "S" on top of curb B. Valve "V" on top of curb 4. Tools for marking curbs shall be provided by the Contractor. Other appropriate means of marking service and valve locations shall be provided in areas without curbs. Such means of marking shall be specified by the Design Engineer and approved by the City of Hutto. 5. Thrust blocking and restraints shall be in accordance with City of Hutto standard specifications. 6. Mandrel testing will be required on all wastewater pipe as per City of Hutto construction specifications. 7. All gravity wastewater mains to be field-tested for water tightness and video taped by camera so sooner than 30-days after total completion of wastewater lines. Two digital copies shall be provided to the City before closeout. Video inspection of installed wastewater pipes shall follow the applicable City of Austin Standard Specification. 8. Hydrostatic pressure and leakage tests shall be performed on all pressure pipelines carrying wastewater. 9. All manholes shall be tested for leakage separately and independently of wastewater lines by hydrostatic exfiltration testing or other City approved method per City of Hutto construction specifications. 10.Existing manholes shall be tested for leakage prior to coring or adjustment. 11.Existing manholes shall have all concrete surfaces cleaned and coated per City of Hutto wastewater details after coring or adjustment. 12.All newly installed pipes and related products must conform to American National Standards Institute / National Sanitation Foundation Standard 61 and must be certified by an organization accredited by ANSI. 13.Pipe material for pressure wastewater mains shall be PVC (AWWA C900, MIN. DR 14), or Ductile Iron (AWWA C151, MIN. CLASS 350). Ductile iron for pressure wastewater mains shall have a corrosion resistant interior lining acceptable to owner. Pipe material for gravity wastewater mains shall be PVC SDR-26, ASTM D-3034. 14.All PVC pipe (all types and SDR/DR wall thickness to be used) shall have rubber gasket equipped bell and

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. No construction work on the driveway shall be undertaken on the right of way until a fully executed driveway permit has been received by the applicant and the applicant has given 24-hour notification to TxDOT.
2. A driveway must be constructed in accordance with a fully executed driveway permit and all applicable regulations. A TxDOT inspector will review the driveway construction to determine if it is acceptable or if modifications are needed. A driveway will be considered an authorized permitted driveway installation only after construction has been completed and the construction has been determined to be satisfactory to TxDOT.
3. Where a local public agency has been granted access driveway permitting authority to state highways, the granting of permit authority does not preclude the need for properly engineering access driveways. Any impacts to drainage on the state highway system resulting from installation of access driveways must be coordinated with and approved by TxDOT prior to any local approval. Consideration also needs to be given to driveway geometrics, utility location or relocation, environmental requirements, wetlands considerations (if appropriate) and the need to follow all applicable state and federal laws, rules and regulations, including compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS).

1. All parts of entrances and exits on highway right of way, including the radii, shall be confined within the permittee's property frontage. Frontage is that portion of the right of way lying between two most distant possible lines drawn perpendicularly from the centerline of the highway to the permittee's abutting property line.
2. When the permittees of two or more adjoining properties agree to combine their property frontage for a shared access driveway, the combination would be encouraged and authorized under the applicable regulations. The frontage will then be the portion of the right of way lying between the two most distant possible lines of the combined frontage drawn perpendicularly from the centerline of the highway to the permittees' abutting property lines.
3. At any intersection of a state highway with another highway, road, or street where the existing right of way is flared or widened to allow for additional sight distance, no access driveway will be permitted within the flared or widened right of way section.
4. Fixed objects will not be allowed in the highway right of way.
5. The angle of the driveway from the highway pavement shall be 75 to 90 degrees, except that one-way 45 to 90 degree angle driveways will be permitted for connections to one-way frontage roads or lane divided highways.
6. All driveway construction shall comply with the Americans with Disabilities Act Accessibility Guidelines and Texas Accessibility Standards requirements and standards. The applicant shall provide appropriate access as determined by TxDOT regardless of the presence of adjacent sidewalks.
7. The width of a private residential driveway shall not exceed 24 feet measured at right angles to the centerline of the driveway, except as increased by permissible radii. The radius connecting the driveway to the highway pavement shall not be less than 15 feet.
8. A typical design for a private farm/ranch driveway should provide a 25-foot return radii and a 20-foot throat width. The distance from the edge of the highway pavement to a gate must be sufficient to store the longest vehicle, or combination of vehicles anticipated for use of the property. At a minimum, this distance should accommodate a pickup truck with trailer.
9. The width of a commercial driveway and the radius of curvature connecting the driveway to highway pavement may vary in size depending on traffic and location and should be selected in accordance with Appendix C of the Roadway Design Manual.
10. A divided commercial driveway having a one-way in and a one-way out, must provide for a raised separation (4-inch height) between the entry and exit lanes. The separation area may be landscaped or may contain a surface material having a contrasting color to the driveway pavement that will be highly visible to motorists. An excessively wide raised separator may be confusing to motorists and may appear to be two closely spaced two-way driveways. To avoid this problem, the maximum allowable width of a raised separator in a divided driveway is 15 feet. Exceptions to the raised separation requirements must be approved by TxDOT.

1. Drainage in highway side ditches shall not be altered or impeded. When drainage structures are required, the size and other design features shall be approved by TxDOT.
2. Access driveways shall be constructed to match the grade of the highway pavement edge or the shoulder edge if a shoulder is present. The driveway shall be designed and constructed in such a manner as to not impede the flow of water away from the highway pavement.
3. If the driveway is approved to be constructed at grade through the roadside ditch or natural grade of the roadside, the driveway shall be paved with a stabilized all weather surface material acceptable to TxDOT to conform to the cross section shape of the ditch or other natural grade of the roadside to form a stable driveway. An exception to using stabilized new surface may be approved by TxDOT if the roadside or ditch is naturally stabilized with rock which may be driven on without eroding or rutting in all types of weather.
4. Safety end treatments will be used for all driveways with drainage structures constructed within the highway right of way. The side slopes of the driveways must not be greater than the slope of the required safety end treatment and shall match the slope of the safety end treatment at the junction of the two. Approved safety end treatments may be found at standard CAD drawing under Bridge Standards for Safety End Treatments. The most frequently used standard is "Parallel Drainage for 12"-72" Diameter". These can be found under [Bridge Standards \(English\)](#). Safety End Treatments. The design requirements of the safety end treatments are as follows:

- Ends shall be sloped at 6:1 (6 horizontal to 1 vertical) or flatter, with concrete riprap to prevent erosion and to protect the pipe end.
- The access driveway embankment slope shall be 6:1 maximum, with 8:1 preferred beginning at the edge of the driveway pavement.
- For pipes greater than 30 inches in diameter or multiple pipes with individual diameters greater than 24 inches, grates shall be provided with maximum slope of 6:1 or a preferred slope of 8:1. Cross-pipes are not required on small (single pipes having a diameter of 30 inches or less) structures regardless of end location with respect to the horizontal clearance requirements; however, the ends of small structures shall be sloped and provided with concrete riprap as described above.

5. A ditch within the highway right of way may be filled in with dirt or other approved material, provided that prior TxDOT approval is obtained and the following conditions are met:
6. The property along the right-of-way frontage has two or more permitted driveways that are in compliance with the "Number, Location and Spacing of Access Connections" requirements described in Section 3 of this chapter.
7. Surface drainage shall be provided so that all surface water on the filled-in area shall be carried away from the highway roadbed in a suitable manner.
8. The design of a drainage structure underneath the filled-in area shall be adequate to carry the flow of water in the highway ditches.
9. The filled-in area shall be sufficiently delineated and, where required by TxDOT, delineation or other satisfactory methods shall be used to prevent the use of the area for parking or travel. The area shall be kept free of obstructions.
10. The filled-in area shall extend from the right-of-way line to the edge of pavement, edge of shoulder or back of curb as the case may be. Other requirements may be imposed by TxDOT for filled-in areas in order to conform with planned future improvements to the existing highway section.
11. The filled-in area and safety end treatment on the drainage structure may not extend beyond the boundary line of the permittee's property without written consent of the adjoining property owner whose property will contain the extension.

The permittee shall furnish all materials necessary for the construction of the access driveways and all appurtenances authorized by the permit. All materials shall be of satisfactory quality and shall be subject to inspection and approval by TxDOT. Access driveways shall be paved with a stabilized all weather surface material acceptable to TxDOT to prevent tracking mud onto the highway and to prevent damage to the edge of the roadway from vehicles using the driveway.

INTERSECTIONS, DRIVEWAYS, AND TURNOUTS

Notify property owners a minimum of 48 hr. in advance of beginning work on their driveway. Provide a list of each notification and contact prior to each closure. Only close driveways for reconstruction if duration and alternate access are approved. Install and maintain material across a work zone as temporary access. Temporary access must not have grade breaks that exceed 8%. This work is subsidiary.

Grade breaks must not exceed 8%. Sidewalk crossing slope will be 1.5% and 5 ft. wide with width reduction in approved locations.

For ACP or SURF TREAT, the pavement structure will match the adjacent roadway unless detailed on the plans. HMA, including surface, may use a maximum allowable amount of 40% RAP and 5% RAS for private driveways, public driveways for 2-lane roadways or smaller, and turnouts. Blending of 2 or more sources is allowed. Furnish base meeting the requirement for any type or grade in accordance with Item 247. Compressive strengths for flexible base are waived. Base must be placed using ordinary compaction.

For CONC, the pavement structure will be 6 in. thick and have 3 in. base bedding unless detailed on the plans. Furnish base meeting ACP or SURF TREAT requirements. Class A concrete is required and may use Coarse Aggregate Grades 1-8. Expansion joints will be placed every 20 ft. Expansion joints will be constructed as detailed in the latest TxDOT Concrete Curb and Gutter Standard. Reinforcement will be in accordance with concrete riprap for Item 432.31.1, unless specified on the plans.

3. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].
10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].
11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
 - o The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148,000}$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

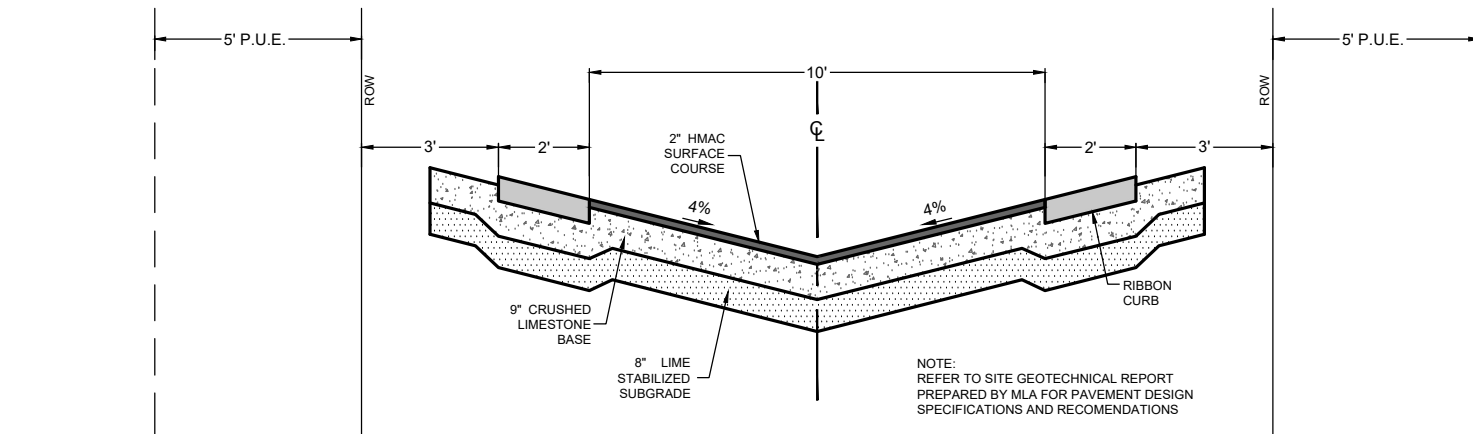
- The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148,000}$$

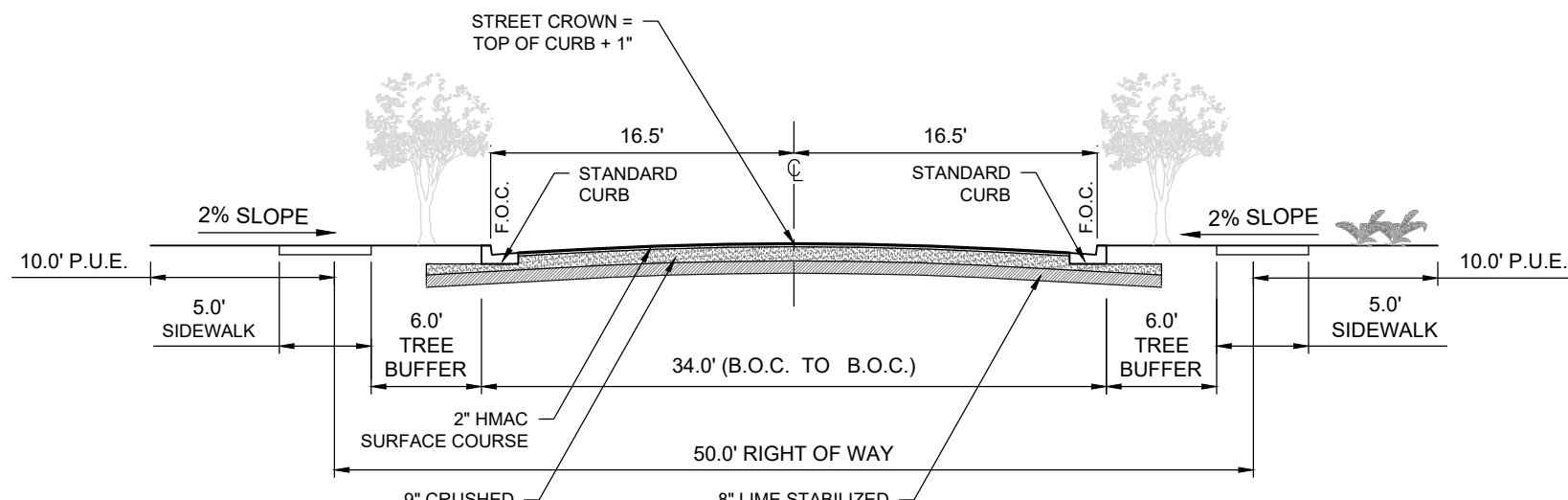
Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

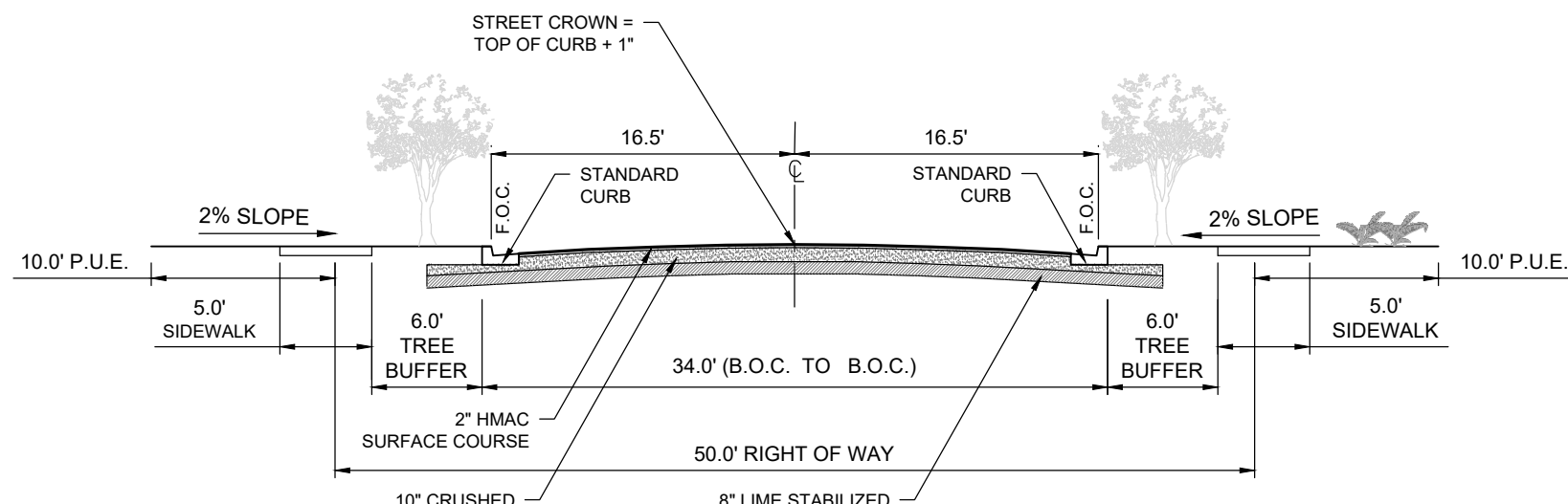
12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed wastewater and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).
13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the non-conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].
14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].
15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].
16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].
18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.



TYPICAL ALLEY SECTION
N.T.S.



TYPICAL STREET CROSS SECTION
N.T.S.

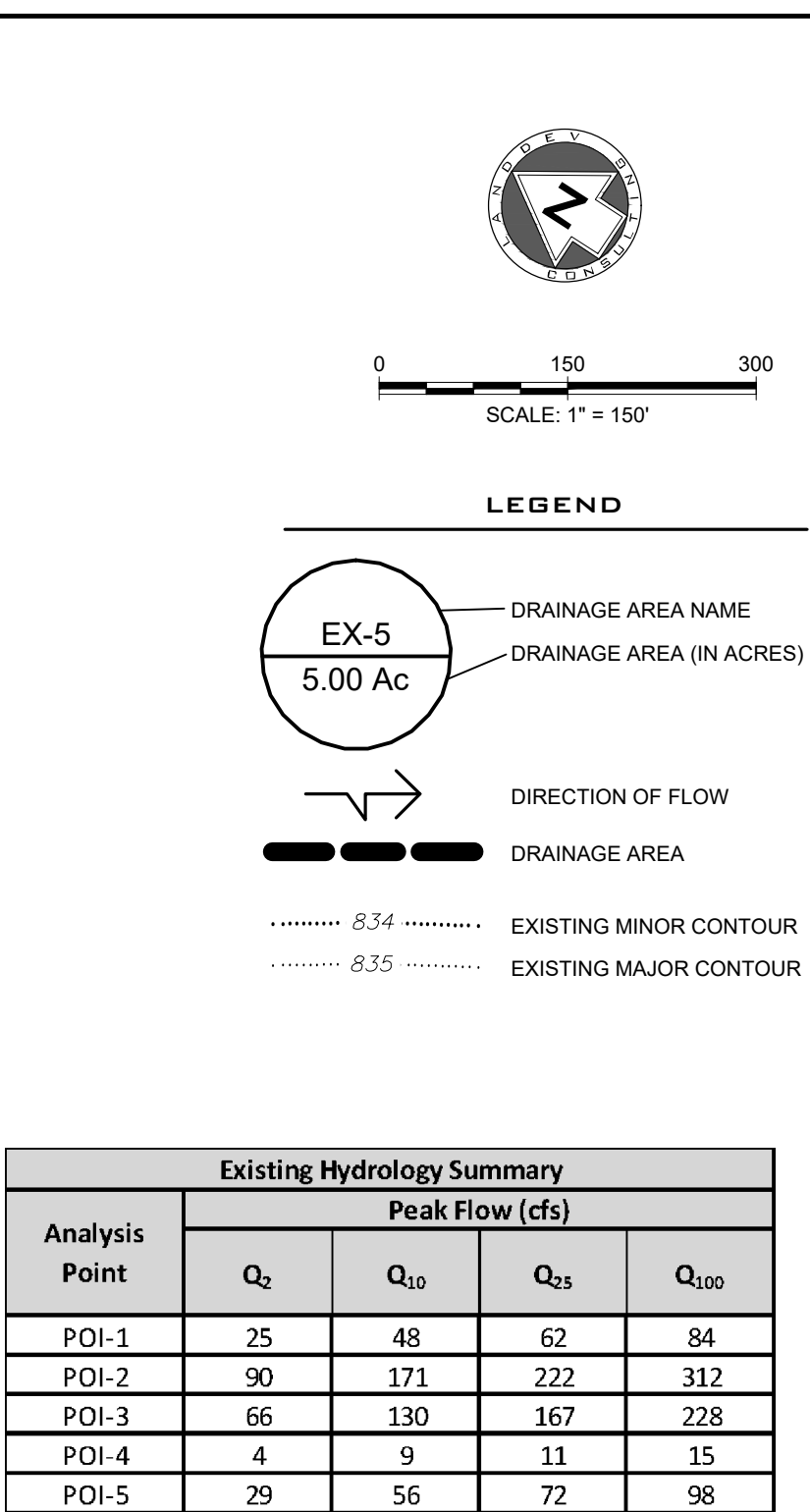


MAGER LANE STREET CROSS SECTION
N.T.S.

TBM #1 - SQUARE WITH "X" CUT ON CONCRETE SOUTH SIDE OF PEDESTRIAN
BRIDGE ON WEST SIDE OF F.M. 1660
APPROXIMATELY 1027 FEET SOUTH OF LIMMER LOOP.
ELEVATION = 660.89 FEET.

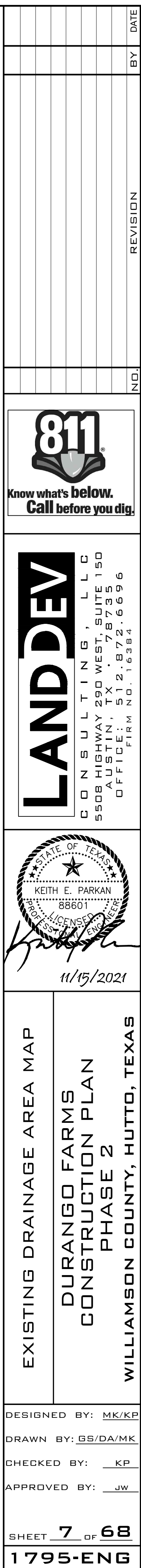
AS BUILTS

[illegible]



Existing Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-1	25	48	62	84
POI-2	90	171	222	312
POI-3	66	130	167	228
POI-4	4	9	11	15
POI-5	29	56	72	98

Peak Flows per Drainage Area (cfs)				
Existing Conditions				
Drainage Area	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
EX-1	25	48	62	84
EX-2	60	118	151	206
EX-3	66	130	167	228
EX-4	4	9	11	15
EX-5	29	56	72	98
HUTTO SQ	44	87	112	153
POST A-1	12	23	30	41
POST A-2	21	48	64	90



AS BUILTS

P:\Munir\Atkins\194301_015_Roznovak03_ACAD\PHASE 2\Plan\194301_015_PDA.dwg, PROPOSED DRAINAGE AREA MAP, November 15, 2021, 2:40 PM, J.Kennedy

Proposed Conditions - Routing Analysis Inputs							
Drainage Areas		Land Use		TOC Calculation Table		HEC-HMS Inputs	
Contributing Area	Area (ac)	Base Curve Number	Impervious Cover (%)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
BP-1	7.55	84	0	23.33	0.011/95%	0%	14.00
BP-2A	2.34	84	0	19.57	0.0036633	0%	11.74
BP-2B	4.43	84	85.002	16.19	0.0069177	44%	9.71
BP-3	0.62	84	0	5.00	0.0009673	0%	3.00
BP-4	0.57	84	23.608	5.00	0.0008914	95%	3.00
HUTTO SQ	20.29	90		14.22	0.0317092		8.53
POST A-1	4.54	91		5.38	0.0070934		3.25
POST A-2	14.46	84		21.70	0.025913		13.02
PR-5	6.22	84	90.000	28.77	0.0057170	22%	17.26
PR-A	22.45	84	513.747	14.39	0.0350836	53%	8.63
PR-B	55.64	84	1,380,711	19.73	0.0869444	57%	11.84

Time of Concentration Calculations - Proposed Conditions																		
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)				Shallow Concentrated Flow (Paved)				Pipe/Channel Flow 1			Pipe/Channel Flow 2		
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}	T _{turnover}	Length (ft)	Slope (ft/ft)	T _{paved}	T _{turnover}	Length (ft)	Velocity (ft/s)	T _{channel} (min)	Length (ft)	Velocity (ft/s)	T _{channel} (min)
BP-1	100	0.010	0.24	18.16	500	0.010	5.16				0.00				0.00			0.00
BP-2A	100	0.010	0.24	18.16	136	0.010	1.40				0.00				0.00			0.00
BP-2B	100	0.021	0.24	13.45	170	0.040	0.88		47	0.005	0.54	245	7	0.58	265	6	0.74	
BP-3				0.00			0.00				0.00				0.00			0.00
BP-4				0.00			0.00				0.00				0.00			0.00
HUTTO SQ	100	0.020	0.15	9.45	37	0.020	0.27		294	0.020	1.70	1005	6	2.79				0.00
POST A-1				0.00			0.00				0.00				0.00			0.00
POST A-2				0.00			0.00				0.00				0.00			0.00
PR-5	100	0.005	0.24	23.96	329	0.005	4.81				0.00				0.00			0.00
PR-A	100	0.046	0.24	9.84	113	0.040	0.58		99	0.005	1.15	1183	7	2.82				0.00
PR-B	100	0.028	0.24	12.10	127	0.010	1.31		52	0.005	0.60	2306	7	5.49				0.00

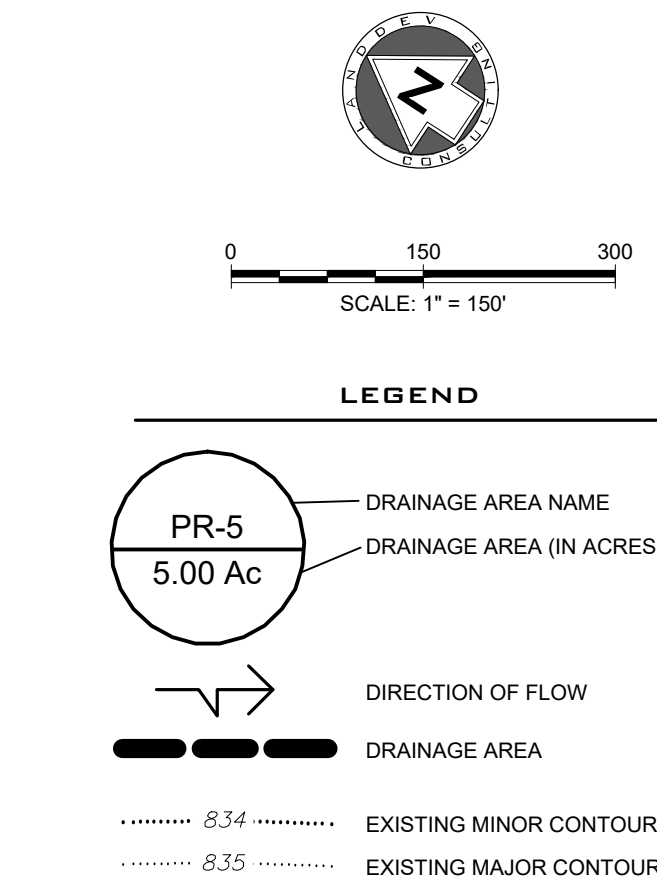
Reach Lag Calculations			
Reach Name	Length (ft)	Velocity (ft/s)	Lag (min)
Reach-2	457	6	1.27
Reach-3	1178	6	3.27

Stage-Storage Table - Phase 2 Pond A			
Elevation	Area (sf)	Area (ac)	Volume (cf)
652.82	0	0.00000	0
653.00	172	0.00395	10
654.00	7,062	0.16212	2,789
655.00	14,368	0.32984	13,290
656.00	19,092	0.43829	29,964
657.00	23,232	0.53333	51,092
658.00	27,422	0.62952	76,390
659.00	31,663	0.72688	105,908
660.00	35,954	0.82539	139,693
661.00	43,044	0.98815	179,139

Storm Event	Water Surface Elevation	Discharge (cfs)	
		Outfall A (Main - to POI-1)	Outfall B (Auxiliary - to POI-2)
2-Year	656.98	14-cfs	7-cfs
10-Year	658.57	17-cfs	35-cfs
25-Year	659.38	21-cfs	46-cfs
100-Year	660.58	35-cfs	57-cfs

Stage-Storage Table - Phase 1 Pond B with MF Bridge			
Elevation	Area (sf)	Area (ac)	Volume (cf)
653.00	0	0.00000	0
654.00	17,884	0.41056	5,961
655.00	43,051	0.98831	35,522
656.00	47,956	1.10092	81,004
657.00	52,545	1.20627	131,237
658.00	57,140	1.31175	186,063
659.00	60,796	1.39568	245,022
660.00	64,864	1.48907	307,841

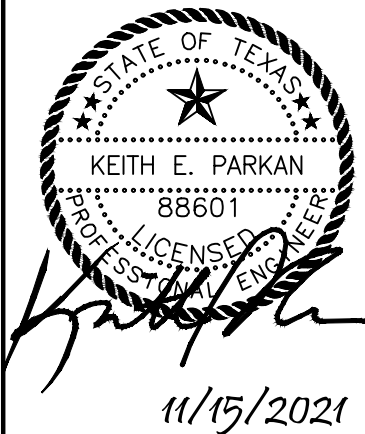
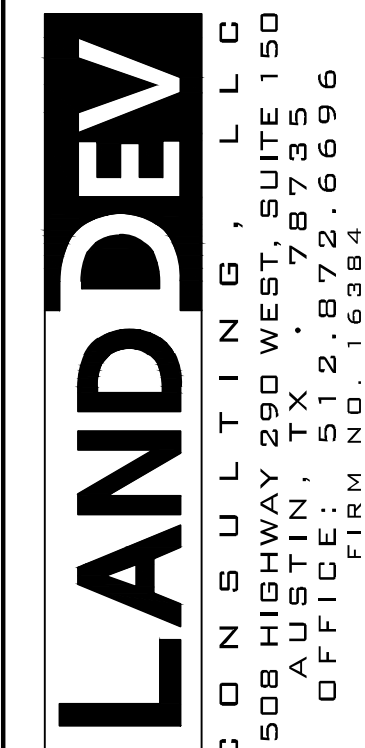
Storm Event	Water Surface Elevation		Discharge (cfs)	
	South Basin	North Basin	Outfall A (Main - to POI-3)	Outfall B (Auxiliary - to POI-2)
2-Year	655.90	655.50	65-cfs	16-cfs
10-Year	657.45	657.15	113-cfs	34-cfs
25-Year	658.34	658.03	141-cfs	45-cfs
100-Year	659.77	659.39	188-cfs	65-cfs



NOTE:
LOMC DOCUMENT # 21-06-1195C

Analysis Point	Proposed Hydrology Summary Peak Flow (cfs)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-1	25	41	52	78
POI-2	68	159	212	304
POI-3	64	110	137	182
POI-4	2	3	4	5
POI-5	9	19	25	35

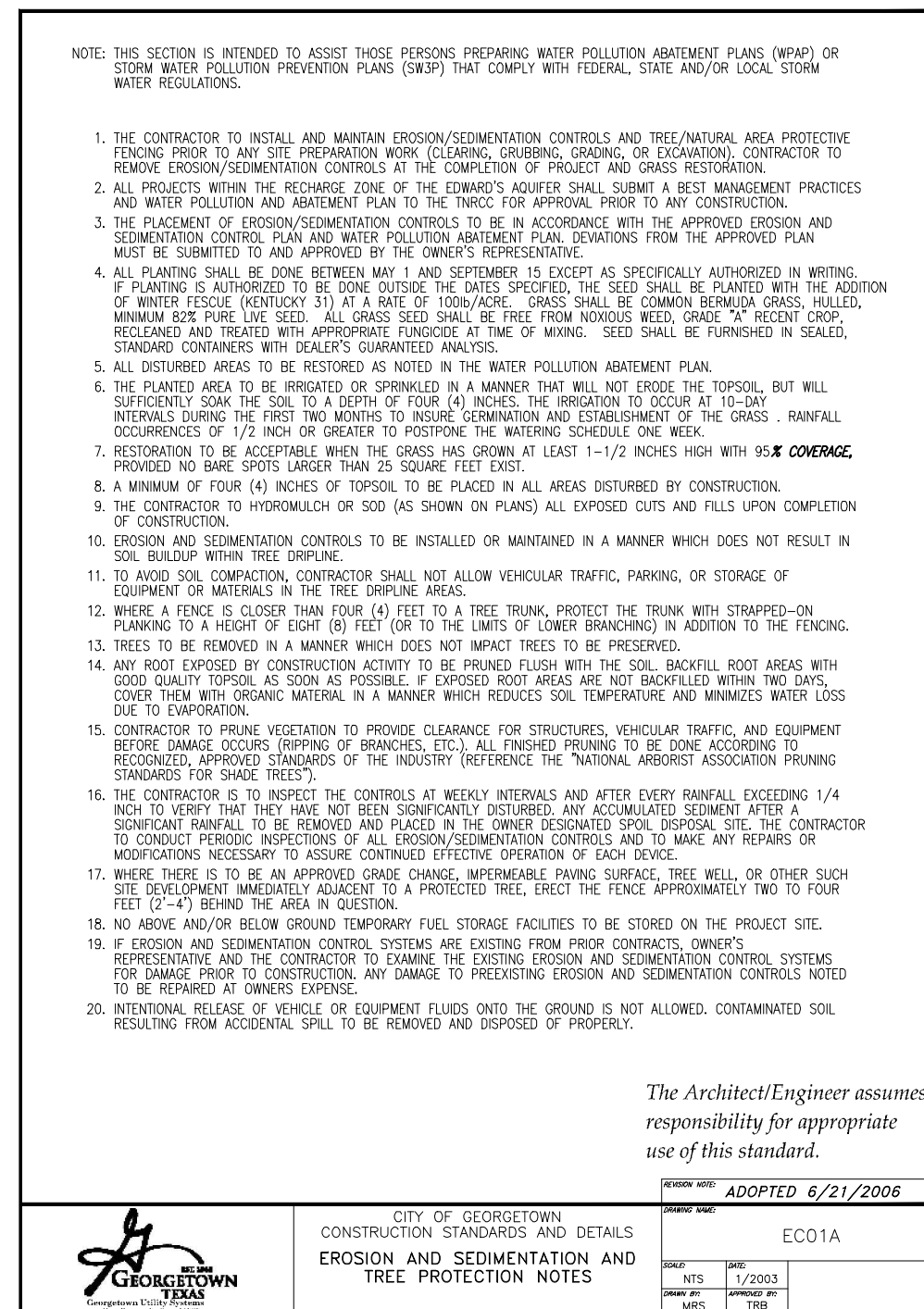
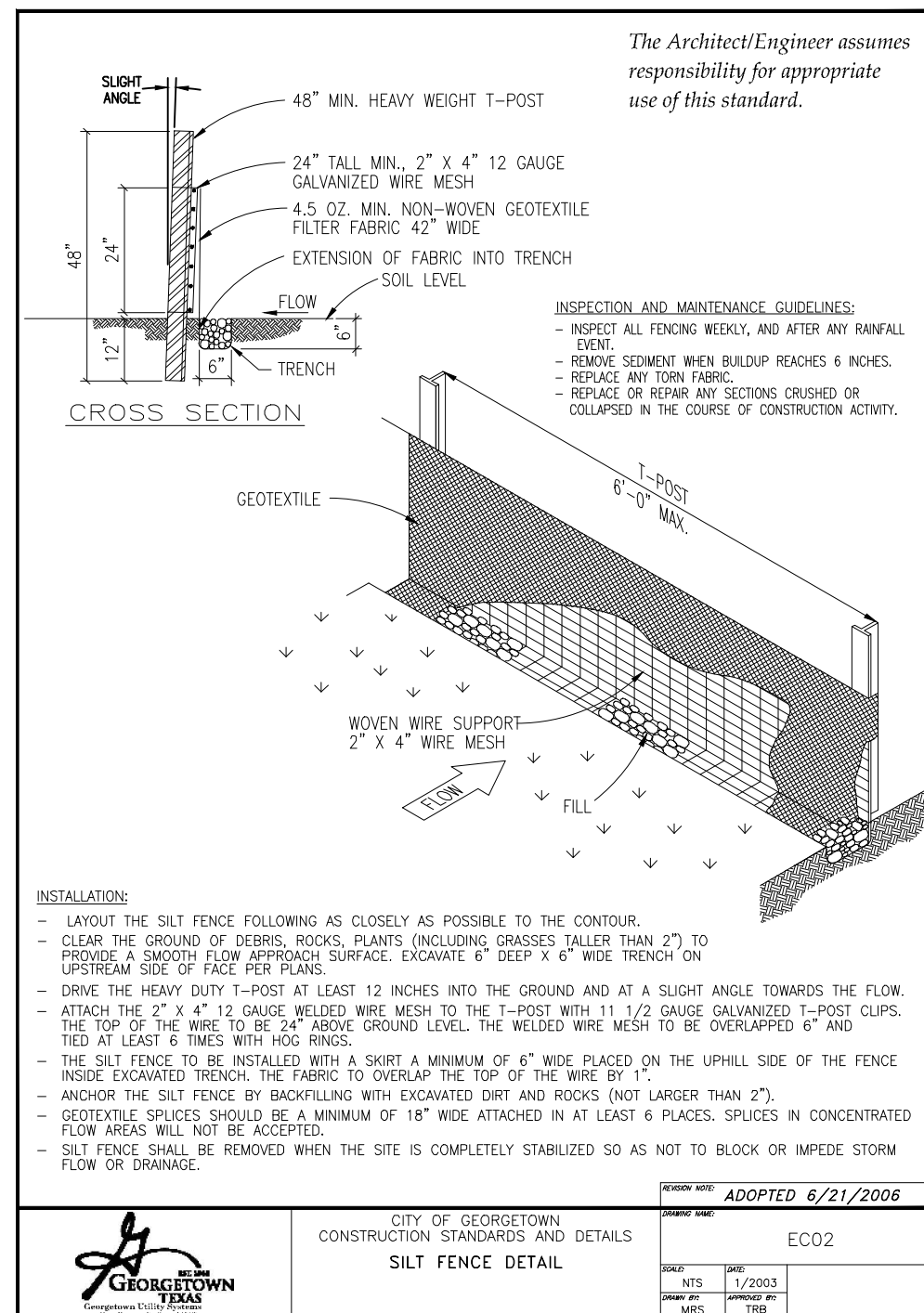
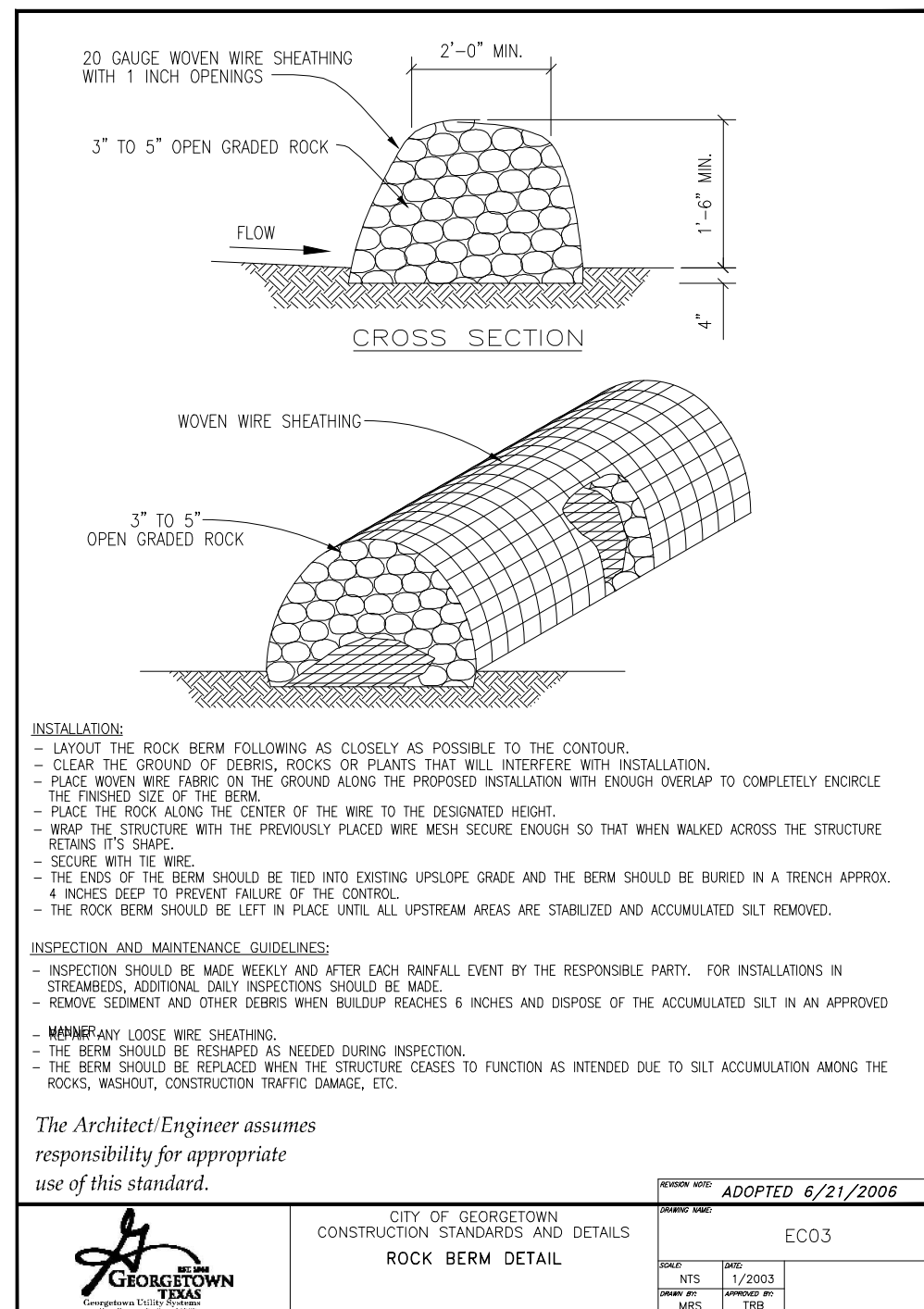
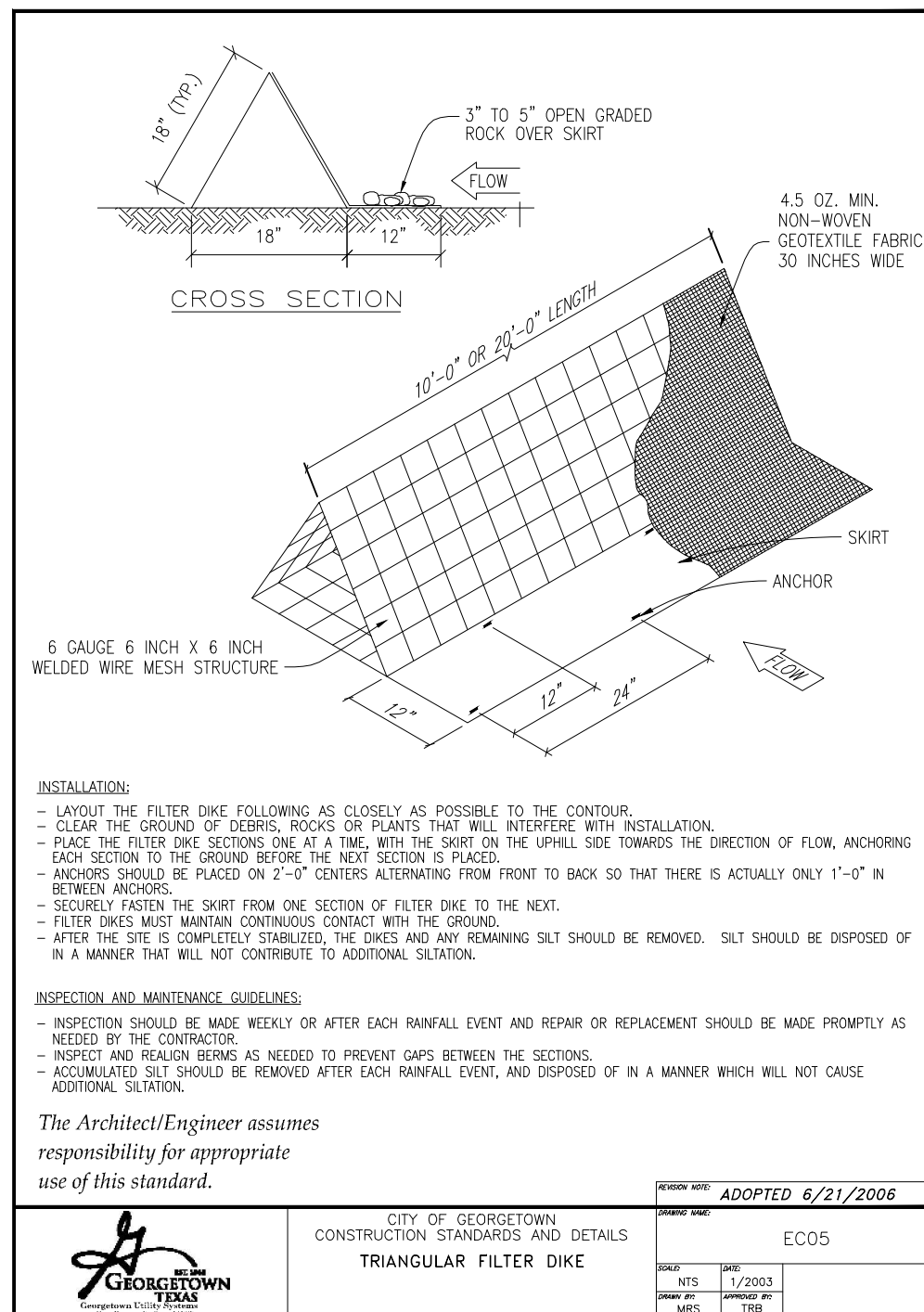
Drainage Area	Peak Flows per Drainage Area (cfs) Proposed Conditions			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
BP-1	11	25	32	46
BP-2A	4	8	11	15
BP-2B	9	18	23	32
BP-3	1	3	4	5
BP-4	2	3	4	5
HUTTO SQ	44	87	112	153
POST A-1	12	23	30	41
POST A-2	21	48	64	90
PR-5	9	19	25	35
PR-A	49	96	123	168
PR-B	114	219	280	381



PROPOSED DRAINAGE AREA MAP
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 8 OF 68
1795-ENG

AS BUILTS



GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10 – 20%
	100 FEET	1 ACRE	20 – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM **, **	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

** HIGH STANDARD ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

*The Architect/Engineer assumes
responsibility for appropriate
use of this standard.*

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS

TEMPORARY EROSION AND SEDIMENTATION GUIDELINES

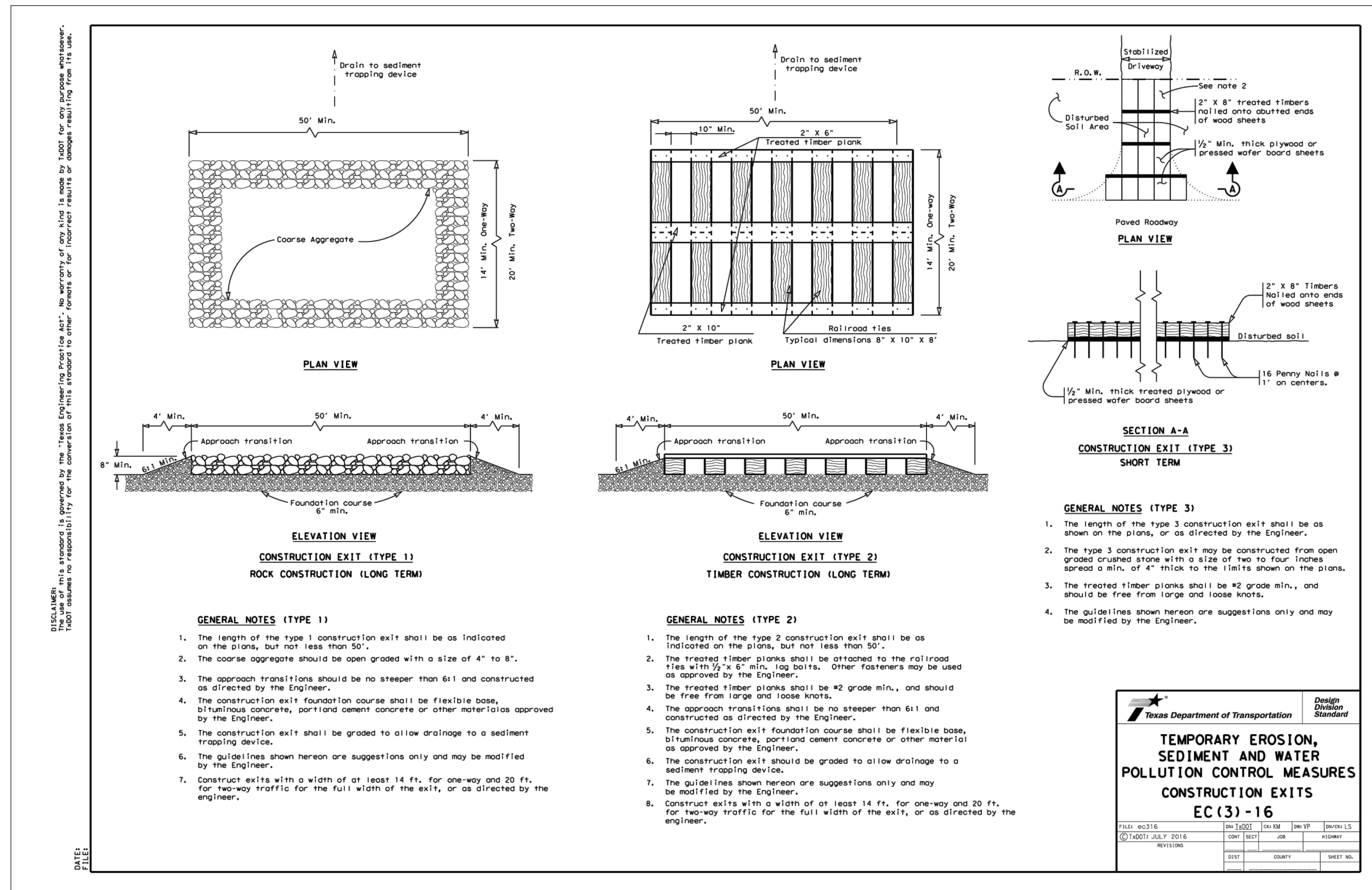
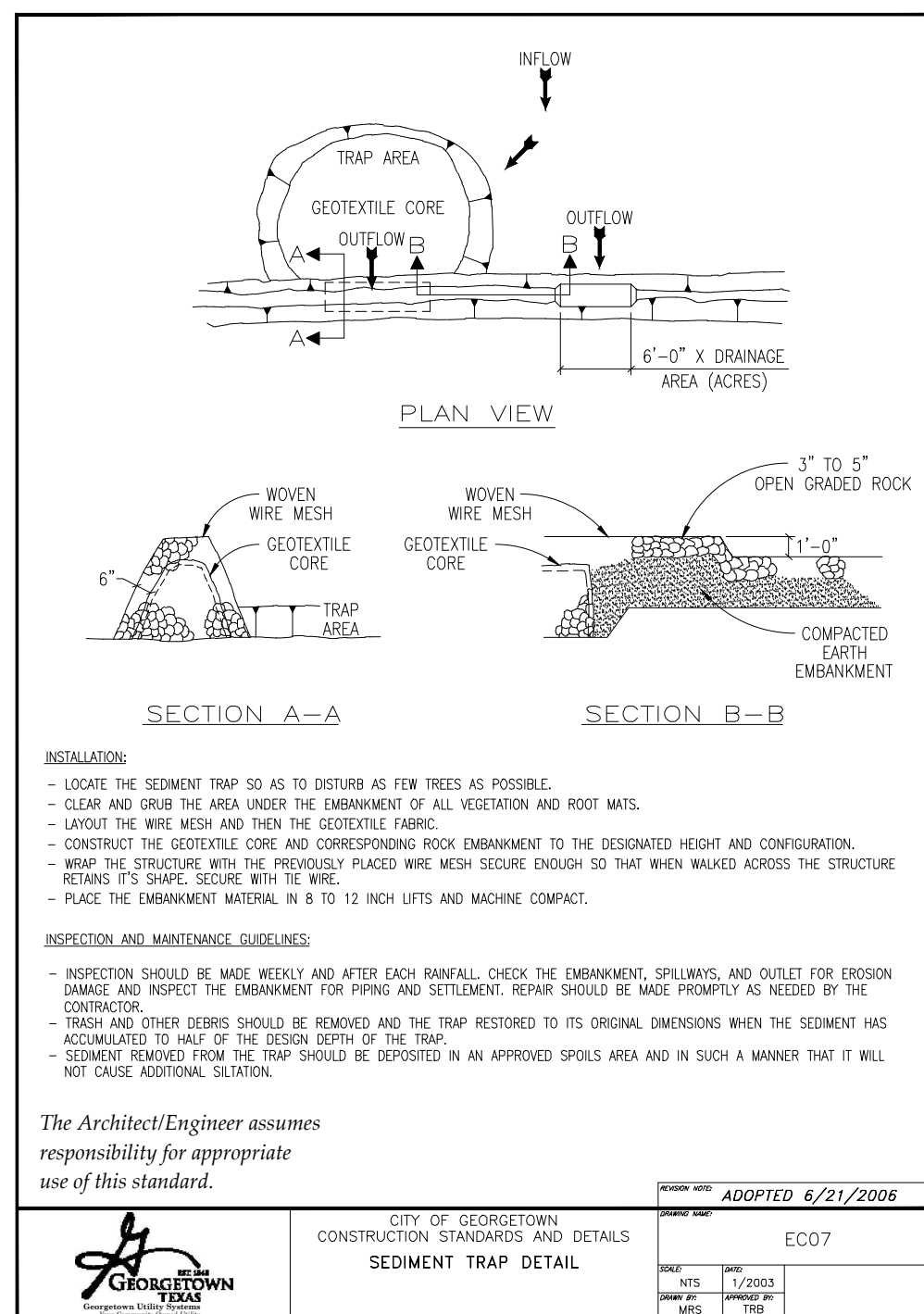
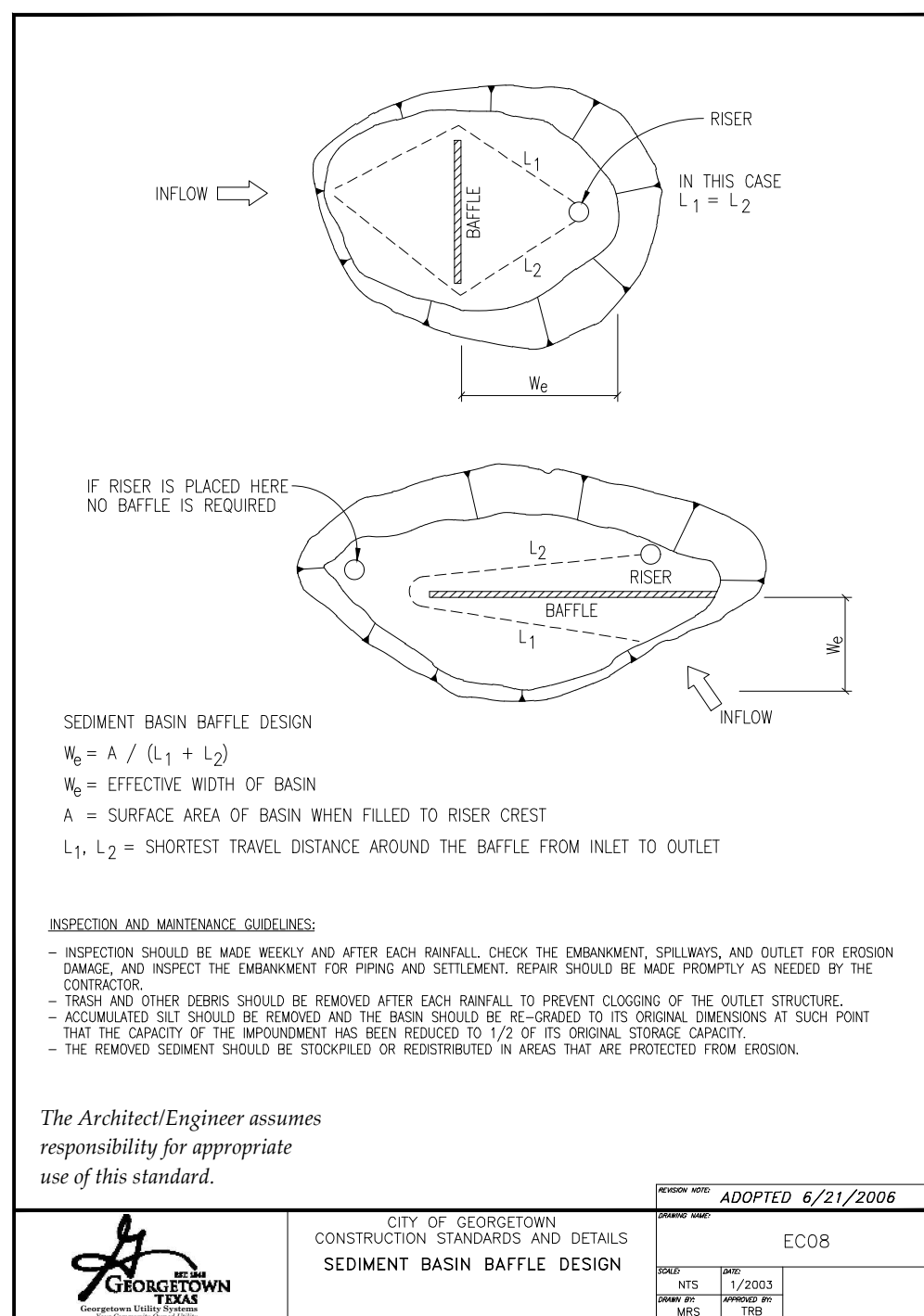
DESIGN NO. **ADOPTED 6/21/2006**

DATE **EC01**

DATE **1/2003**

DESIGN **7/2003**

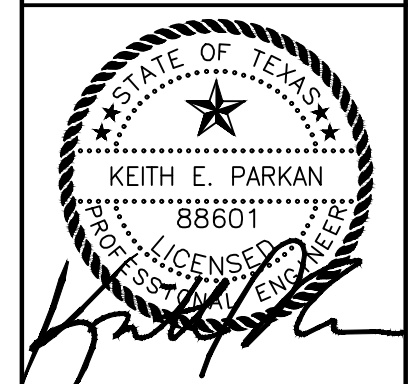
DATE **7/04**



NO.	REVISION	BY	DATE



LAND DEV
CONSULTING, L L C
508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



11/15/2021

**EROSION CONTROL AND
TREE PROTECTION DETAILS**

**DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS**

DESIGNED BY: MK/KPDRAWN BY: GS/DA/MK

CHECKED BY: KP

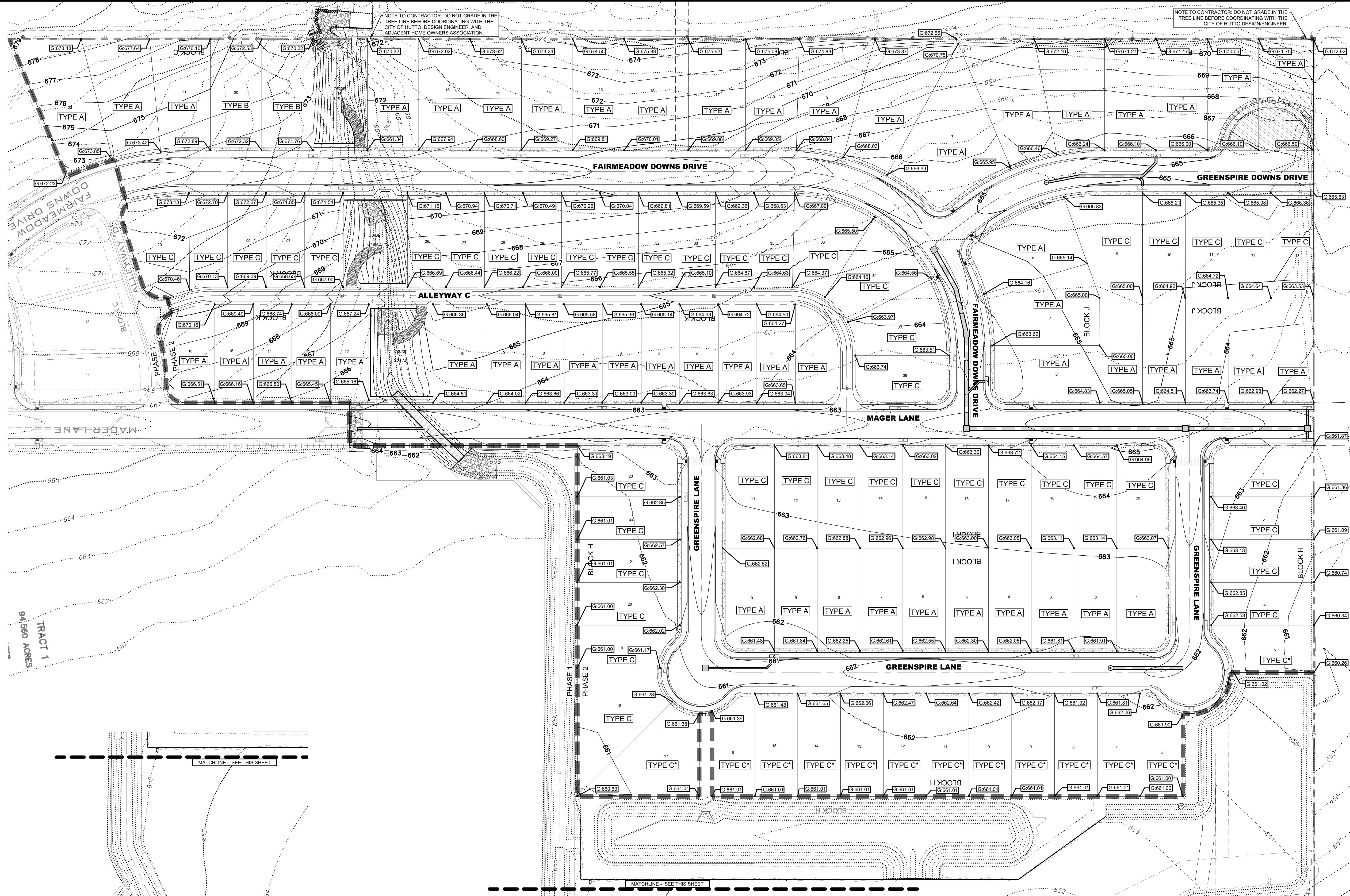
APPROVED BY: JW

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1795-ENG

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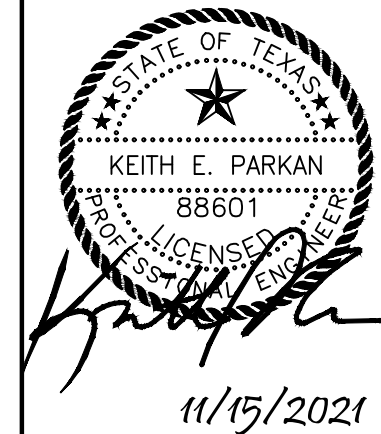
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- NOTES:
- ALL THE FINISHED GRADE ELEVATIONS FOR RESIDENTIAL LOTS ADJACENT TO THE EXISTING PONDS AND PROPOSED CHANNELS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
 - *MINIMUM FINISHED FLOOR ELEVATIONS FOR THESE LOTS SHALL BE 662.58' TO BE TWO (2) FEET ABOVE THE 100-YR WATER SURFACE ELEVATION OF THE ADJACENT DETENTION POND.
 - ALL ACCESSIBLE ROUTES SHALL BE INSPECTED AND CERTIFIED BY A TDLR REGISTERED ACCESSIBILITY SPECIALIST (RAS).
 - LOMC CASE #: 21-06-1195C
 - INDIVIDUAL LOT GRADING TYPE PER FHA GUIDELINES IS DESIGNATED IN PLAN VIEW AND SHALL FOLLOW CORRESPONDING DETAILS ON THIS SHEET.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{4}$ " PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.



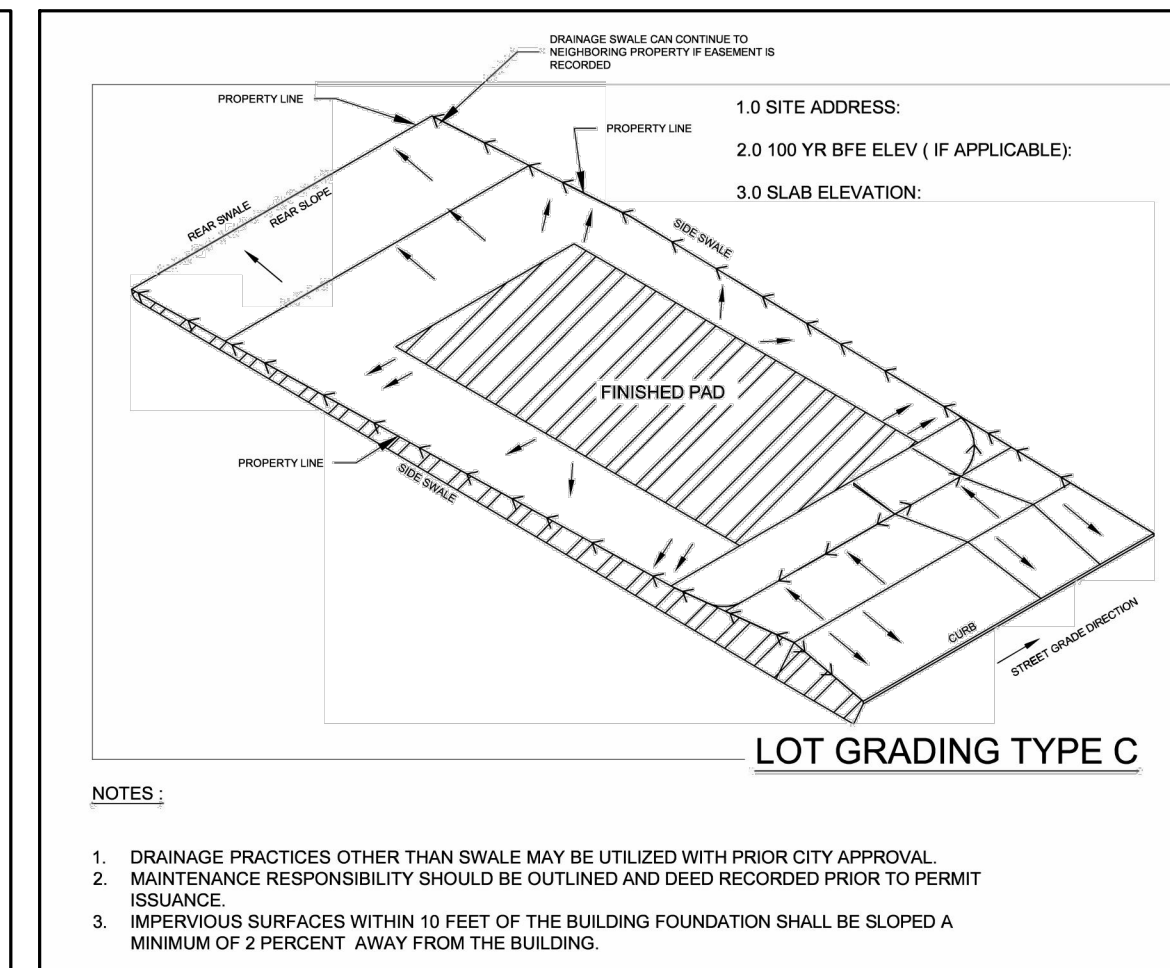
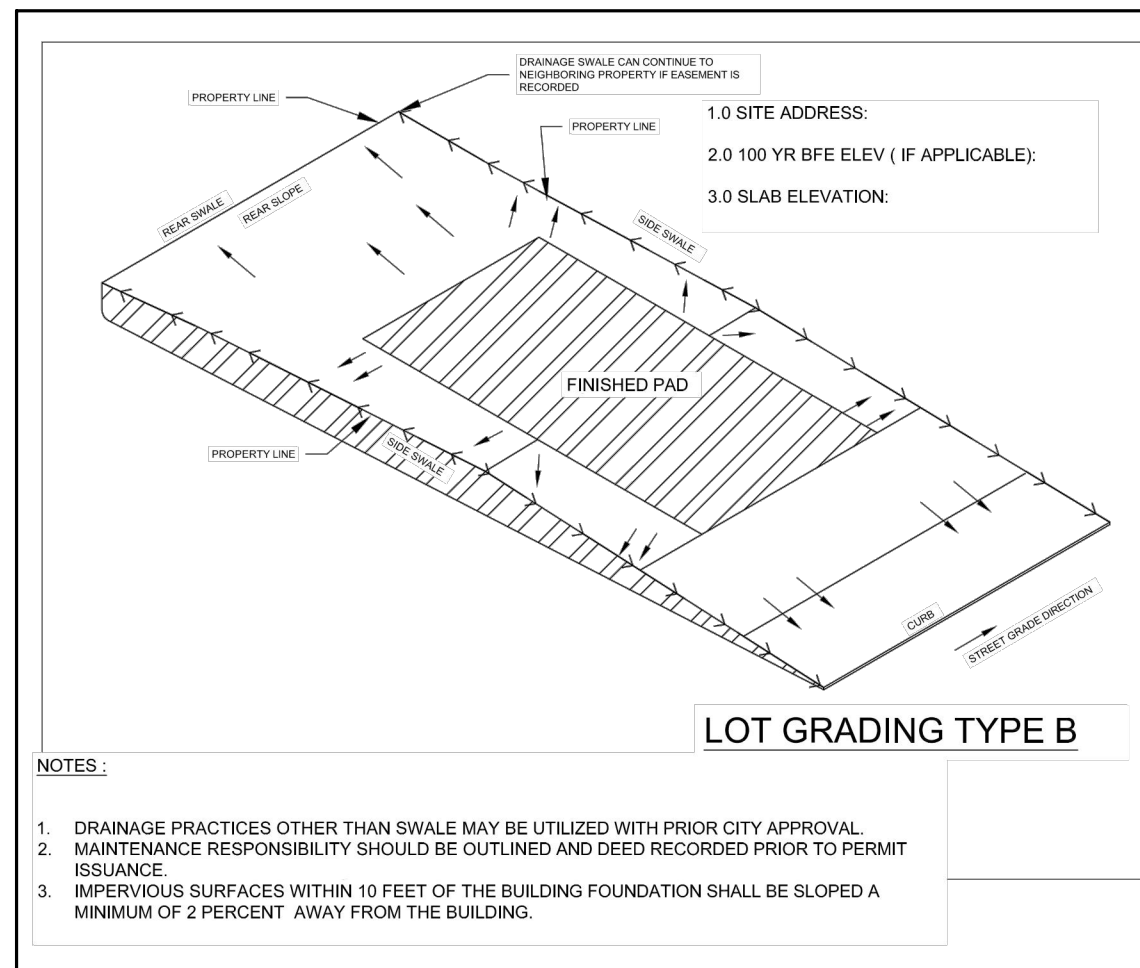
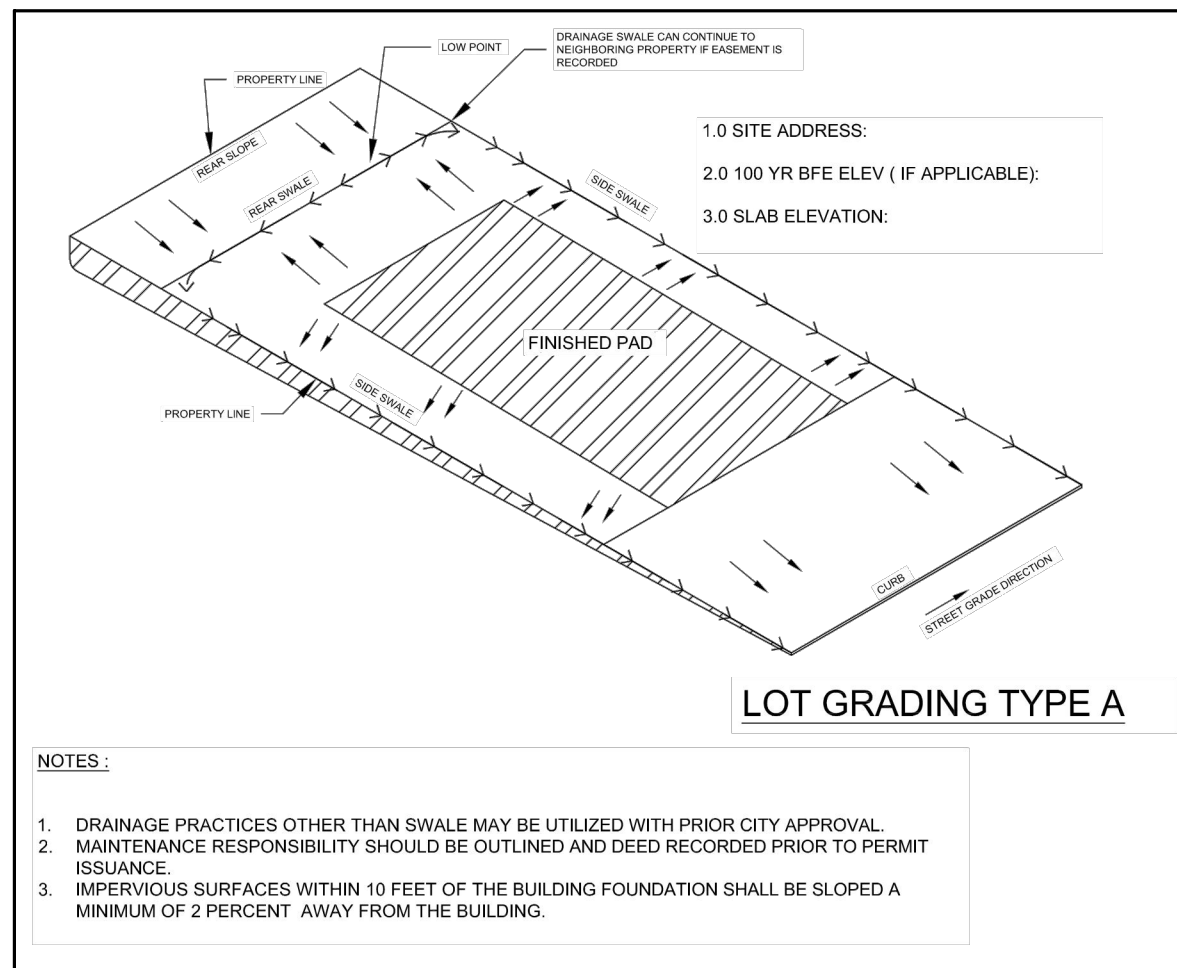
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO.: 16384



OVERALL GRADING
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

SHEET **12** OF **68**
1795-ENG

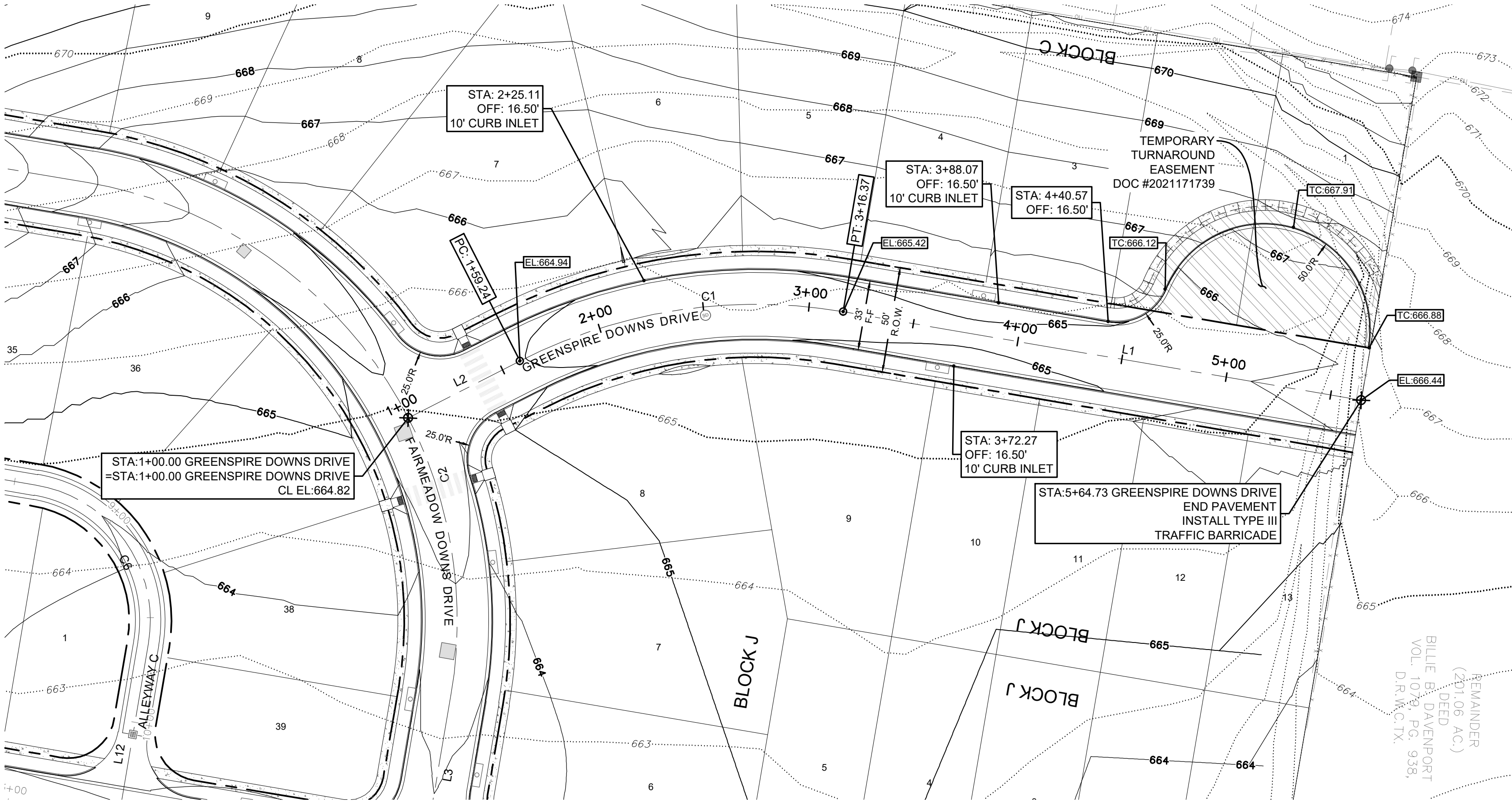
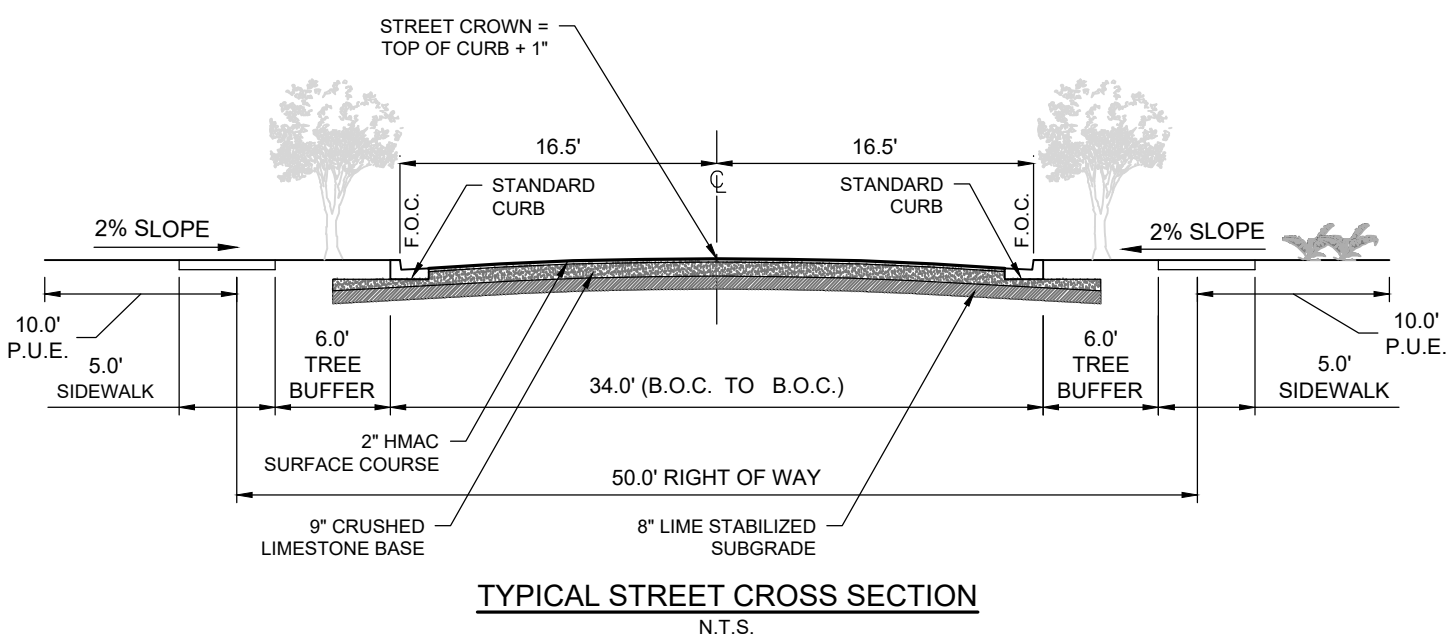


AS BUILTS

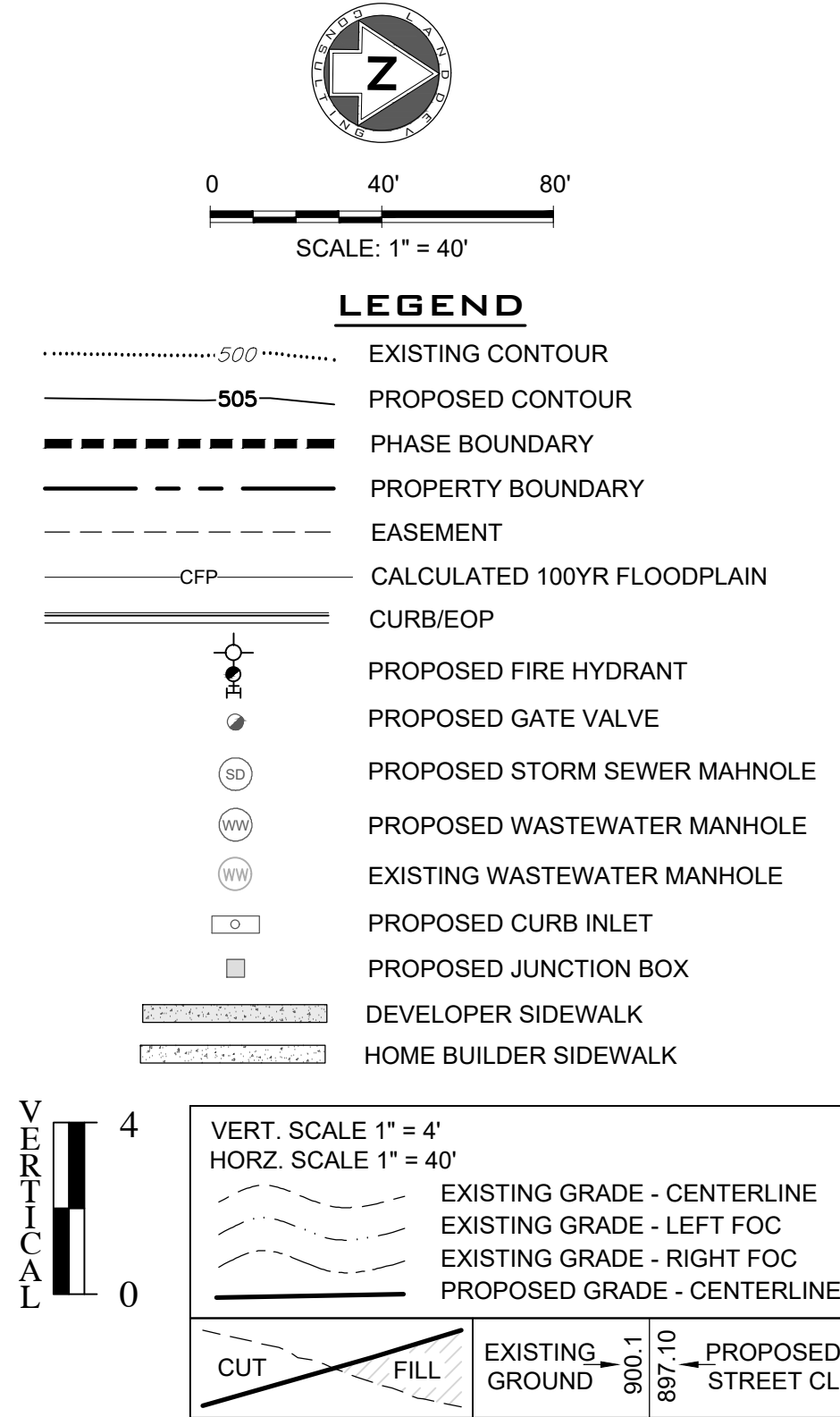
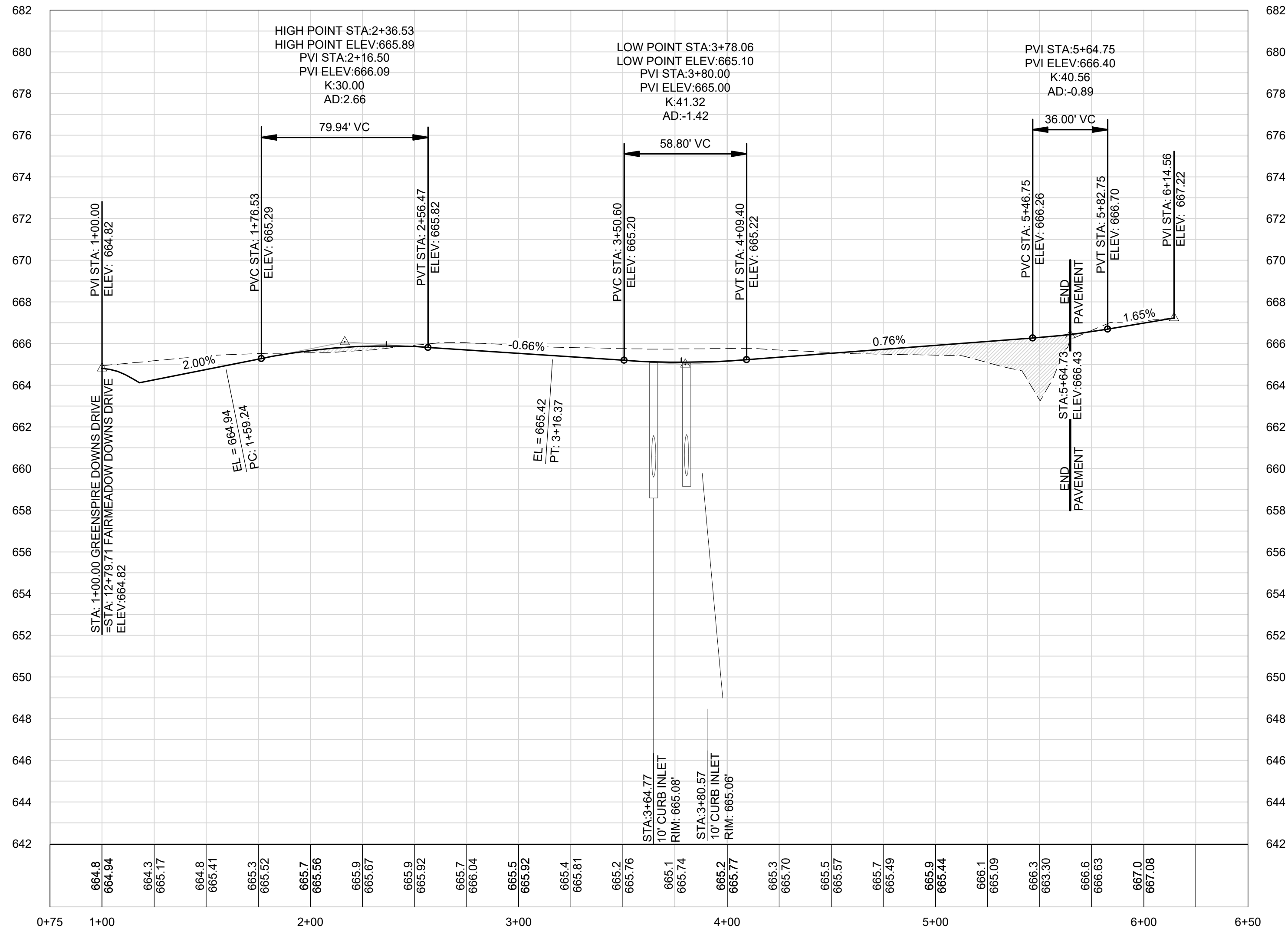
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CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	157.13'	245.00'	36.746°	N10° 35' 46"W	154.45
C2	329.72'	210.00'	89.959°	N52° 45' 23"E	296.88
C3	82.72'	330.00'	14.363°	N0° 35' 43"E	82.51
C4	65.22'	41.50'	90.039°	S37° 14' 33"E	58.71
C5	65.19'	41.50'	90.000°	S52° 46' 36"W	58.69
C6	102.06'	65.00'	89.959°	S52° 45' 23"W	91.89
C7	31.02'	100.00'	17.771°	S1° 06' 31"E	30.89

LINE TABLE		
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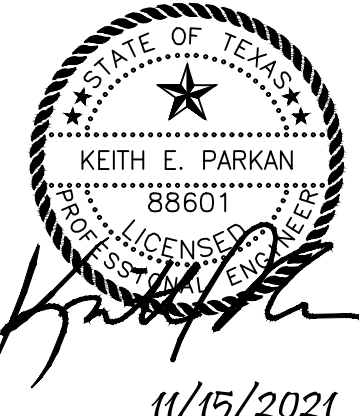
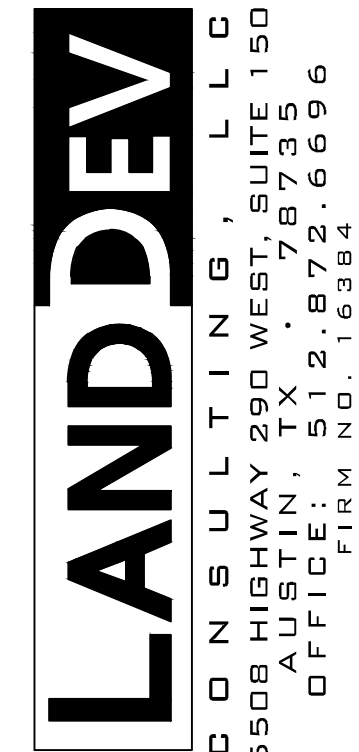


GREENSPIRE DOWNS DRIVE TC = CL-1"



SPEED LIMIT TABLE			
STREET NAME	DESIGN SPEED (MPH)	POSTED SPEED LIMIT (MPH)	STREET CLASSIFICATION
FAIRMEADOW DOWNS DRIVE	30 MPH	30 MPH	LOCAL
GREENSPIRE DOWNS DRIVE	30 MPH	30 MPH	LOCAL
MAGER LANE	30 MPH	30 MPH	LOCAL
GREENSPIRE LANE	30 MPH	30 MPH	LOCAL
ALLEYWAY C	25 MPH	15 MPH	ALLEY

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 - SIDEWALK RAMP ARE TO BE CONSTRUCTED BY DEVELOPER.
 - IF ACCESSIBLE ROUTE IS LESS THAN 5' WIDE. A 5' X 5' PASSING SPACE IS REQUIRED EVERY 200'.
 - WHEN ROADWAY SLOPES EXCEED 5%. THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED THE SLOPE OF THE ADJACENT ROADWAY.



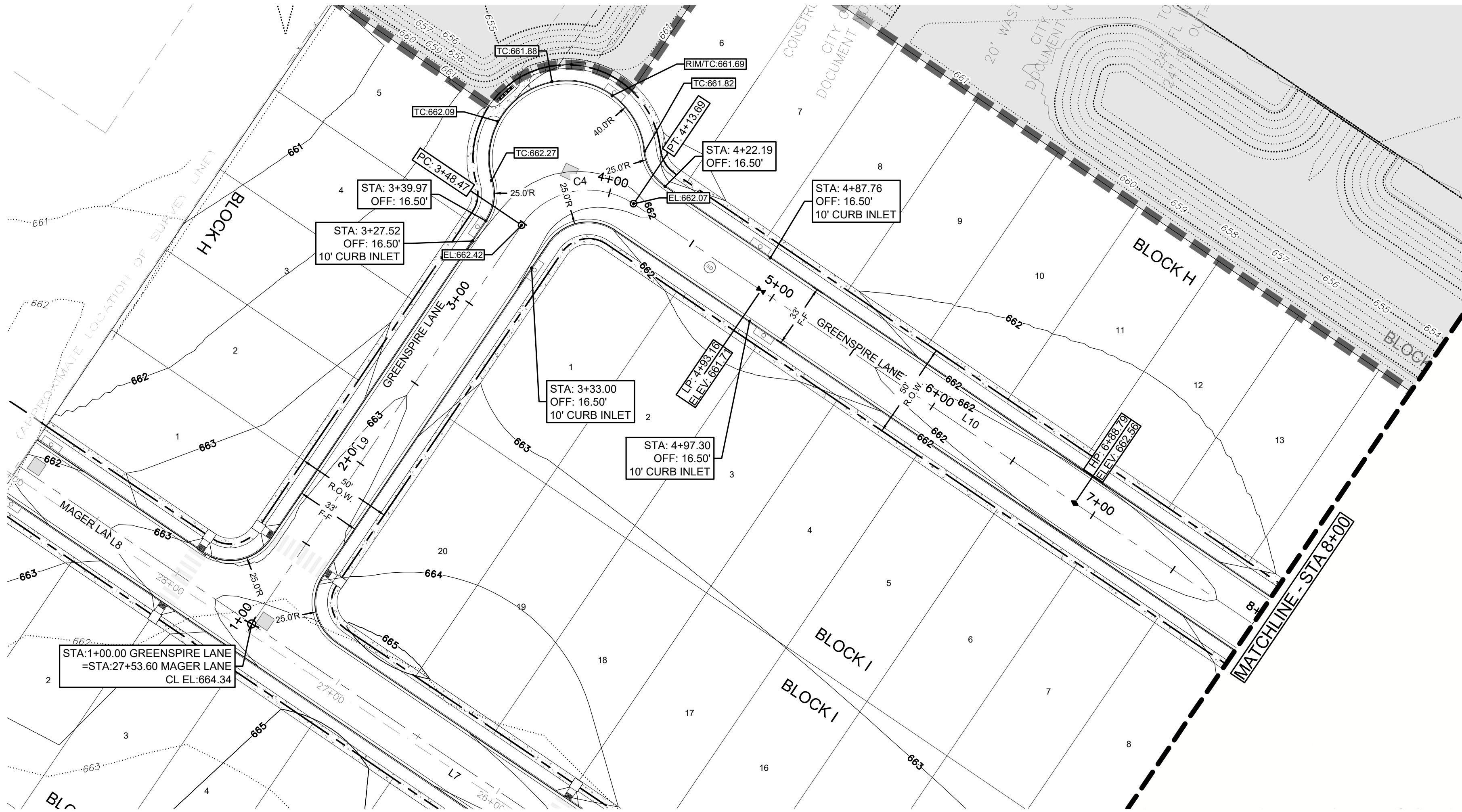
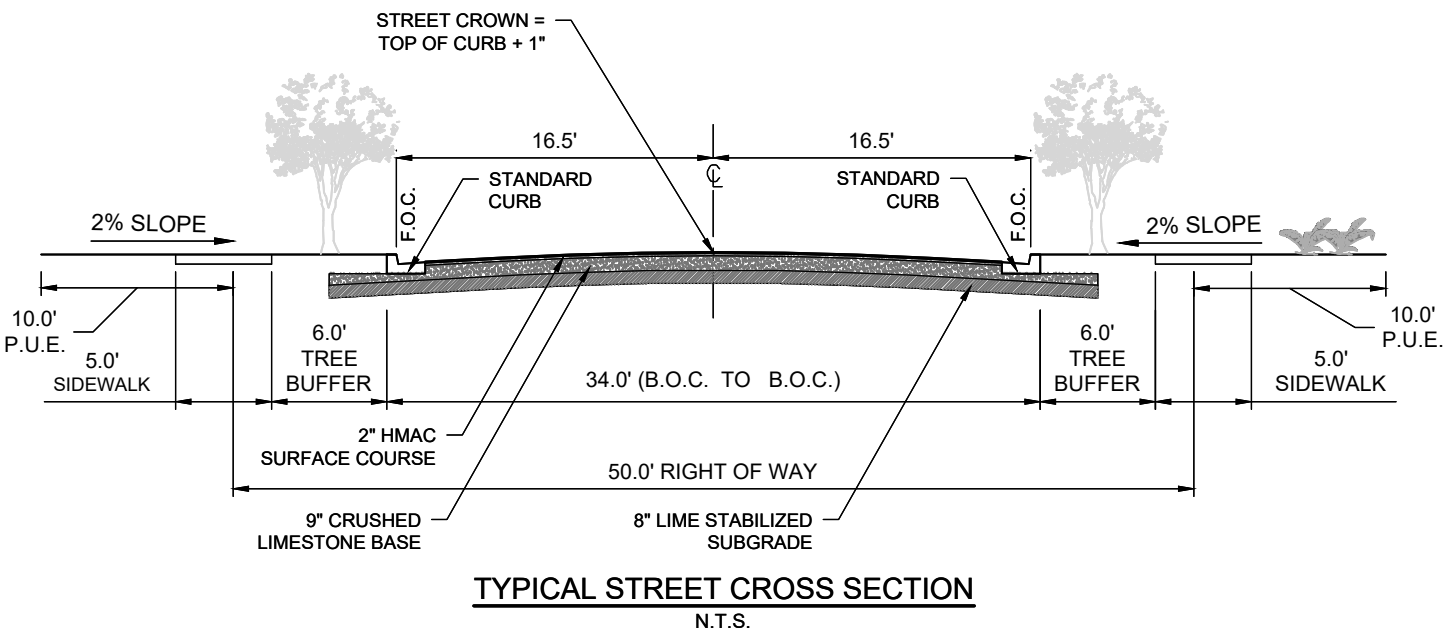
GREENSPIRE DOWNS DRIVE PLAN & PROFILE 1+00.00 - 6+14.56
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 13 OF 68
1795-ENG

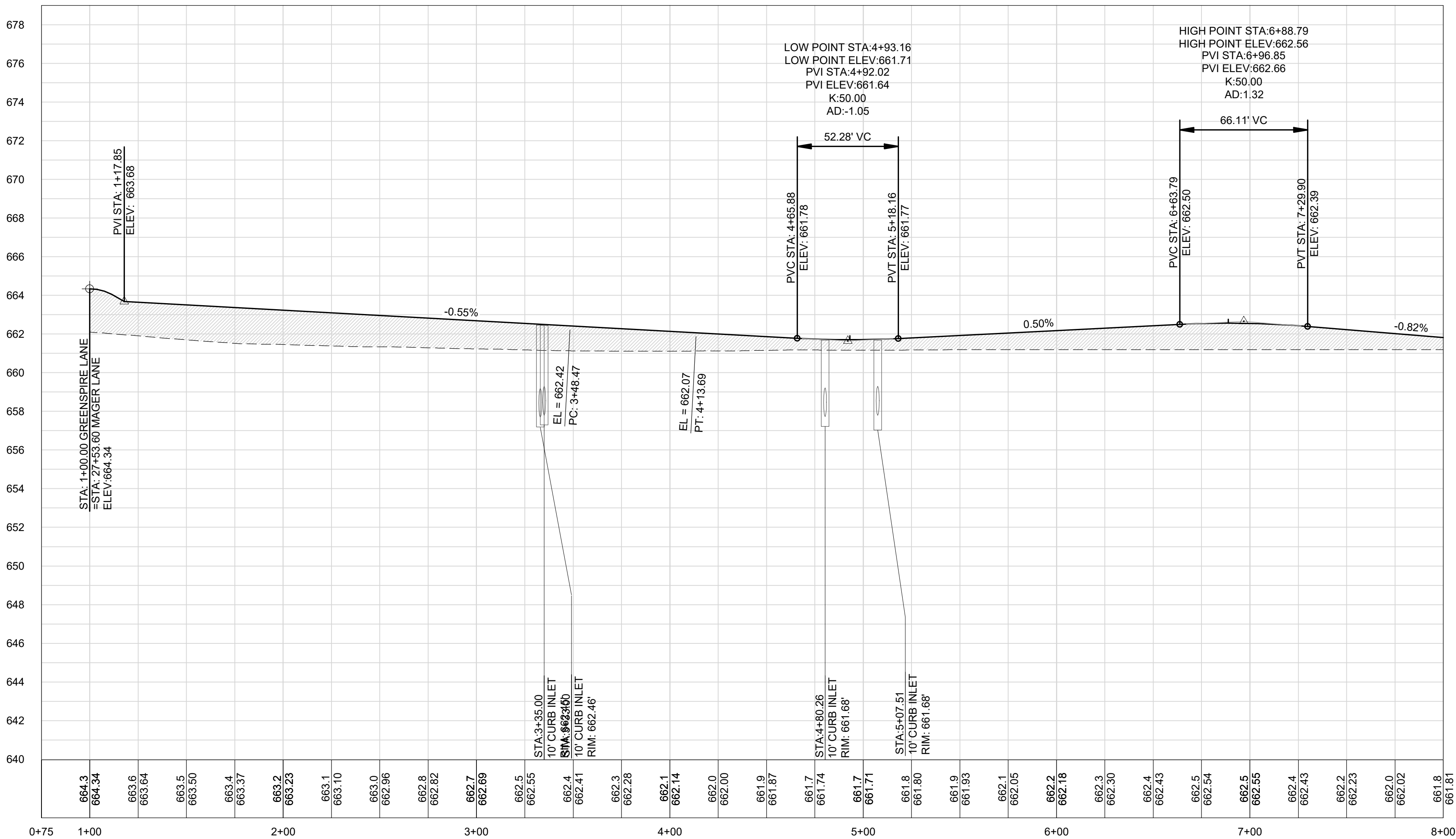
AS BUILTS

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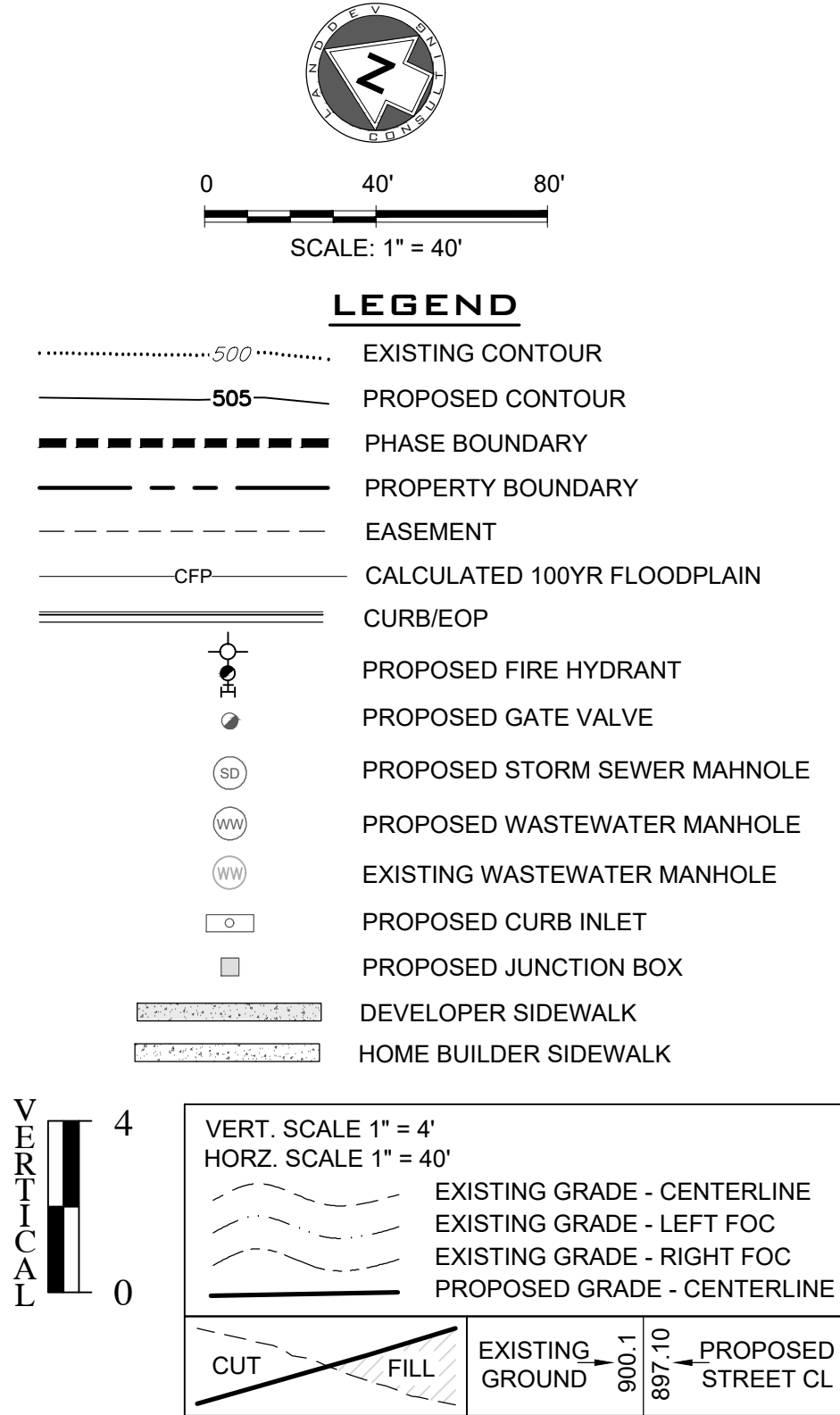
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GREENSPIRE LANE
TC = CL-1"



AS BUILTS



SPEED LIMIT TABLE			
STREET NAME	DESIGN SPEED (MPH)	POSTED SPEED LIMIT (MPH)	STREET CLASSIFICATION
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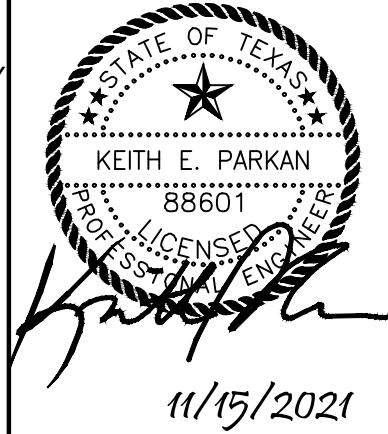


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GREENSPIRE LANE PLAN & PROFILE
1+00.00 - 8+00.00

DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP

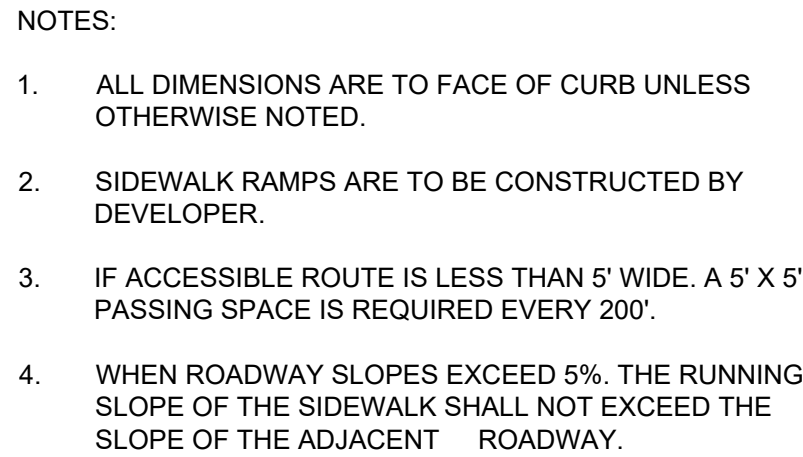
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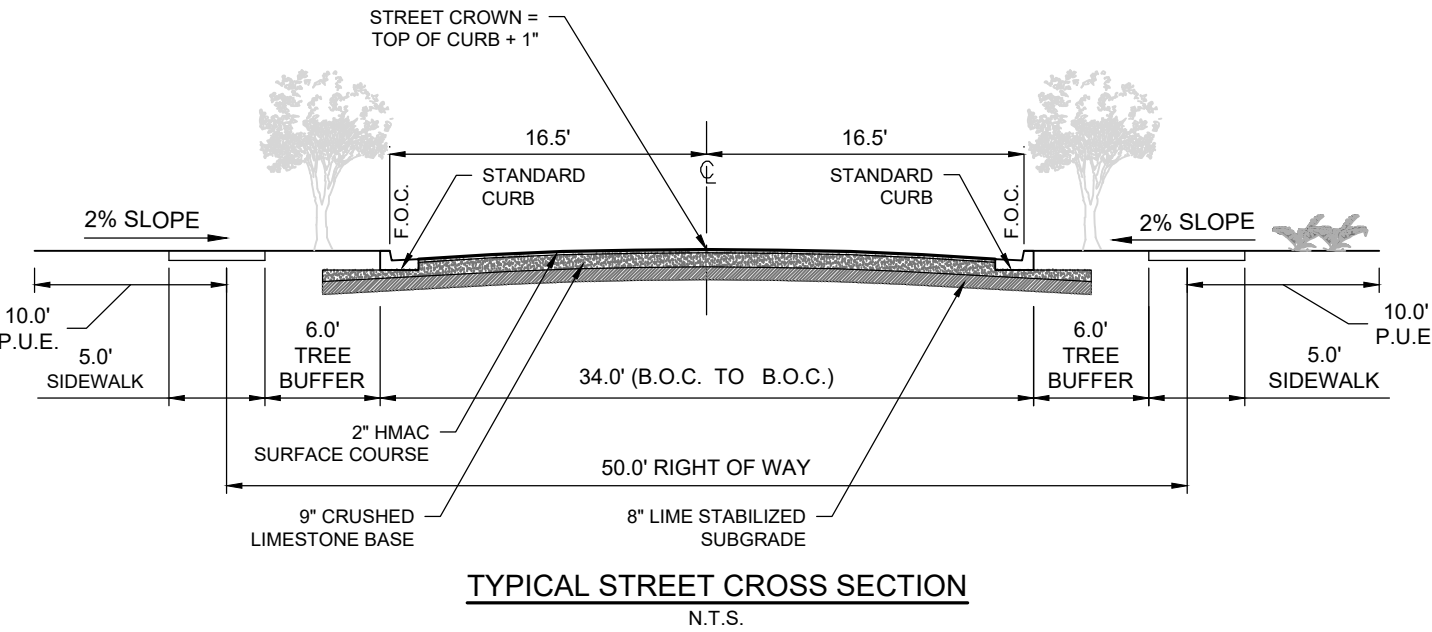
APPROVED BY: JW

SHEET 14 OF 68

1795-ENG



AS BUILTS

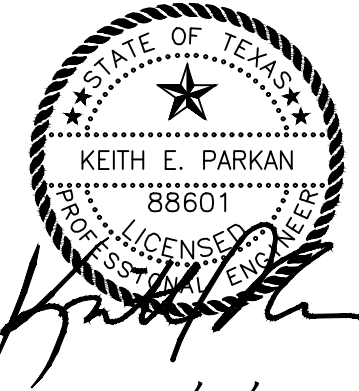


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**Know what's below.
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OFFICE: 512.872.6696
FIRM NO.16384



AIRMEADOW DOWNS DRIVE PLAN &
PROFILE 2+75.00 - 9+50.00

DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
 DRAWN BY: GS/DA/MK
 CHECKED BY: KP
 APPROVED BY: JW

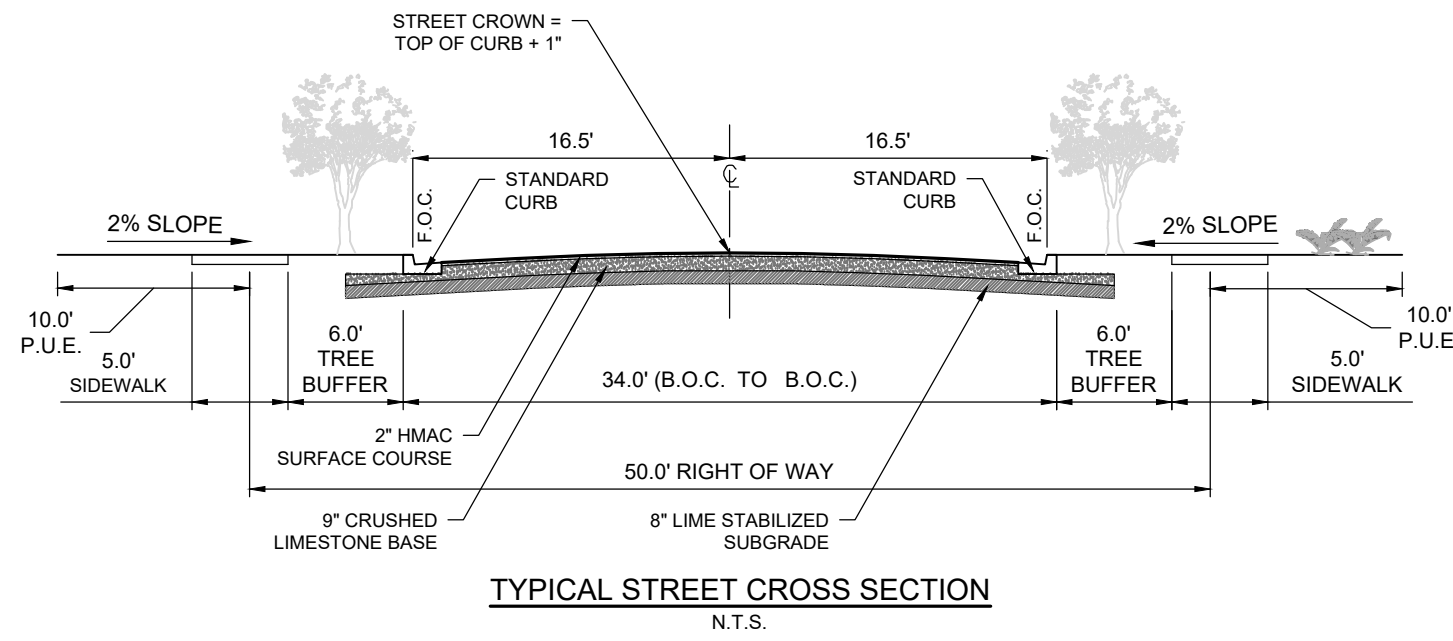
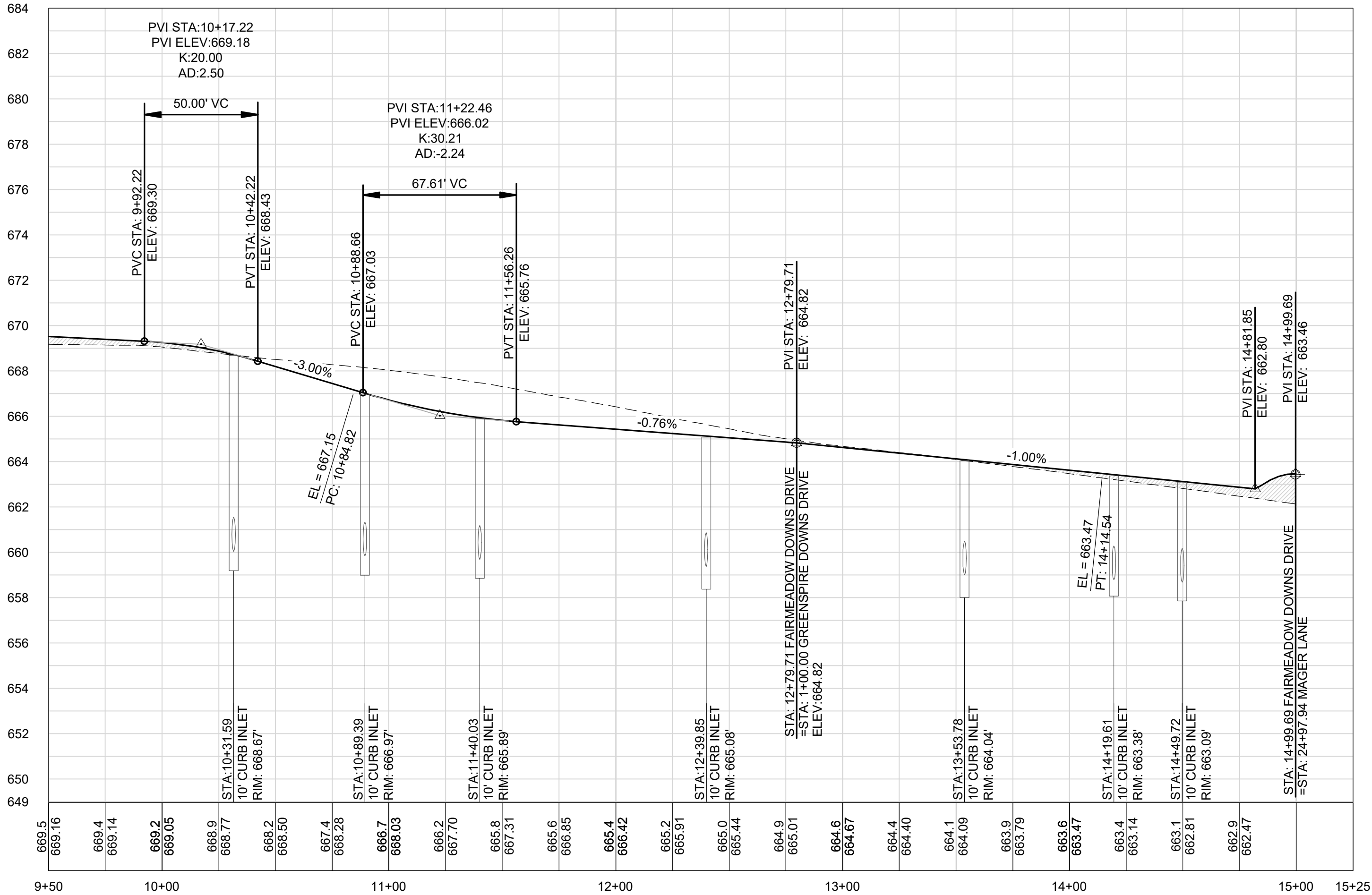
SHEET 16 OF 68

1795-ENG

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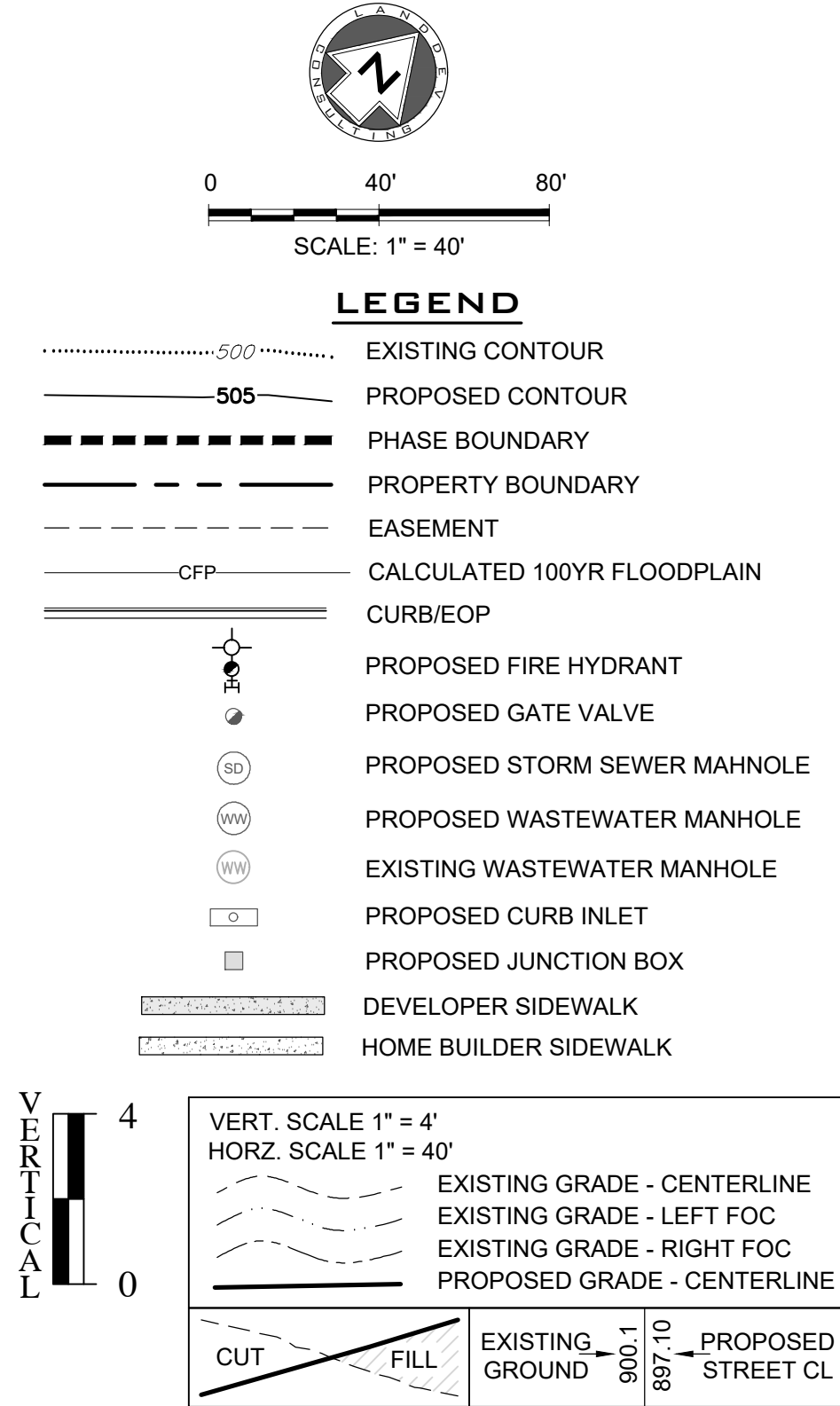
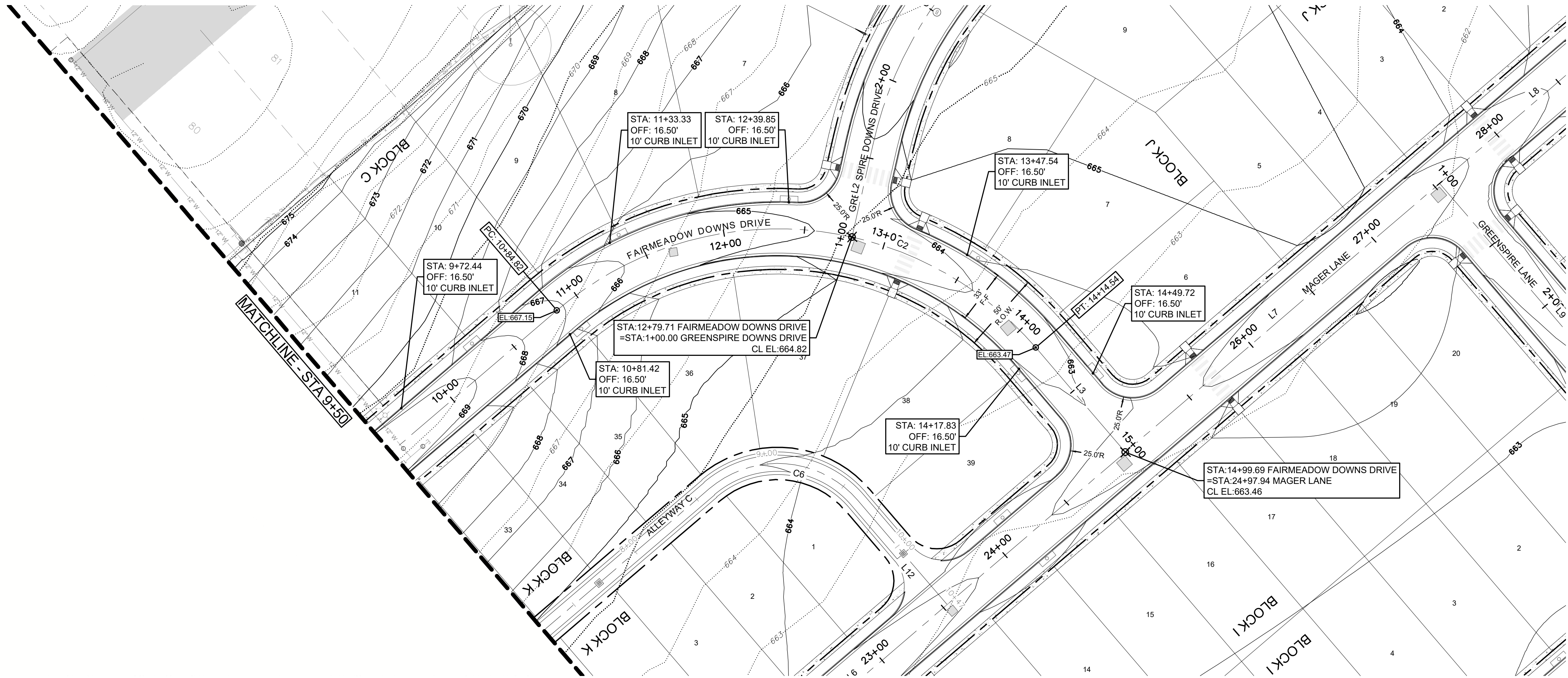
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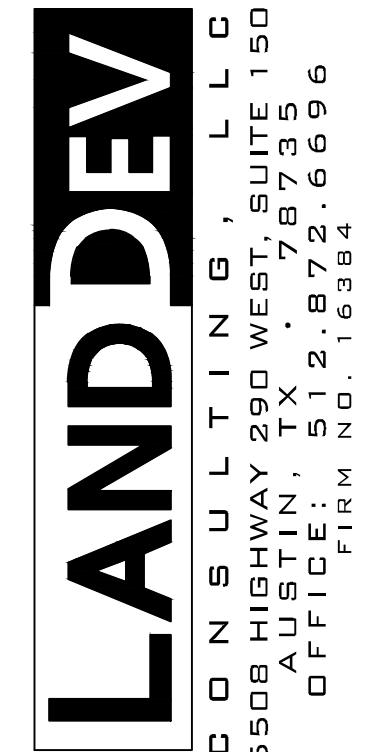


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AS BUILTS

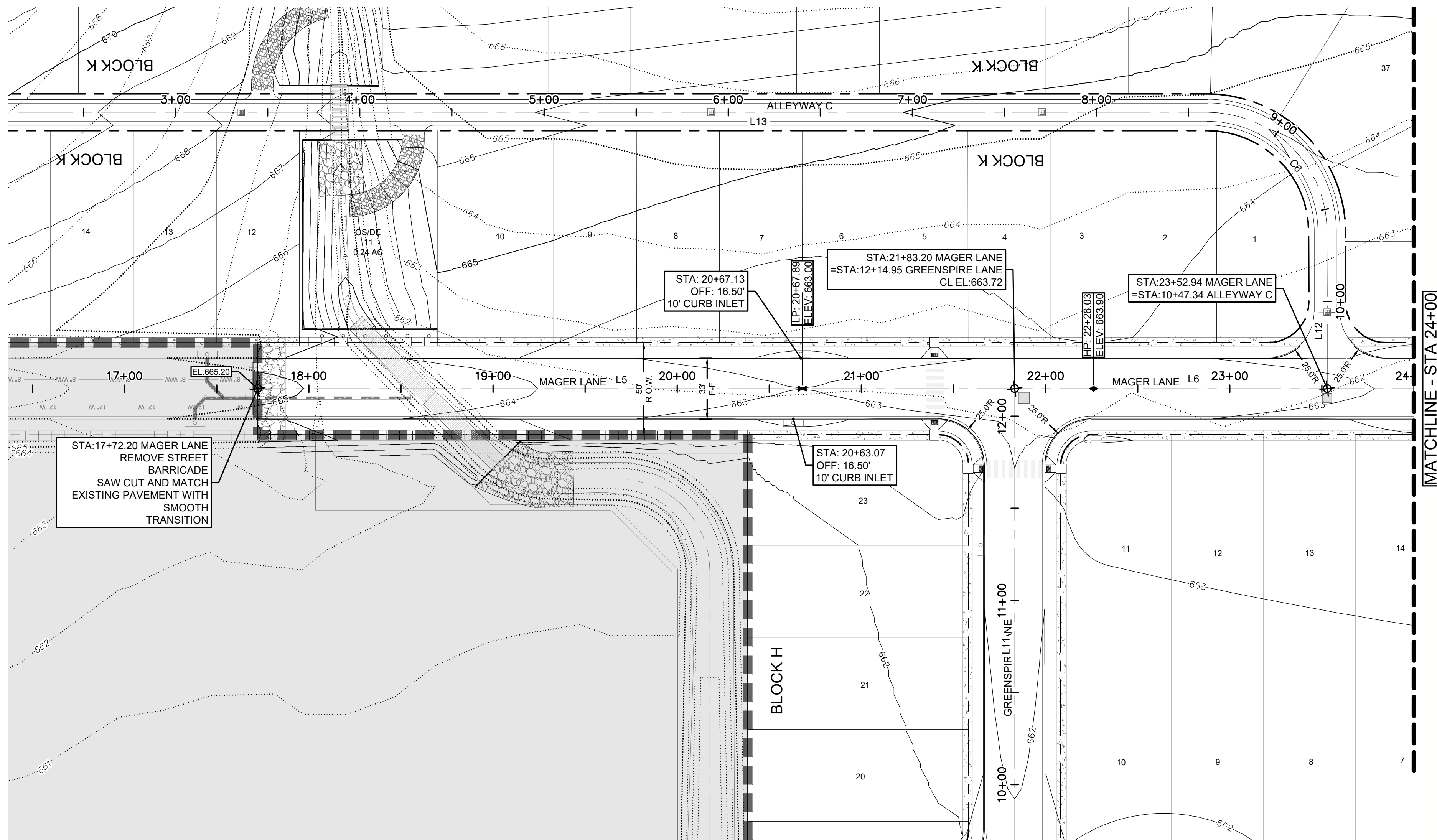


SPEED LIMIT TABLE			
STREET NAME	DESIGN SPEED (MPH)	POSTED SPEED LIMIT (MPH)	STREET CLASSIFICATION
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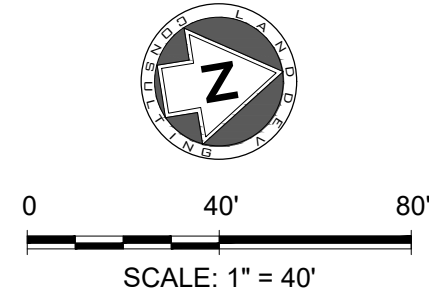
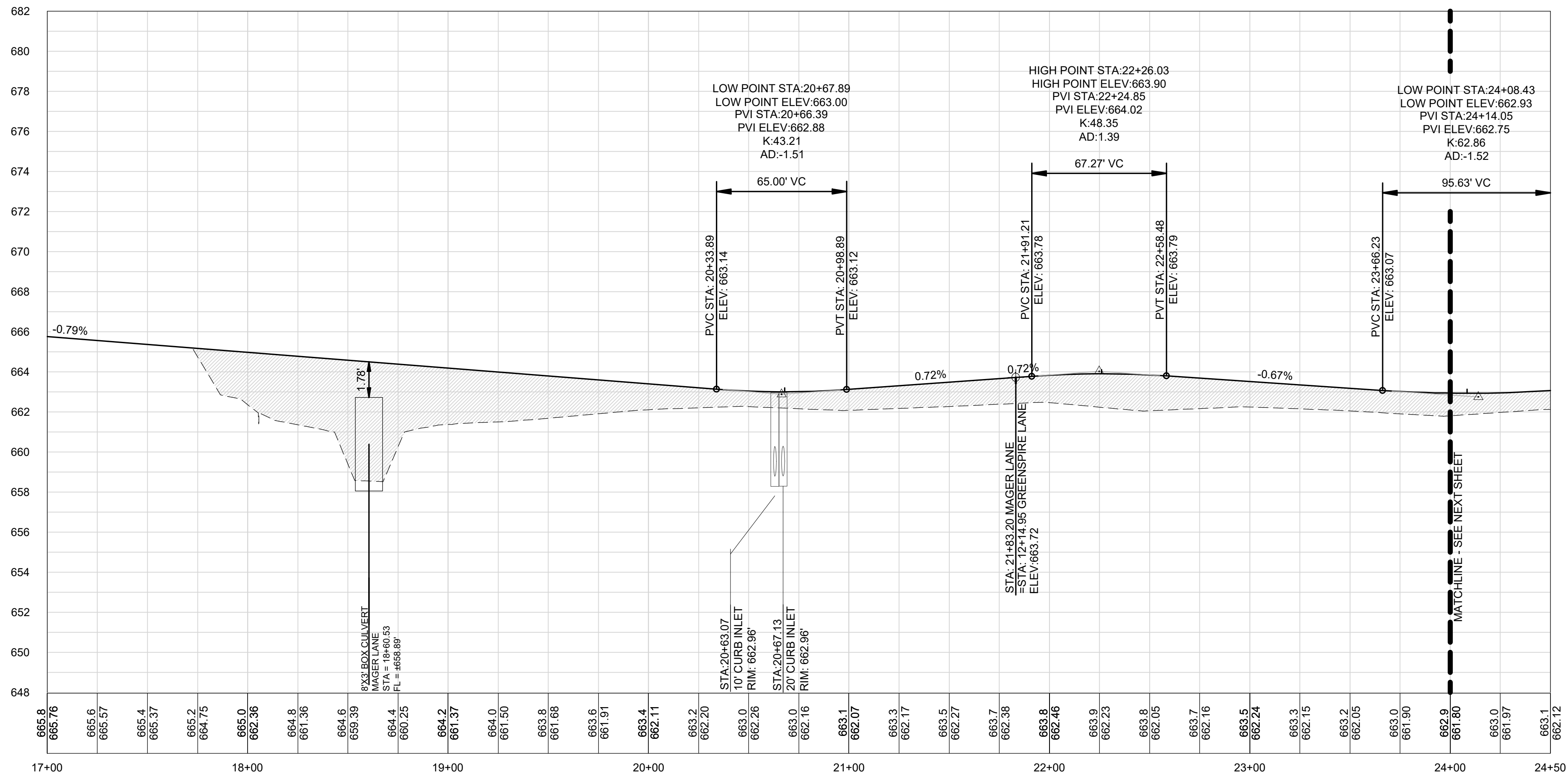


FAIRMEADOW DOWNS DRIVE PLAN & PROFILE 9+50.00 - 14+99.69
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 17 OF 68
1795-ENG



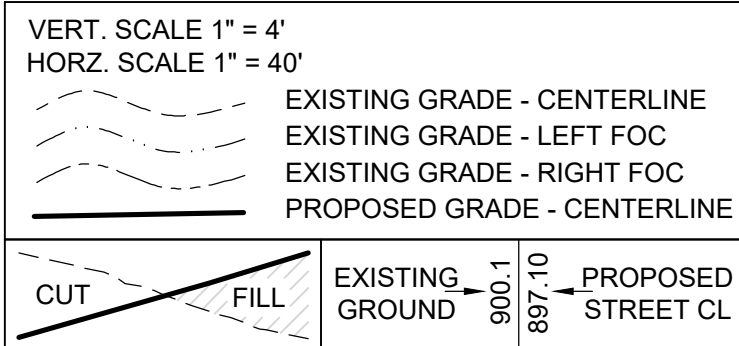
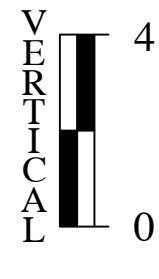
MAGER LANE
TC = CL-1"



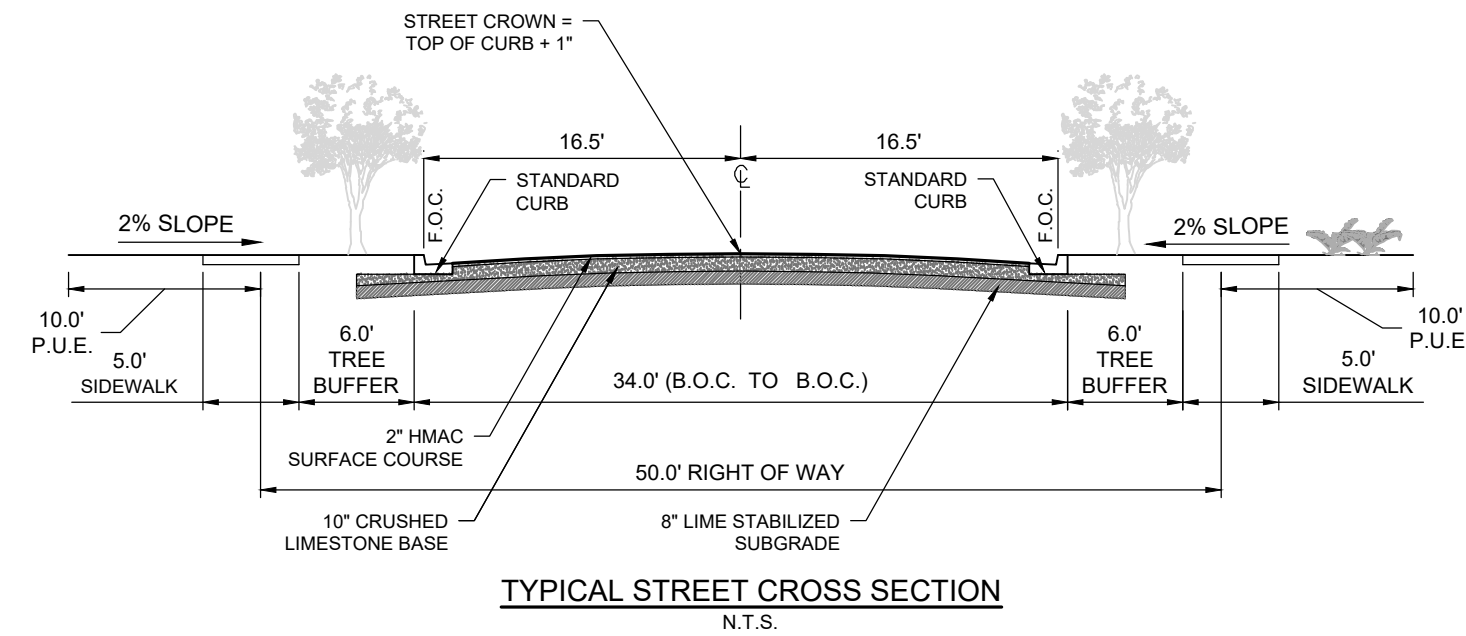
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PHASE BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - CFP
 - CALCULATED 100YR FLOODPLAIN
 - CURB/EOP
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED STORM SEWER MAHNOLE
 - PROPOSED WASTEWATER MANHOLE
 - EXISTING WASTEWATER MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED JUNCTION BOX
 - DEVELOPER SIDEWALK
 - HOME BUILDER SIDEWALK

NOTES:

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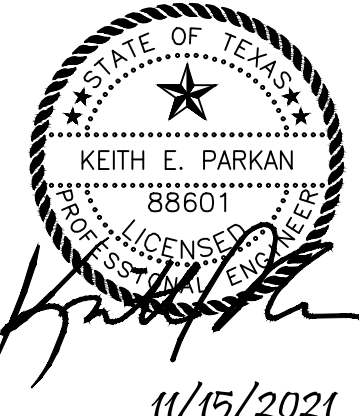
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AS BUILTS

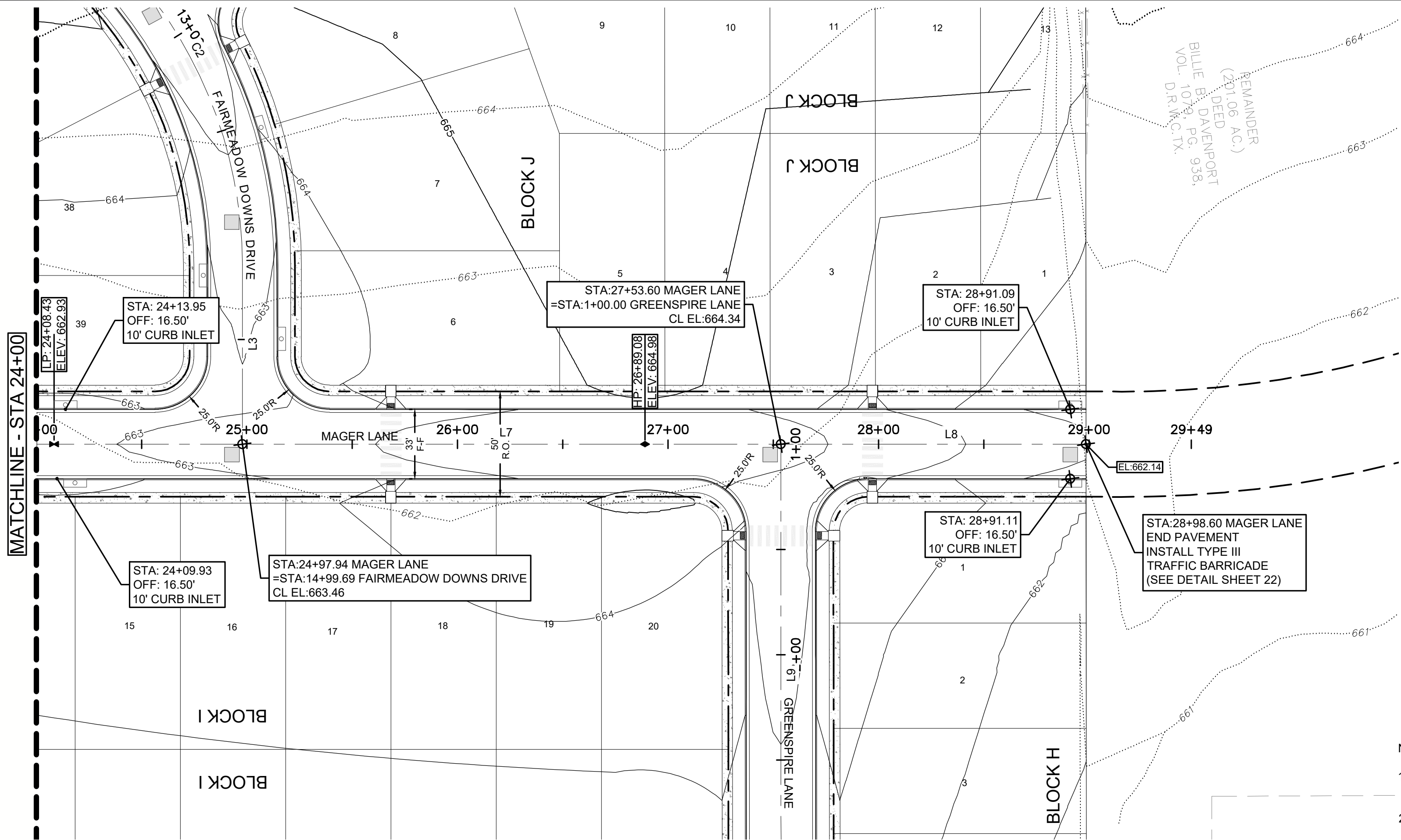
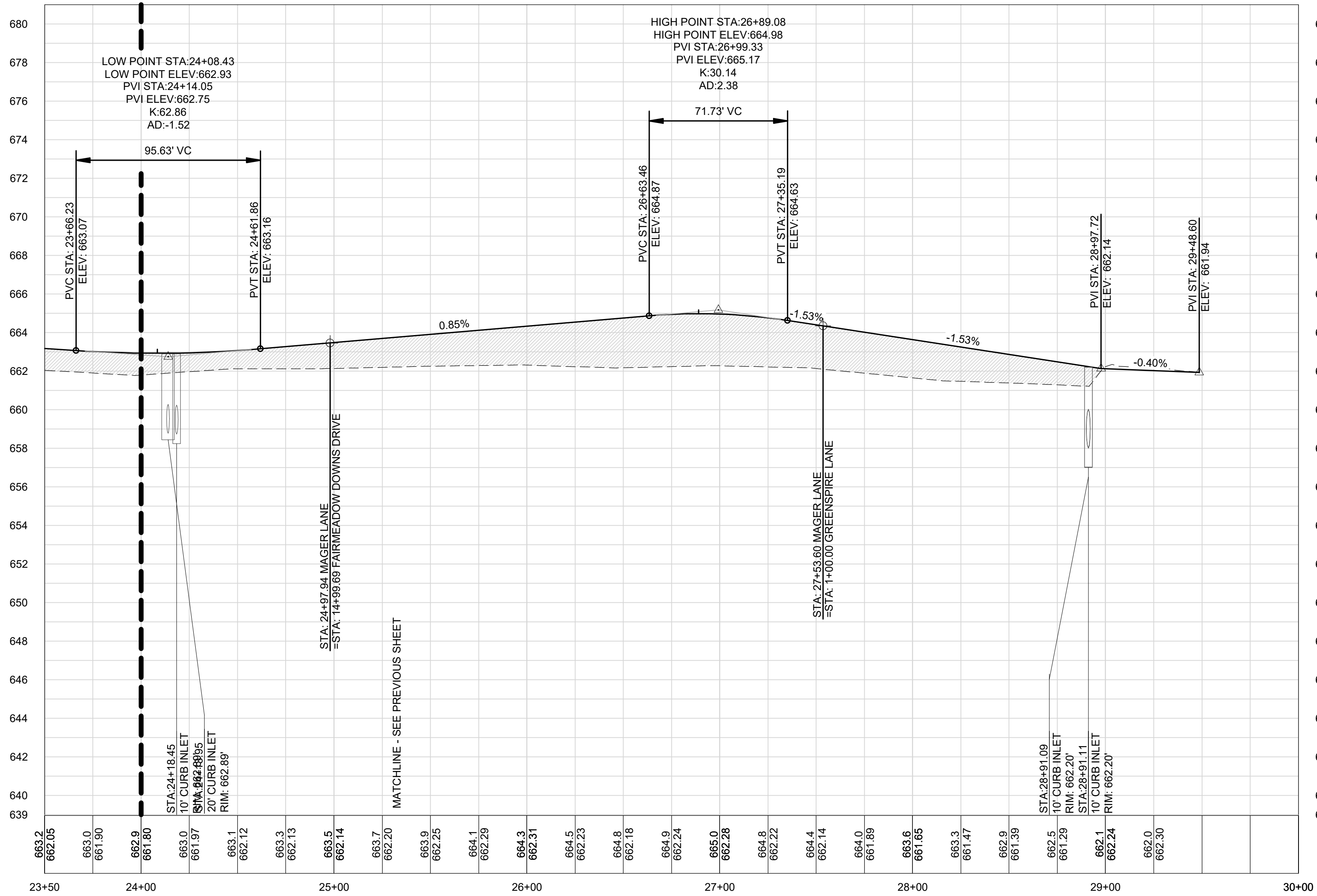


LAND DEV
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5508 HIGHWAY 290 WEST, SUITE 150
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OFFICE: 512.872.6696
FAX: 512.872.6694



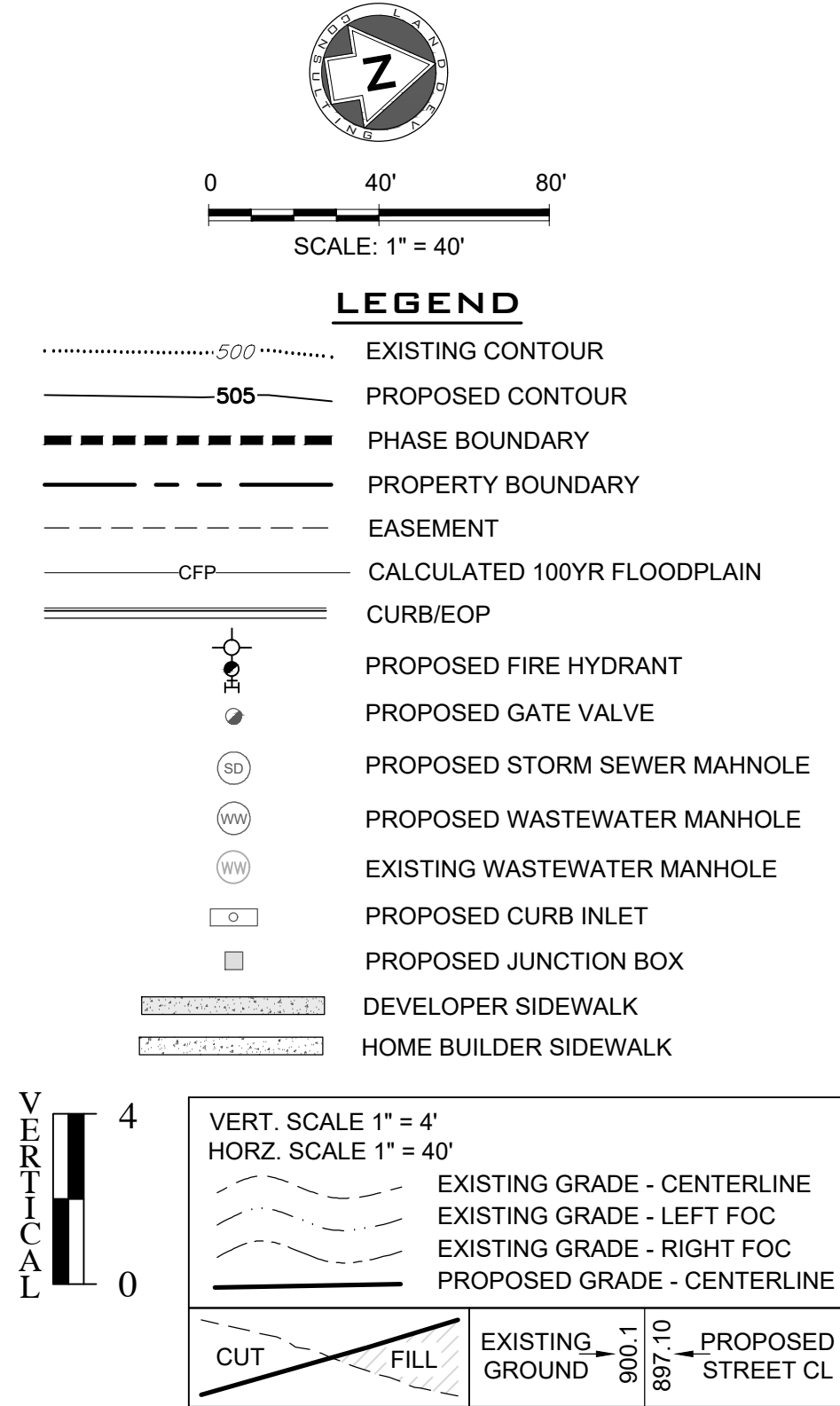
MAGER LANE PLAN & PROFILE
17+00.00 - 24+00.00
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 18 OF 68
1795-ENG

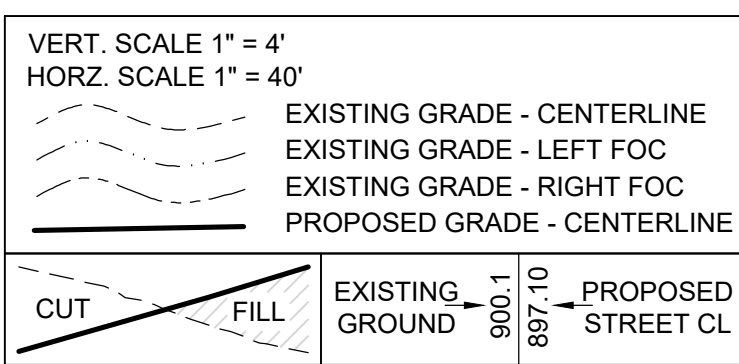


NOTES:

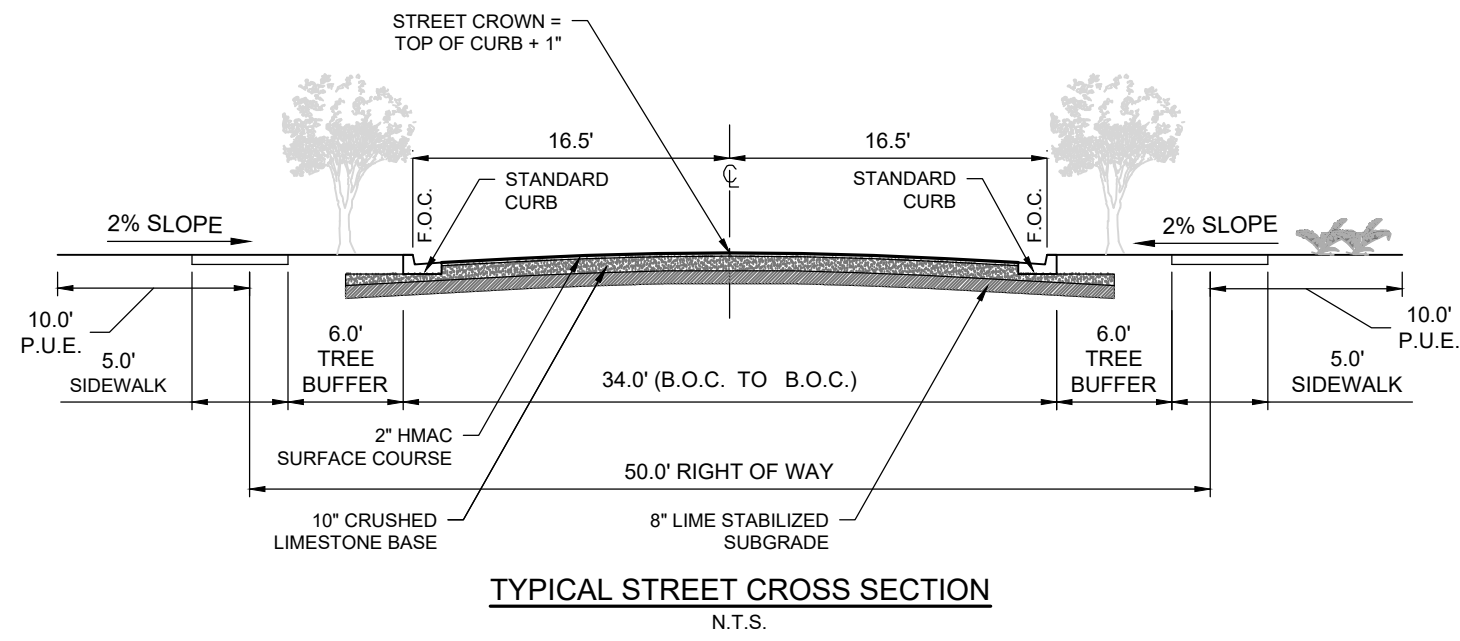
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4. WHEN ROADWAY SLOPES EXCEED 5%. THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED THE SLOPE OF THE ADJACENT ROADWAY.



VERTICAL SCALE: 1\"/>



SPEED LIMIT TABLE			
STREET NAME	DESIGN SPEED (MPH)	POSTED SPEED LIMIT (MPH)	STREET CLASSIFICATION
FAIRMEADOW DOWNS DRIVE	30 MPH	30 MPH	LOCAL
GREENSPIRE DOWNS DRIVE	30 MPH	30 MPH	LOCAL
MAGER LANE	30 MPH	30 MPH	LOCAL
GREENSPIRE LANE	30 MPH	30 MPH	LOCAL
ALLEYWAY C	25 MPH	15 MPH	ALLEY



LINE TABLE		
NUMBER	LENGTH	BEARING
L1	248.36'	N7° 46' 36"E
L2	59.02'	N28° 58' 09"W
L3	83.64'	S82° 15' 51"E
L4	701.49'	N7° 46' 36"E
L5	411.00'	N7° 46' 36"E
L6	314.75'	N7° 30' 07"E
L7	255.66'	N8° 06' 55"E
L8	145.00'	N7° 46' 36"E
L9	248.47'	S82° 15' 43"E
L10	487.57'	S7° 46' 36"W
L11	248.50'	N82° 13' 24"W
L12	85.05'	N82° 15' 51"W
L13	676.83'	S7° 46' 36"W
L14	19.89'	S9° 59' 39"E

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	157.13'	245.00'	36.746°	N10° 35' 46"W	154.45
C2	329.72'	210.00'	89.959°	N52° 45' 23"E	296.88
C3	82.72'	330.00'	14.363°	N0° 35' 43"E	82.51
C4	65.22'	41.50'	90.039°	S37° 14' 33"E	58.71
C5	65.19'	41.50'	90.000°	S52° 46' 36"W	58.69
C6	102.06'	65.00'	89.959°	S52° 45' 23"W	91.89
C7	31.02'	100.00'	17.771°	S1° 06' 31"E	30.89

AS BUILTS

811
Know what's below.
Call before you dig.

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5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696

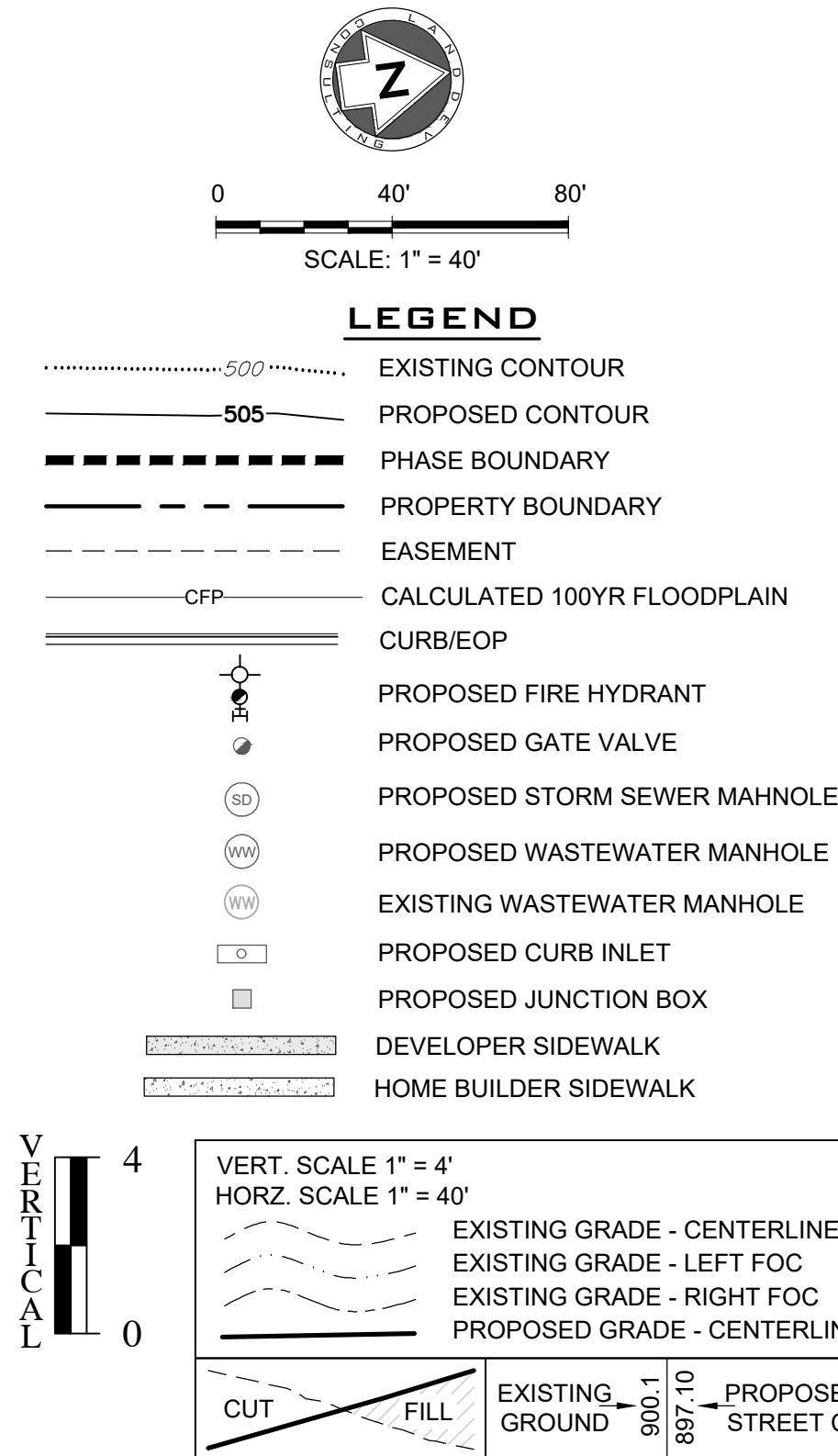
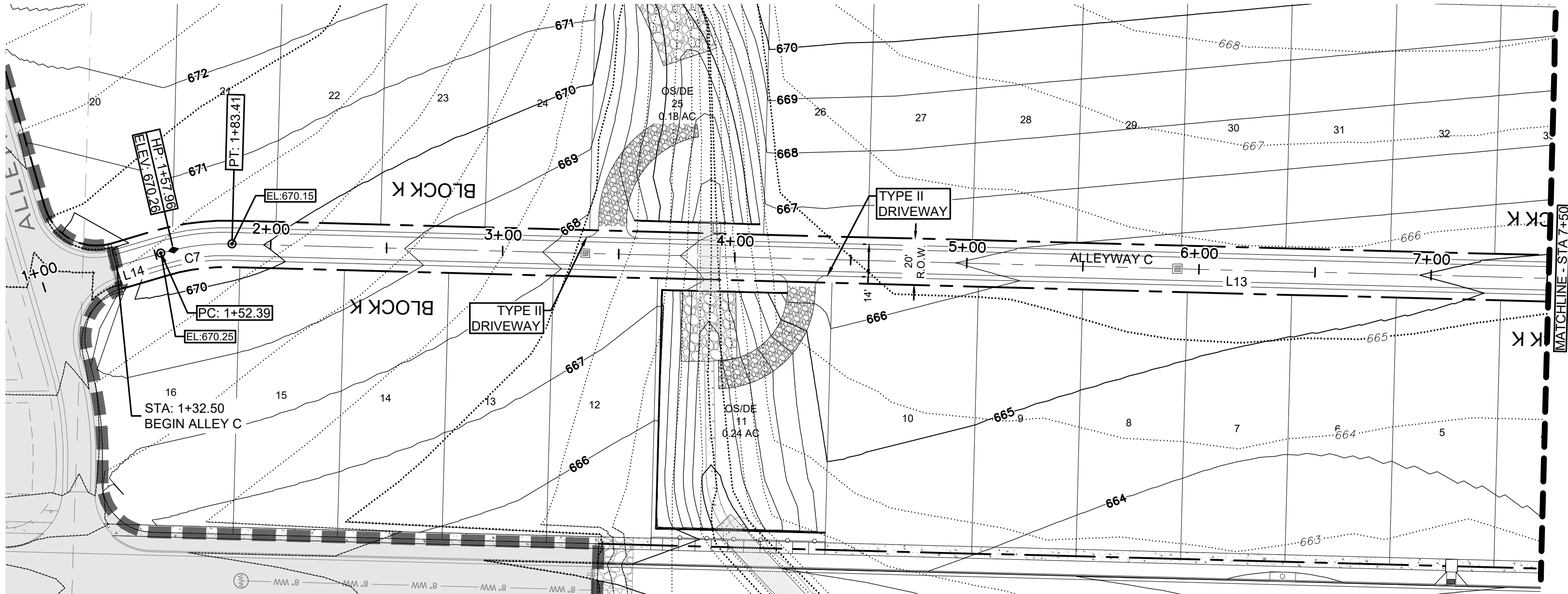
11/15/2021

MAGER LANE PLAN & PROFILE
24+00.00 - 29+48.60
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

SHEET 19 OF 68
1795-ENG

P:\Martin\Autodesk\15452\015_Razawski\03_ACD\PHASE 2\Plan\ROAD- ALLEY.dwg ALLEY 1, November 15, 2021, 11:25 AM, jkennedy

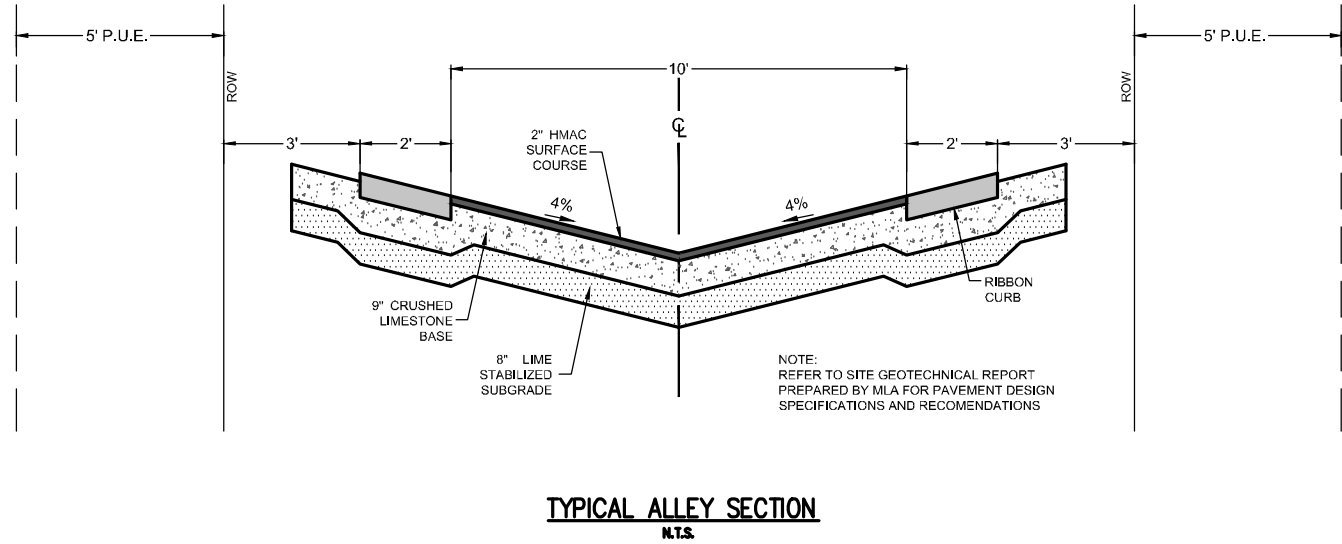
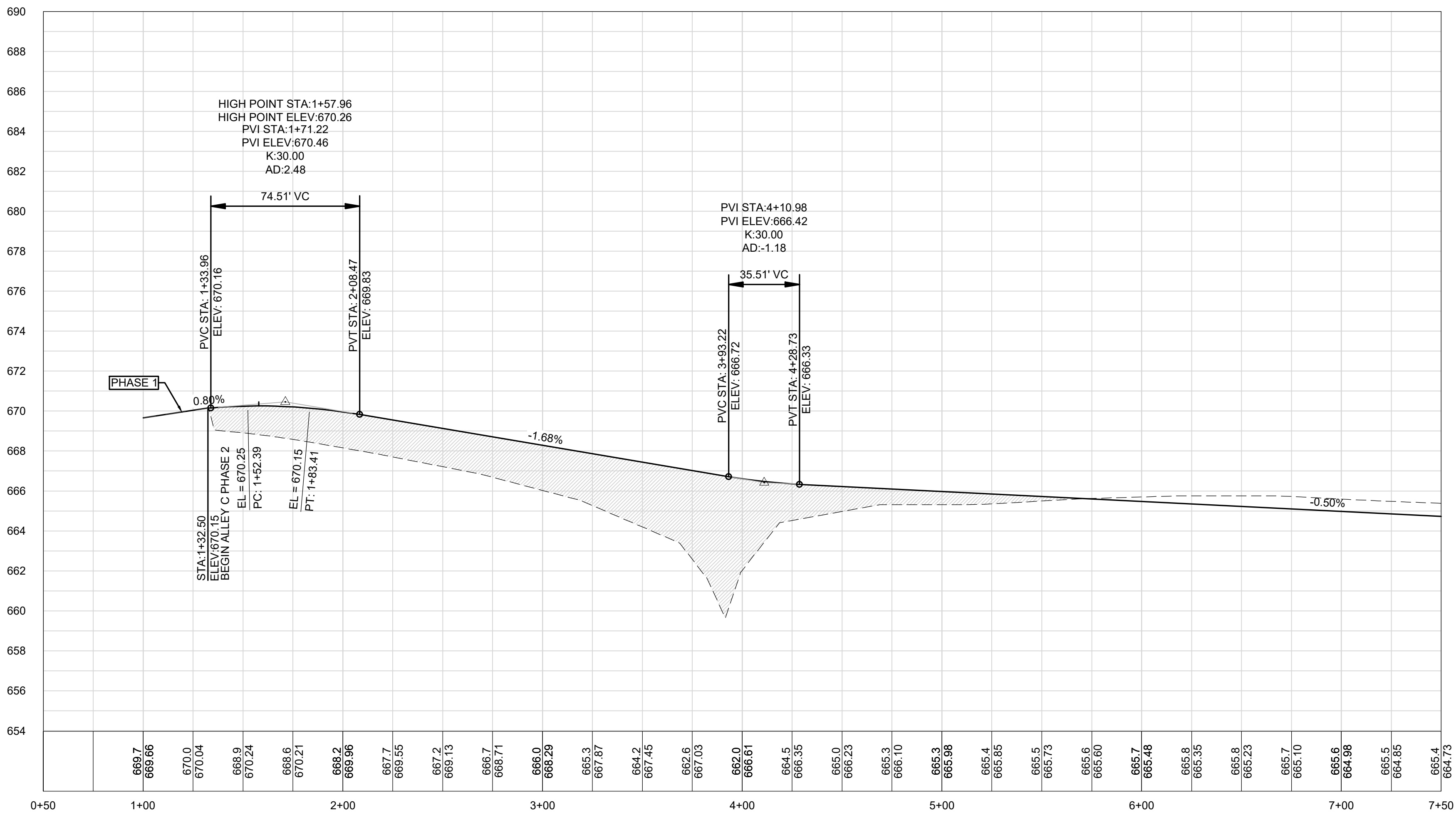


NOTES:

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GREENSPIRE DOWNS DRIVE	30 MPH	30 MPH	LOCAL
MAGER LANE	30 MPH	30 MPH	LOCAL
GREENSPIRE LANE	30 MPH	30 MPH	LOCAL
ALLEYWAY C	25 MPH	15 MPH	ALLEY

ALLEYWAY C
TC = CL-1"



LINE TABLE		
NUMBER	LENGTH	BEARING
L1	248.36'	N7° 46' 36"E
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L5	411.00'	N7° 46' 36"E
L6	314.75'	N7° 30' 07"E
L7	255.66'	N8° 06' 55"E
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AS BUILTS



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CONSULTING, LLC

5508 HIGHWAY 290 WEST, SUITE 150

AUSTIN, TX 78735

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FAX: 512.872.6696



11/15/2021

ALLEY C PLAN & PROFILE
1+00.00 - 7+50.00

DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP

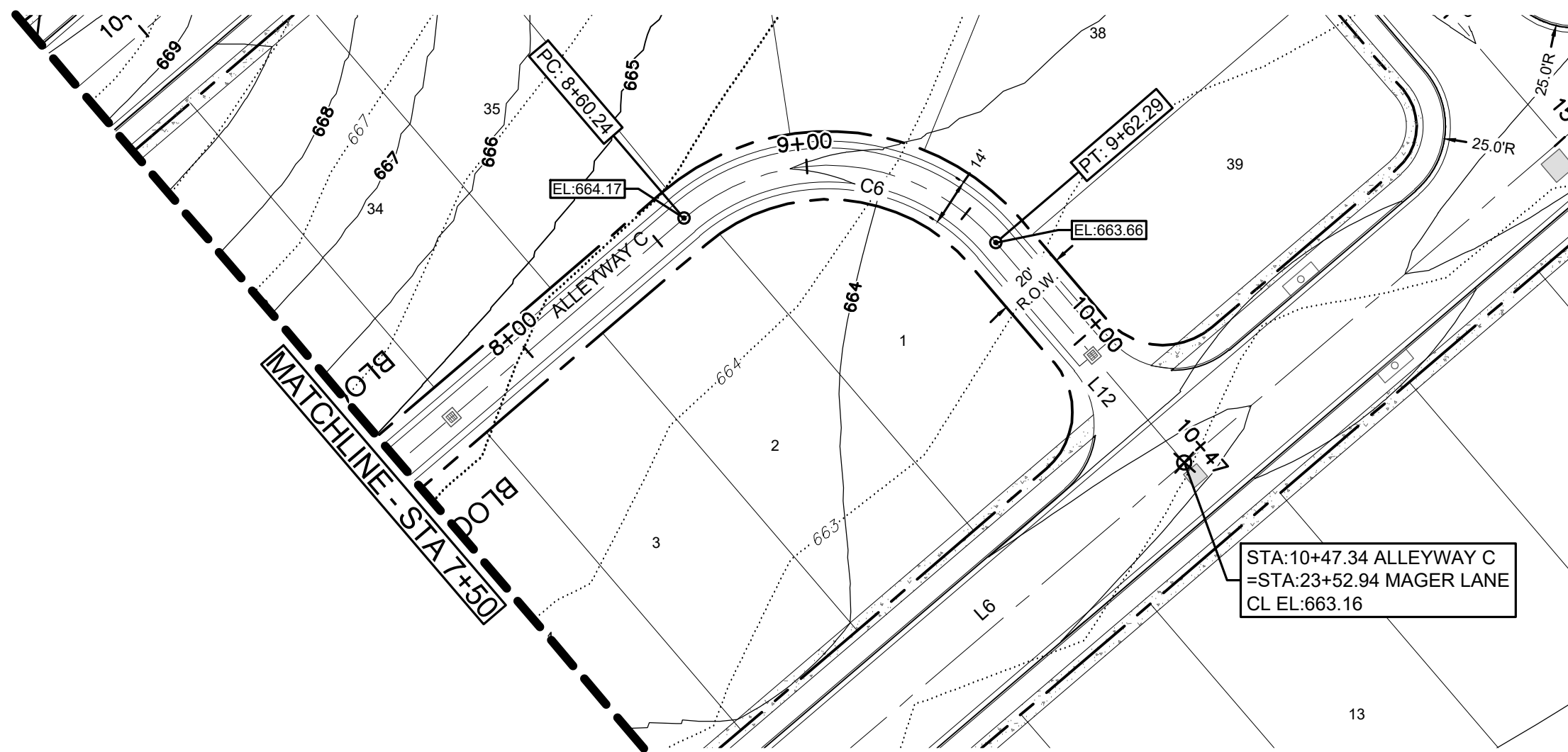
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CHECKED BY: KP

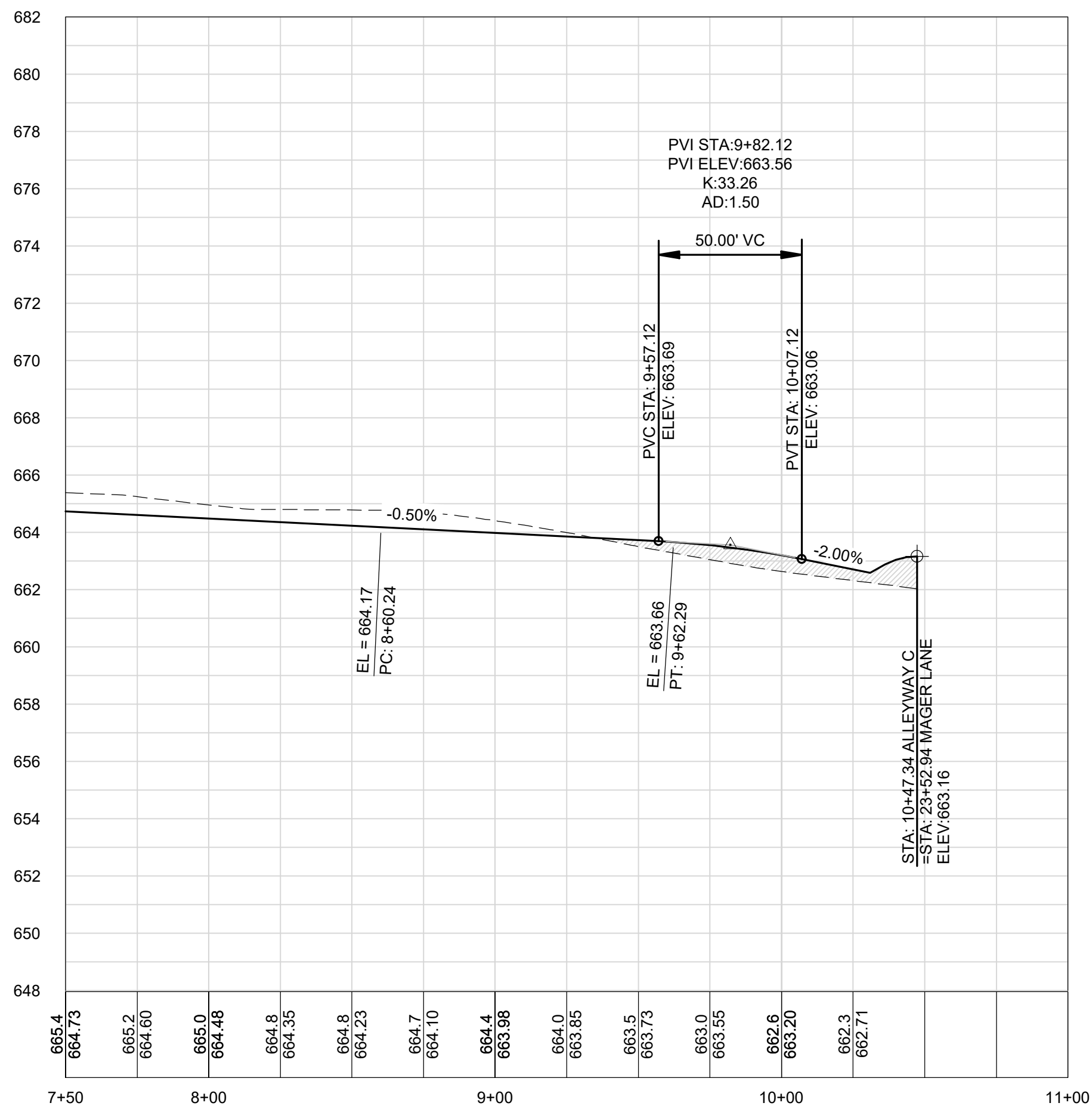
APPROVED BY: JW

SHEET 20 OF 68

1795-ENG

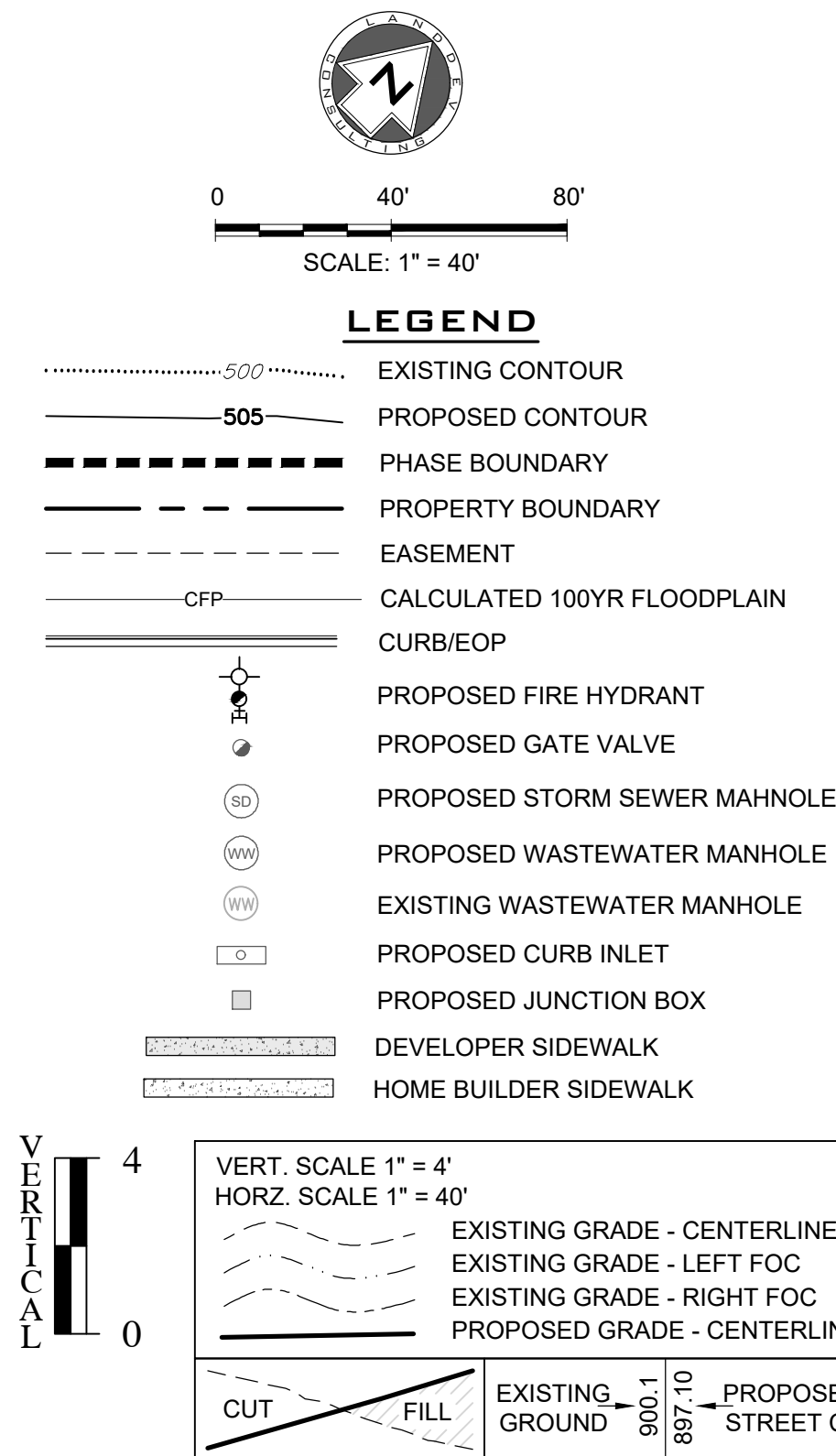


ALLEYWAY C
TC = CL-1"

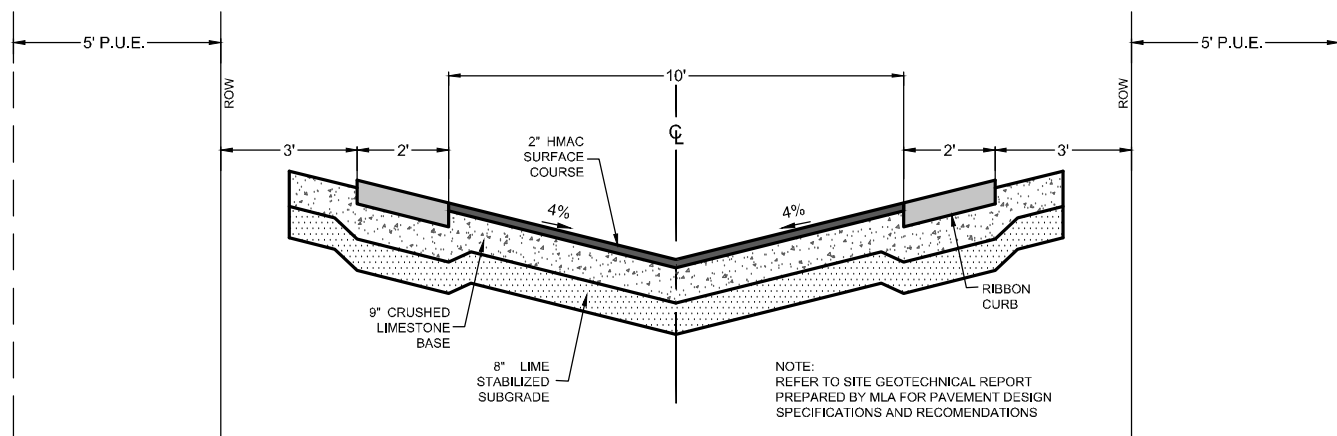


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AS BUILTS



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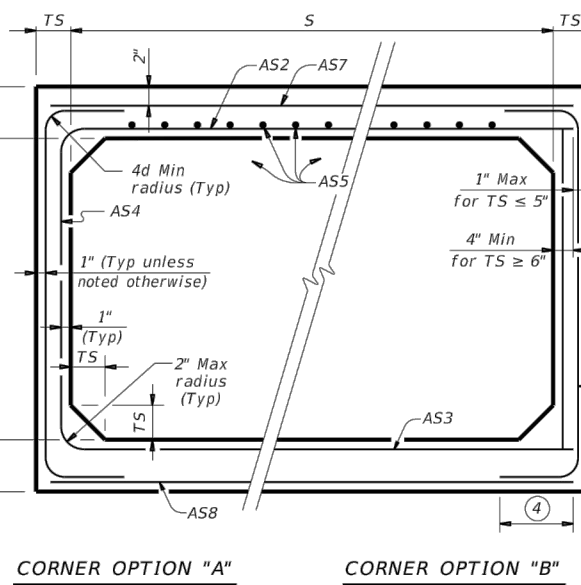
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6694



ALLEY C PLAN & PROFILE
7+50.00 - 10+47.34
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 21 OF 68
1795-ENG

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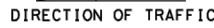
FILL HEIGHT LESS THAN 2 FT



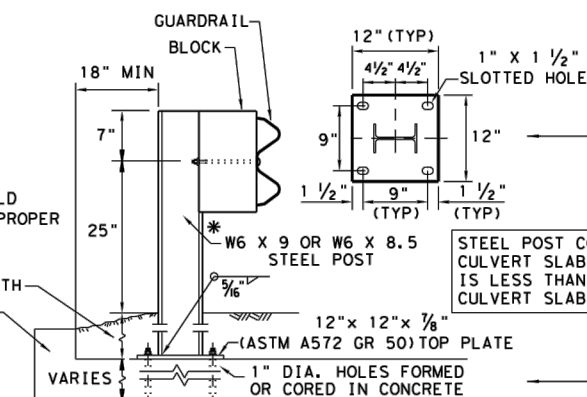
 Texas Department of Transportation	HL93 LOADING	Bridge Division Standard
SINGLE BOX CULVERTS PRECAST 5'-0" SPAN		
SCP-5		
FILE# SCP05S15-20.dgn	DATE TxDOT February 2020	DESIGNED BY JWB
CHECKED BY JWB	DATE TxDOT February 2020	APPROVED BY JWB
COUNTY	DIST	SHEET NO.



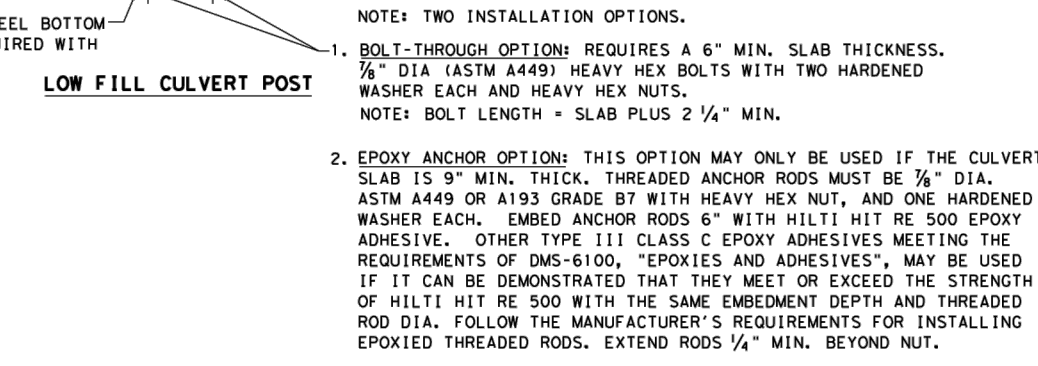
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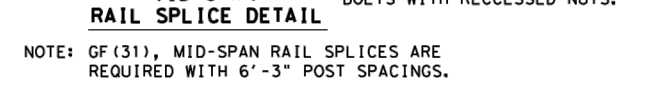
ELEVATION
MID-SPAN RAIL SPLICE



NOTE: TWO INSTALLATION OPTIONS



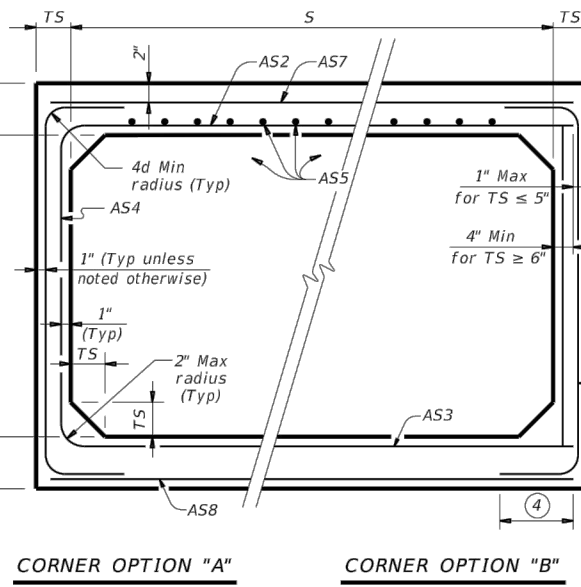
BUTTON HEAD BOLT



NOTE: TRANSITIONS TO BRIDGE RAILS OR TRAFFIC BARRIERS.
SEE GF(31)TL3 TR STANDARD FOR HIGH-SPEED TL-3 TRANSITIONS.
SEE GF(31)TL2 TR STANDARD FOR LOW-SPEED TL-2 TRANSITIONS.



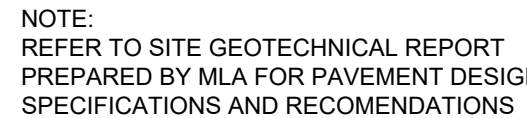
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FILL HEIGHT LESS THAN 2 FT



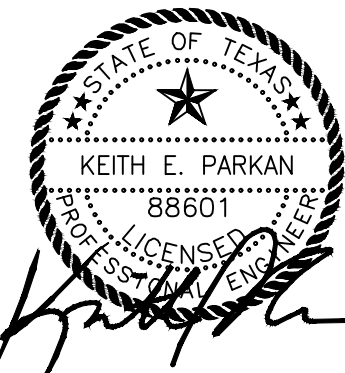
HL93 LOADING		Bridge Division Standard	
Texas Department of Transportation			
SINGLE BOX CULVERTS PRECAST 6'-0" SPAN			
SCP-6			
FILE# SCP606ts-20.dgn	DWG TxDOT	CHK TxDOT	CK: TxDOT
(3/24/07) February 2020	CORR NONE	JOB 400494	400494
REVISIONS			
1 0001		DIST COUNTY	SHEET 36



TYPICAL ALLEY SECTION
N.T.S.



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AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696



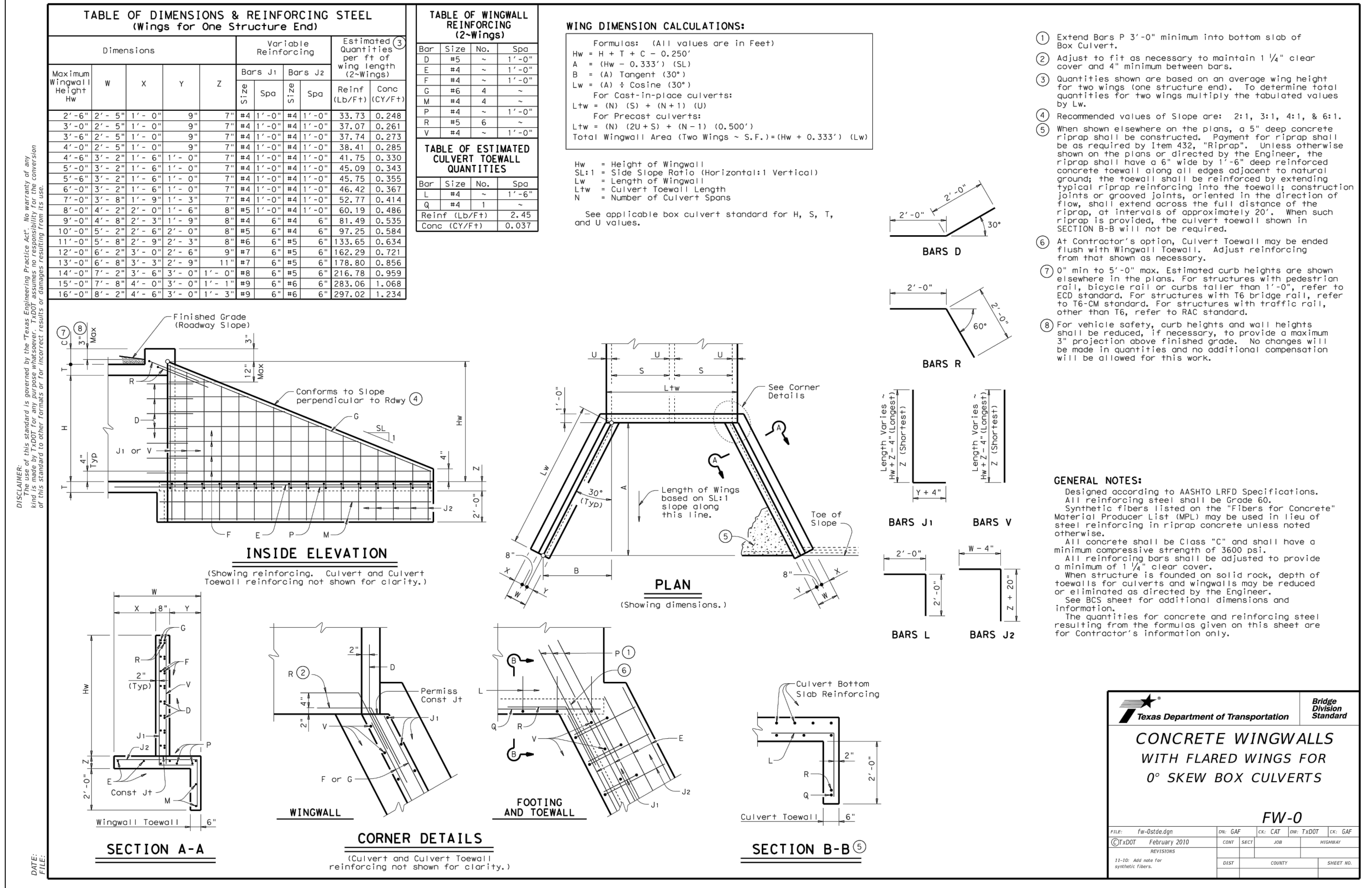
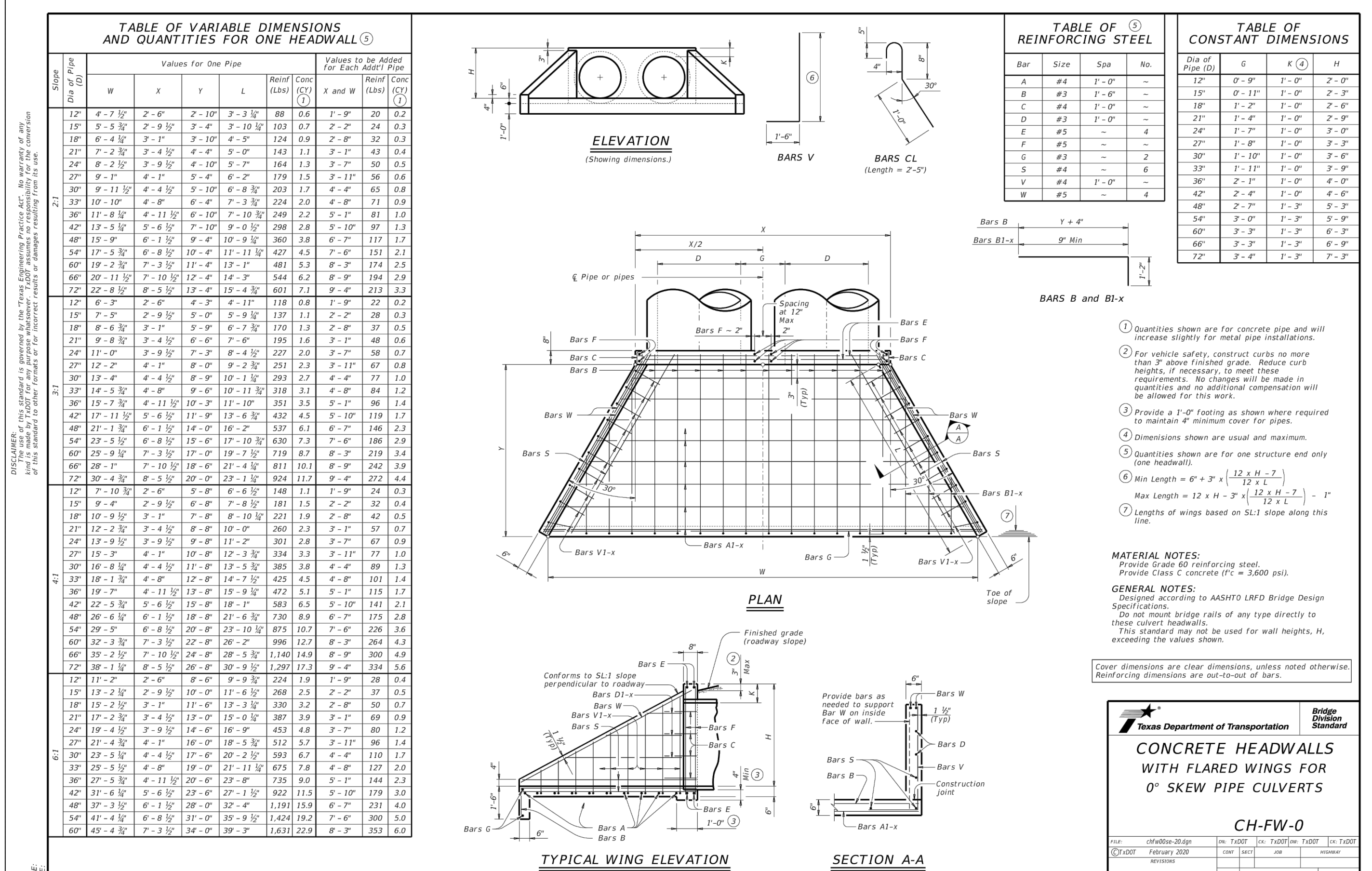
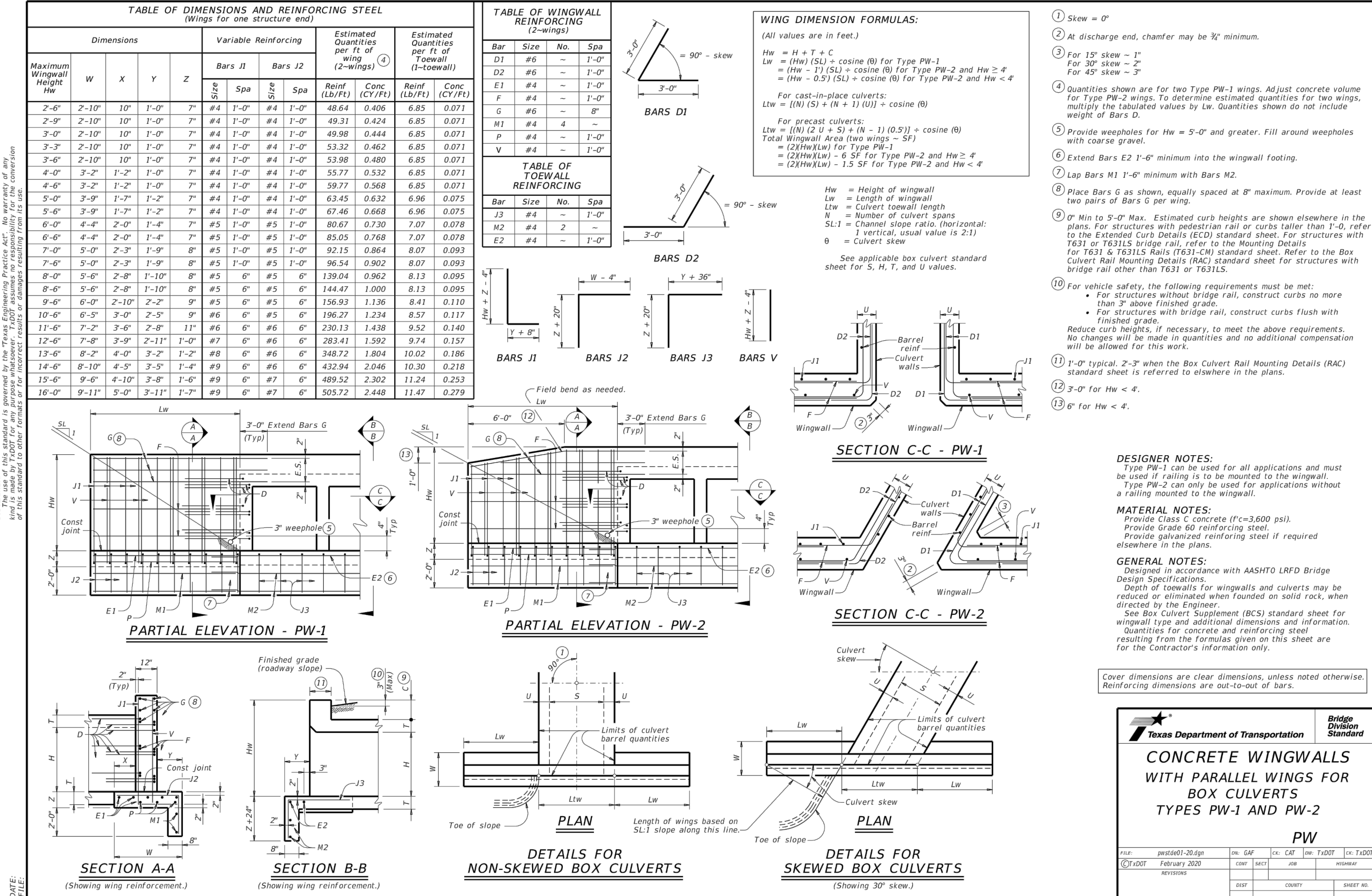
11/15/2021

**STREET AND DRAINAGE
DETAILS (3 OF 4)**

**DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2**

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY:	<u>MK/KP</u>
DRAWN BY:	<u>GS/DA/MK</u>
CHECKED BY:	<u>KP</u>
APPROVED BY:	<u>JW</u>
SHEET 24 OF 68	
1795-ENG	



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STREET AND DRAINAGE
DETAILS (4 OF 4)
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, Hutto, TEXAS

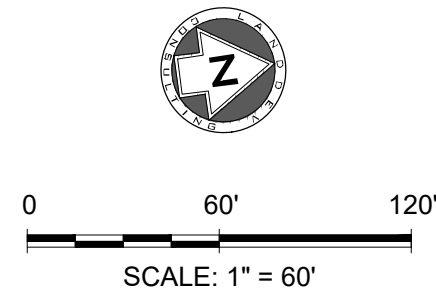
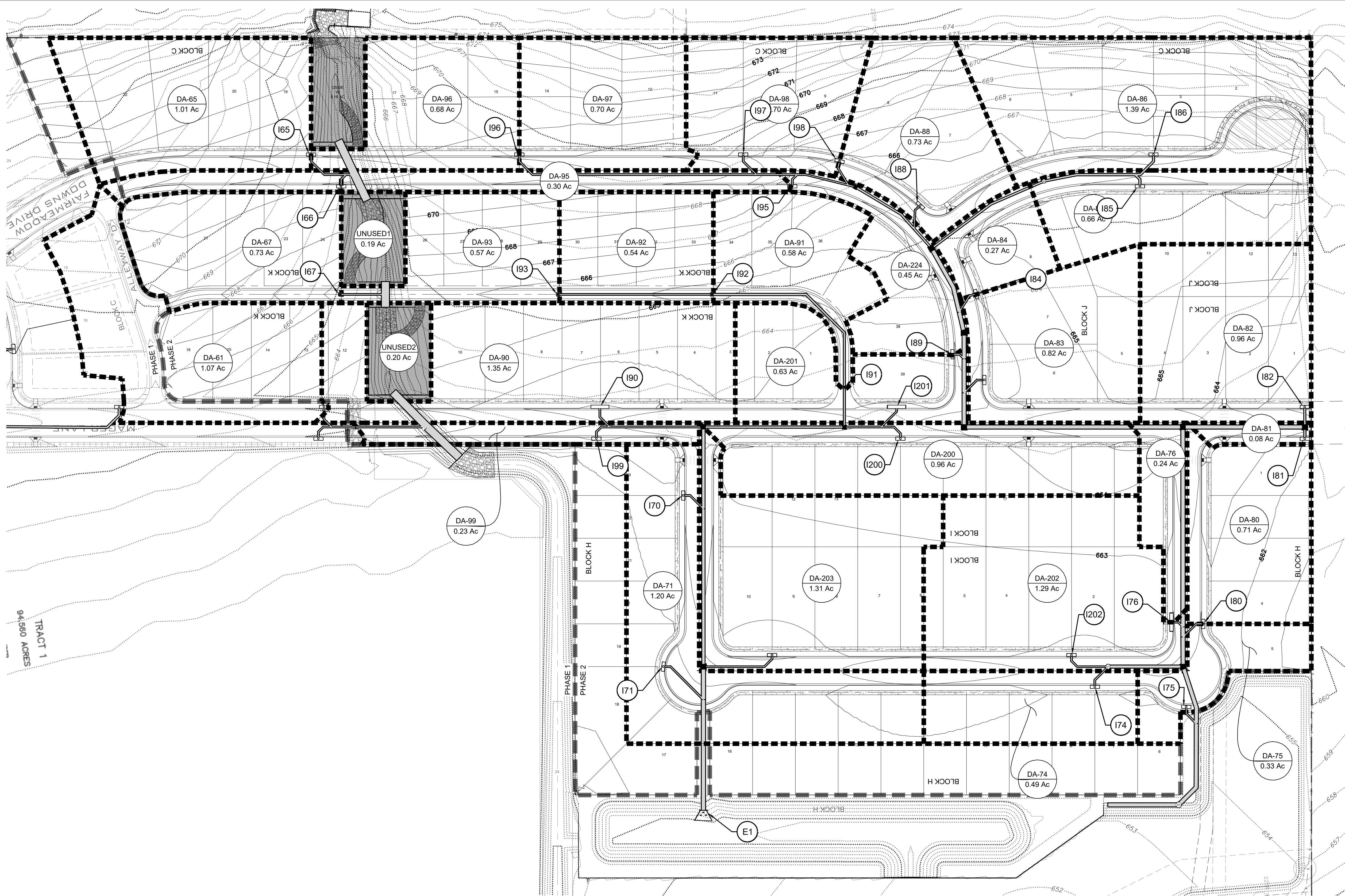
DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET 25 OF 68
1795-ENG

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696

STATE OF TEXAS
KEITH E. PARKAN
88601
Professional Engineer
11/15/2021

REVISION
BY
DATE
NO.

P:\Martin\Autodesk\194507_015_Durango\194507_015_Durango\194507_015 INLET DRAINAGE AREA MAP.dwg, November 15, 2021, 1:27 AM, J Kennedy



- LEGEND**
- DA-5
5.00 Ac
 - DRAINAGE AREA NAME
 - DRAINAGE AREA (IN ACRES)
 - DIRECTION OF FLOW
 - DRAINAGE AREA
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR

NOTE: THE PROPOSED STORM SEWER SYSTEM WILL CAPTURE AND CONVEY RUNOFF UP TO THE 25-YR STORM EVENT. RUNOFF FROM STORMS UP TO THE 100-YR EVENT WILL BE CONVEYED TO DETENTION POND B WITHIN THE PROPOSED STORM SYSTEM AND PROPOSED R.O.W.

INLET DRAINAGE AREA MAP	
DURANGO FARMS CONSTRUCTION PLAN	
PHASE 2	
WILLIAMSON COUNTY, HUTTO, TEXAS	
DESIGNED BY: MK/KP	DATE
DRAWN BY: GS/DA/MK	BY
CHECKED BY: KP	REVISION
APPROVED BY: JW	NO.
SHEET 26 OF 68	
1795-ENG	

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696

11/15/2021

AS BUILTS

P:\Main\Drawings\1902 015 Durango Farms Phase 2\DWG\015 DRAINAGE AREA MAP.dwg, Plot Date: November 16, 2021 11:27 AM, User: jkennedy

DURANGO FARMS PHASE 2														
RATIONAL METHOD FLOW CALCULATIONS FOR STORM INLETS														
BASIN	INLET	INLET	AREA	AREA	IMPERVIOUS (LOTS)	IMPERVIOUS (OTHER)	IMPERVIOUS	TC	25-YR			100-YR		
LABEL	LABEL	TYPE*	(SQ. FT)	(AC)	(SF)	(SF)	%	(MIN)	C	I	Q	C	I	Q
DA-61	I-61	CGRD	46,536	1.07	18375.00	11367.54	64%	5	0.71	10.11	7.71	0.80	12.54	10.68
DA-65	I-65	CGRD	44,090	1.01	15750.00	5557.75	48%	5	0.64	10.11	6.57	0.72	12.54	9.17
DA-66	I-66	CGRD	6,918	0.16		4986.31	72%	5	0.75	10.11	1.21	0.84	12.54	1.67
DA-67	I-67	GGRD	31,603	0.73	17500.00	3543.61	67%	5	0.73	10.11	5.33	0.81	12.54	7.37
DA-71	I-71	CSAG	52,057	1.20	21000.00	14622.08	68%	5	0.73	10.11	8.88	0.82	12.54	12.27
DA-74	I-74	CSAG	21,249	0.49	8750.00	5498.80	67%	5	0.73	10.11	3.59	0.81	12.54	4.97
DA-75	I-75	CSAG	14,467	0.33	5250.00	5245.24	73%	5	0.75	10.11	2.53	0.84	12.54	3.49
DA-76	I-76	CGRD	10,543	0.24	1750.00	5880.37	72%	5	0.75	10.11	1.84	0.84	12.54	2.54
DA-80	I-80	CGRD	30,729	0.71	14000.00	5288.56	63%	5	0.71	10.11	5.06	0.79	12.54	7.00
DA-81	I-81	CGRD	3,344	0.08		2622.10	78%	5	0.78	10.11	0.61	0.87	12.54	0.83
DA-82	I-82	CGRD	41,763	0.96	21000.00	4400.20	61%	5	0.70	10.11	6.78	0.78	12.54	9.40
DA-83	I-83	CGRD	35,998	0.82	12500.00	7257.24	54%	5	0.67	10.11	5.58	0.75	12.54	7.77
DA-84	I-84	CGRD	11,751	0.27	3500.00	4132.77	65%	5	0.72	10.11	1.96	0.80	12.54	2.71
DA-85	I-85	CSAG	28,587	0.66	8750.00	7165.31	56%	5	0.68	10.11	4.49	0.76	12.54	6.23
DA-86	I-86	CSAG	60,369	1.39	21000.00	0.00	35%	5	0.58	10.11	8.13	0.66	12.54	11.42
DA-88	I-88	CGRD	31,978	0.73	7000.00	5542.48	39%	5	0.60	10.11	4.46	0.68	12.54	6.25
DA-90	I-90	CSAG	58,983	1.35	29750.00	10175.23	68%	5	0.73	10.11	10.01	0.81	12.54	13.84
DA-91	I-91	GGRD	25,472	0.58	12750.00	3812.63	63%	5	0.71	10.11	4.20	0.79	12.54	5.81
DA-92	I-92	GGRD	23,397	0.54	14000.00	3057.43	73%	5	0.76	10.11	4.10	0.84	12.54	5.66
DA-93	I-93	CGRD	24,900	0.57	14000.00	4110.32	73%	5	0.75	10.11	4.36	0.84	12.54	6.02
DA-95	I-95	CGRD	12,986	0.30		9836.54	76%	5	0.77	10.11	2.32	0.85	12.54	3.19
DA-96	I-96	CGRD	29,490	0.68	10500.00	5163.41	53%	5	0.66	10.11	4.55	0.74	12.54	6.35
DA-97	I-97	CGRD	30,421	0.70	10500.00	4409.44	49%	5	0.65	10.11	4.56	0.73	12.54	6.33
DA-98	I-98	CGRD	30,524	0.70	7000.00	3817.94	35%	5	0.58	10.11	4.13	0.66	12.54	5.80
DA-99	I-99	CSAG	9,898	0.23		8233.45	83%	5	0.80	10.11	1.84	0.89	12.54	2.53
DA-200	I-200	CSAG	41,798	0.96	16625.00	11340.11	67%	5	0.73	10.11	7.06	0.81	12.54	9.76
DA-201	I-201	CSAG	27,473	0.63	8750.00	7852.91	60%	5	0.70	10.11	4.45	0.78	12.54	6.17
DA-202	I-202	CSAG	56,089	1.29	27125.00	7706.02	62%	5	0.71	10.11	9.19	0.79	12.54	12.73
DA-203	I-203	CSAG	57,017	1.31	24500.00	11138.42	63%	5	0.71	10.11	9.36	0.79	12.54	12.97
DA-224	I-224	CGRD	19,698	0.45	5250.00	6549.53	60%	5	0.70	10.11	3.18	0.78	12.54	4.41

COA C-Values				
	2	10	25	100
Impervious	0.75	0.8	0.88	0.97
Pervious	0.33	0.38	0.42	0.49

COA IDF Curve Values			
Year	a	b	c
2	54.767	11.051	0.8116
10	70.82	10.396	0.7725
25	82.936	10.746	0.7634
100	118.3	13.185	0.7736

I=a/(t+b)^c

*Inlet Type Legend:
CGRD = CURB OPENING INLET ON GRADE
CSAG = CURB OPENING INLET IN SAG
GGRD = GRATE INLET ON GRADE

Curb Inlets in Sump Calculation Summary: 25 year																	
Drainage Area No.	Inlet No.	Q ₂₅ (cfs)	Q _{pass} (cfs)	Q _{total} (cfs)	W (ft)	Inlet Depression, a (ft)	Curb opening height, h (ft)	Street Width (ft)	Crown Height (%)	Clogging Factor (%)	Inlet Length (ft)	d _{weir} Above S _x (ft)	d _{orifice} above S _x (ft)	a	b	Depth of Ponding over S _x , y0 (ft)	Ponded Width (ft)
DA-71	I-71	8.88	0.00	8.88	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.45	0.00	0.07	0.00	0.31	5.19
DA-74	I-74	3.59	0.00	3.59	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.25	0.00	0.07	0.00	0.25	3.98
DA-75	I-75	2.53	0.00	2.53	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.20	0.00	0.07	0.00	0.20	3.05
DA-85	I-85	4.49	0.00	4.49	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.29	0.00	0.07	0.00	0.29	4.74
DA-86	I-86	8.13	0.00	8.13	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.43	0.00	0.07	0.00	0.31	5.19
DA-90	I-90	10.01	0.00	10.01	1.50	0.42	0.52	33.00	0.58	100%	20.00	0.33	0.00	0.07	0.00	0.31	5.19
DA-99	I-99	1.84	0.00	1.84	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.16	0.00	0.07	0.00	0.16	2.42
DA-200	I-200	7.06	0.00	7.06	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.39	0.00	0.07	0.00	0.31	5.19
DA-201	I-201	4.45	2.42	6.87	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.38	0.00	0.07	0.00	0.31	5.19
DA-202	I-202	9.19	0.00	9.19	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.46	0.00	0.07	0.00	0.31	5.19
DA-203	I-203	9.36	0.00	9.36	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.47	0.00	0.07	0.00	0.31	5.19

Curb Inlets in Sump Calculation Summary: 100 year																	
Drainage Area No.	Inlet No.	Q ₁₀₀ (cfs)	Q _{pass} (cfs)	Q _{total} (cfs)	W (ft)	Inlet Depression, a (ft)	Curb opening height, h (ft)	Street Width (ft)	Crown Height (%)	Clogging Factor (%)	Inlet Length (ft)	d _{weir} Above S _x (ft)	d _{orifice} above S _x (ft)	a	b	Depth of Ponding over S _x , d (ft)	Ponded Width (ft)
DA-71	I-71	12.27	0.00	12.27	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.56	0.03	0.07	0.00	0.31	5.19
DA-74	I-74	4.97	0.00	4.97	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.31	0.00	0.07	0.00	0.31	5.15
DA-75	I-75	3.49	2.97	6.46	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.37	0.00	0.07	0.00	0.31	5.19
DA-85	I-85	6.23	0.00	6.23	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.36	0.00	0.07	0.00	0.31	5.19
DA-86	I-86	11.42	0.00	11.42	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.53	0.01	0.07	0.00	0.31	5.19
DA-90	I-90	13.84	0.52	14.37	1.50	0.42	0.52	33.00	0.58	100%	20.00	0.42	0.00	0.07	0.00	0.31	5.19
DA-99	I-99	2.53	0.00	2.53	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.20	0.00	0.07	0.00	0.20	3.06
DA-200	I-200	9.76	0.00	9.76	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.48	0.00	0.07	0.00	0.31	5.19
DA-201	I-201	6.17	21.33	27.50	1.50	0.42	0.52	33.00	0.58	100%	20.00	0.65	0.08	0.07	0.00	0.31	5.19
DA-202	I-202	12.73	0.00	12.73	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.57	0.05	0.07	0.00	0.31	5.19
DA-203	I-203	12.97	0.00	12.97	1.50	0.42	0.52	33.00	0.58	100%	10.00	0.58	0.06	0.07	0.00	0.31	5.19

Curb Inlets On Grade Calculation Summary: 25 year																									
Drainage Area No.	Inlet No.	Q ₂₅ (cfs)	Q _{pass} (cfs)	Q _{total} (cfs)	Slope (%)	n	Ku	Street Width (ft)	Crown Height (ft)	Inlet Depression, a (ft)	K0	K1	K2	y0 (ft)	a	b	Flow Spread, T (ft)	H1 (ft)	H2 (ft)	Qa/La (cfs/ft)	Length (ft)	Qa	Q _{pass} (cfs)	% Captured	Bypass to Inlet
DA-61	I-61	7.71	0.00	7.71	0.95%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.49	0.0707	0.0021	9.74	0.90	0.42	0.95	10.00	9.53		100%	I-90
DA-65	I-65	6.57	0.00	6.57	0.95%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.46	0.0707	0.0021	8.93	0.88	0.42	0.92	10.00	9.25		100%	I-96
DA-66	I-66	1.21	0.00	1.21	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.29	0.0707	0.0021	4.85	0.71	0.42	0.75	10.00	7.45		100%	I-95
DA-76	I-76	1.84	0.00	1.84	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.34	0.0707	0.0021	5.77	0.75	0.42	0.79	10.00	7.91		100%	I-202
DA-80	I-80	5.06	0.00	5.06	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.47	0.0707	0.0021	9.21	0.89	0.42	0.93	10.00	9.35		100%	I-75
DA-81	I-81	0.61	0.00	0.61	1.52%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.19	0.0707	0.0021	3.02	0.61	0.42	0.65	10.00	6.47		100%	
DA-82	I-82	6.78	0.00	6.78	1.52%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.43	0.0707	0.0021	8.06	0.85	0.42	0.89	10.00	8.92		100%	
DA-83	I-83	5.58	0.00	5.58	0.85%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.44	0.0707	0.0021	8.45	0.86	0.42	0.91	10.00	9.07		100%	I-201
DA-84	I-84	1.96	0.00	1.96	1.00%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.31	0.0707	0.0021	5.13	0.72	0.42	0.76	10.00	7.59		100%	I-83
DA-88	I-88	4.46	0.00	4.46	0.73%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.42	0.0707	0.0021	7.85	0.84	0.42	0.88	10.00	8.84		100%	I-84
DA-95	I-95	2.32	0.00	2.32	2.93%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.27	0.0707	0.0021	4.43	0.69	0.42	0.72	10.00	7.23		100%	I-224
DA-96	I-96	4.55	0.00	4.55	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.45	0.0707	0.0021	8.71	0.87	0.42	0.92	10.00	9.17		100%	I-97
DA-97	I-97	4.56	0.00	4.56	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.45	0.0707	0.0021	8.72	0.87	0.42	0.92	10.00	9.17		100%	I-98
DA-98	I-98	4.13	0.00	4.13	1.76%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.36	0.0707	0.0021	6.22	0.77	0.42	0.81	10.00	8.12		100%	I-88
DA-224	I-224	3.18	0.00	3.18	1.00%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.36	0.0707	0.0021	6.28	0.78	0.42	0.81	10.00	8.15		100%	I-201

P:\Merrill\Autodesk\194507_015_Razawski\03_ACD\04\PHASE 2\Plan\194507_015 INLET DRAINAGE AREA MAP.dwg, Overlaid, Cuts, November 15, 2021, 11:27 AM, Kennedy

R.O.W. Conveyance Calculation Summary: 100 year																
Drainage Area No.	Inlet No.	Q ₁₀₀ (cfs)	Q _{pass} ¹ (cfs)	Q _{total} (cfs)	Slope (%)	n	Ku	Street Width (ft)	Crown Height (ft)	Inlet Depression, a	K0	K1	K2	y0 ² (ft)	Bypass to Inlet	Flow Captured by Inlet
DA-61	I-61	10.68	0.00	10.68	0.95%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.54	I-90	7.19
DA-65	I-65	9.17	0.00	9.17	0.95%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.51	I-96	6.57
DA-66	I-66	1.67	0.00	1.67	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.33	I-95	1.21
DA-76	I-76	2.54	0.00	2.54	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.37	I-202	1.84
DA-80	I-80	7.00	0.00	7.00	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.52	I-75	5.06
DA-81	I-81	0.83	0.00	0.83	1.52%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.22	Offsite	0.61
DA-82	I-82	9.40	0.00	9.40	1.52%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.48	Offsite	6.78
DA-83	I-83	7.77	7.79	15.56	0.85%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.62	I-201	1.15
DA-84	I-84	2.71	7.04	9.75	1.00%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.52	I-83	1.96
DA-88	I-88	6.25	5.25	11.50	0.73%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.58	I-84	3.55
DA-95	I-95	3.19	0.00	3.19	2.93%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.30	I-224	2.32
DA-96	I-96	6.33	0.00	6.33	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.51	I-97	4.55
DA-97	I-97	6.35	1.75	8.10	0.50%	0.020	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.55	I-98	4.56
DA-98	I-98	5.80	3.55	9.35	1.76%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.47	I-88	4.10
DA-224	I-224	4.41	0.88	5.29	1.00%	0.016	0.560	33.00	0.583	0.42	2.85	0.50	3.03	0.42	I-201	3.18

Notes:

- 1) For the purpose of the overflow analysis, inlets which are surcharged in the 100-yr event were assumed to bypass all flows greater than the 25-yr flows.
2) For calculated half-street flow depths greater than R.O.W. (0.66' above Gutter FL), refer to full street flow calculations.
3) All flow _____

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Feb 25 2021

100-YR STREET FLOW @ INLET I83

User-defined

Invert Elev (ft) = 99.34
Slope (%) = 0.85
N-Value = 0.020

Highlighted

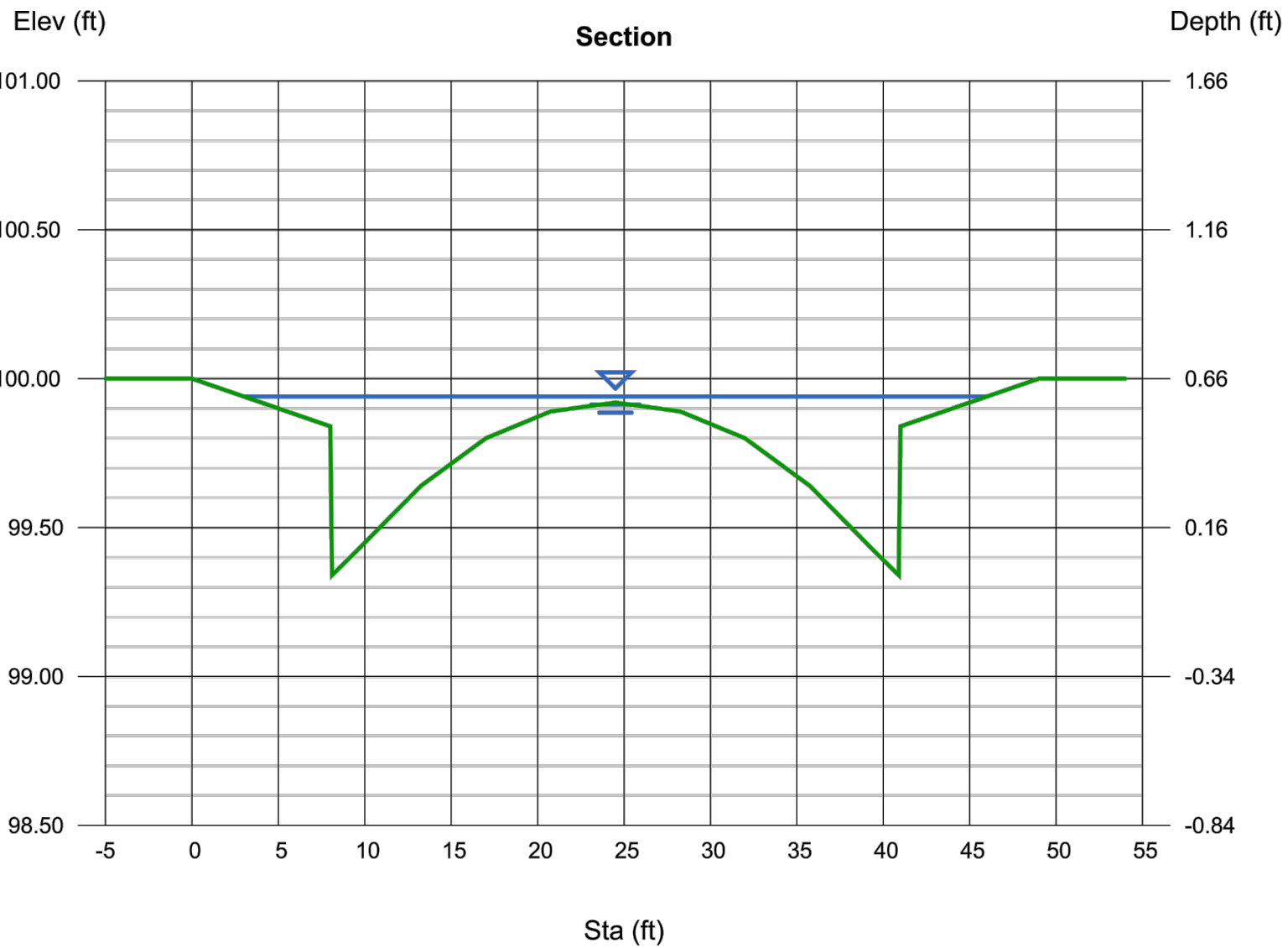
Depth (ft) = 0.60
Q (cfs) = 17.01
Area (sqft) = 7.84
Velocity (ft/s) = 2.17
Wetted Perim (ft) = 43.85
Crit Depth, Yc (ft) = 0.59
Top Width (ft) = 43.00
EGL (ft) = 0.67

Calculations

Compute by: Known Q
Known Q (cfs) = 17.01

(Sta, El, n)-(Sta, El, n)...

(0.00, 100.00)-(8.00, 99.84, 0.020)-(8.10, 99.34, 0.020)-(9.50, 99.42, 0.020)-(13.25, 99.64, 0.020)-(17.00, 99.80, 0.020)-(20.75, 99.89, 0.020)
-(24.50, 99.92, 0.020)-(28.25, 99.89, 0.020)-(32.00, 99.80, 0.020)-(35.75, 99.64, 0.020)-(39.50, 99.42, 0.020)-(40.90, 99.34, 0.020)-(41.00, 99.84, 0.020)
-(49.00, 100.00, 0.020)



AS BUILTS



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16994



OVERFLOW CALCULATIONS
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

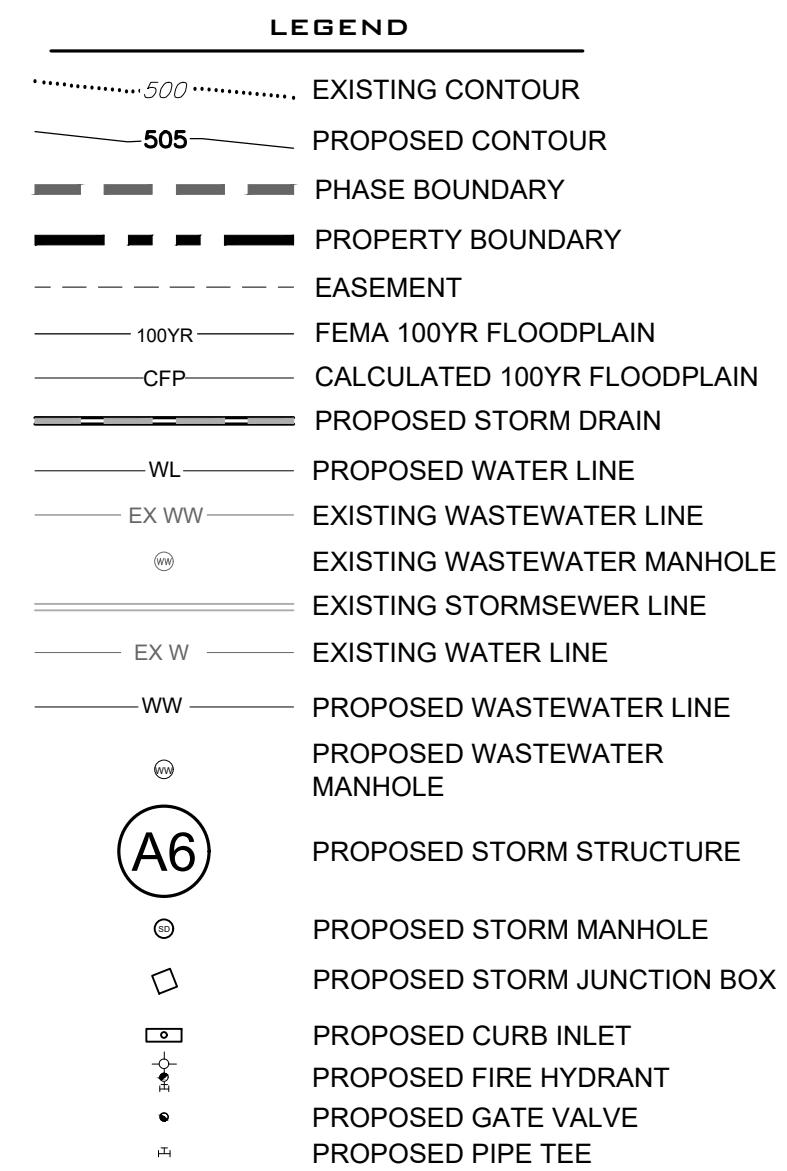
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DRAWN BY: GS/DA/MK

CHECKED BY: KP

APPROVED BY: JW

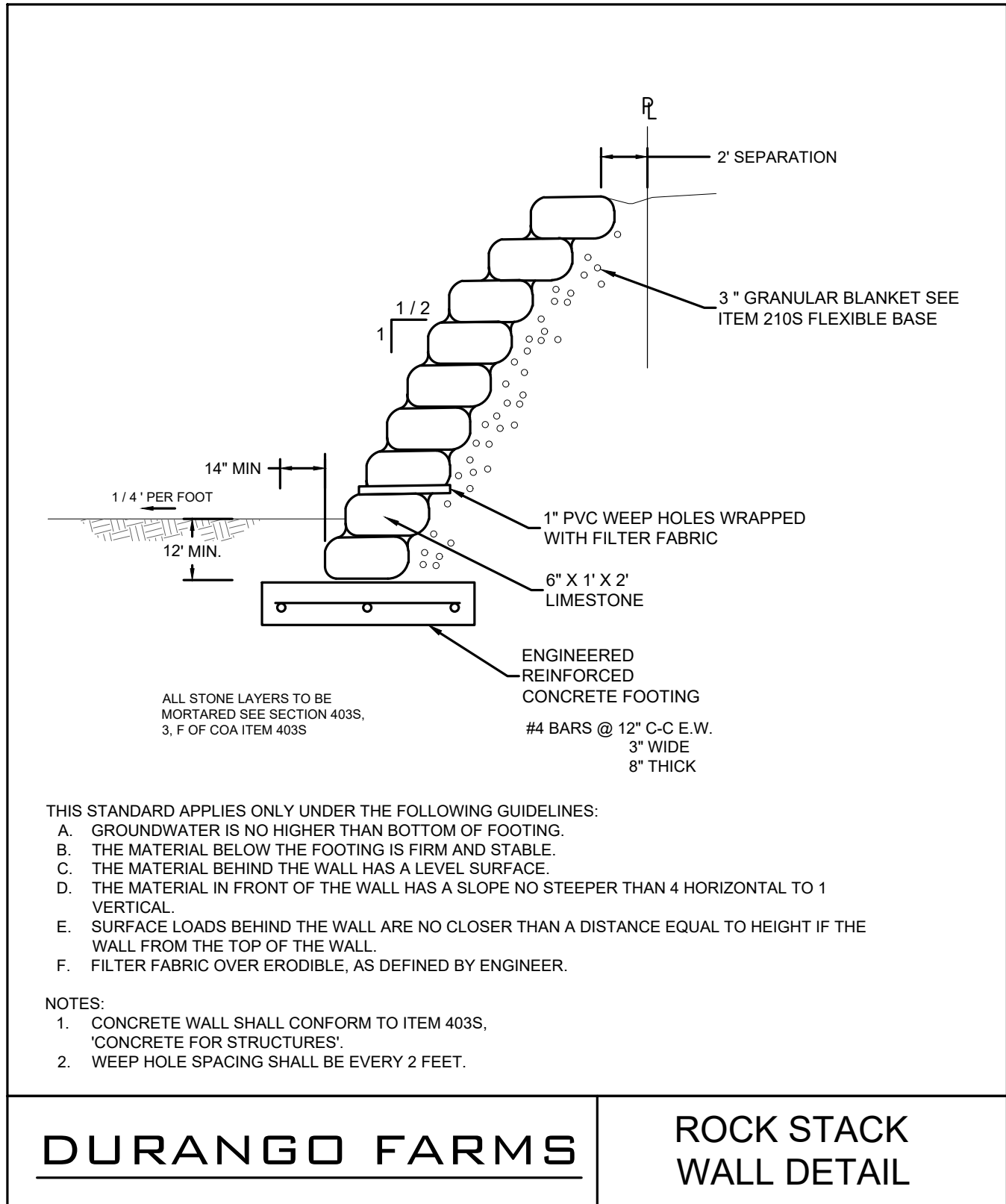
SHEET **28** OF **68**
1795-ENG



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SHEET 29 OF 68
1795-ENG

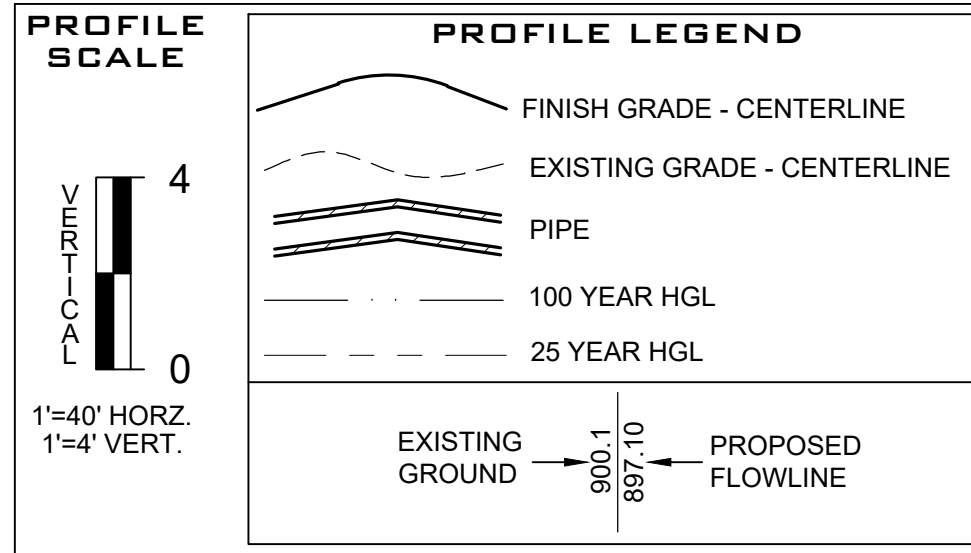
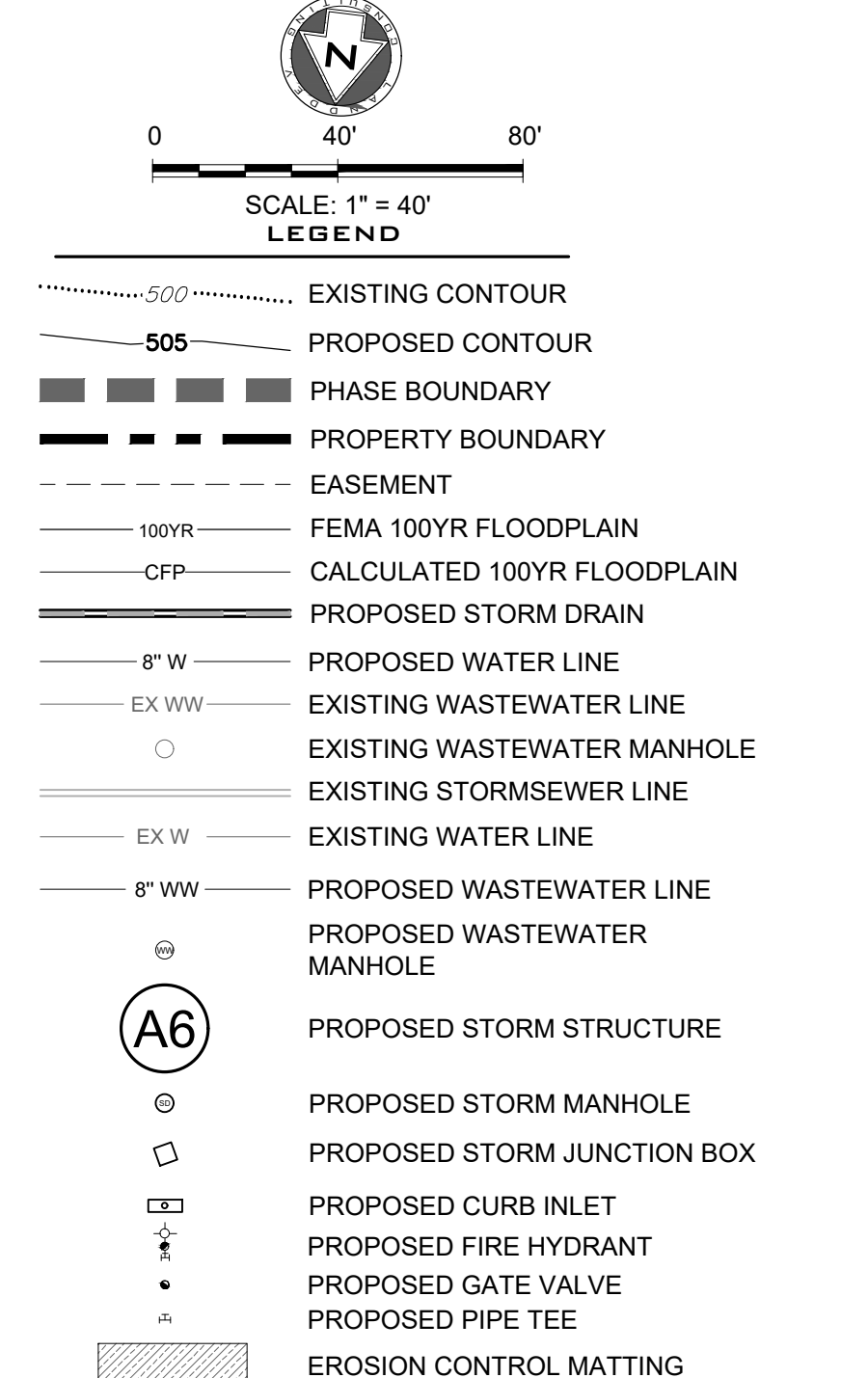
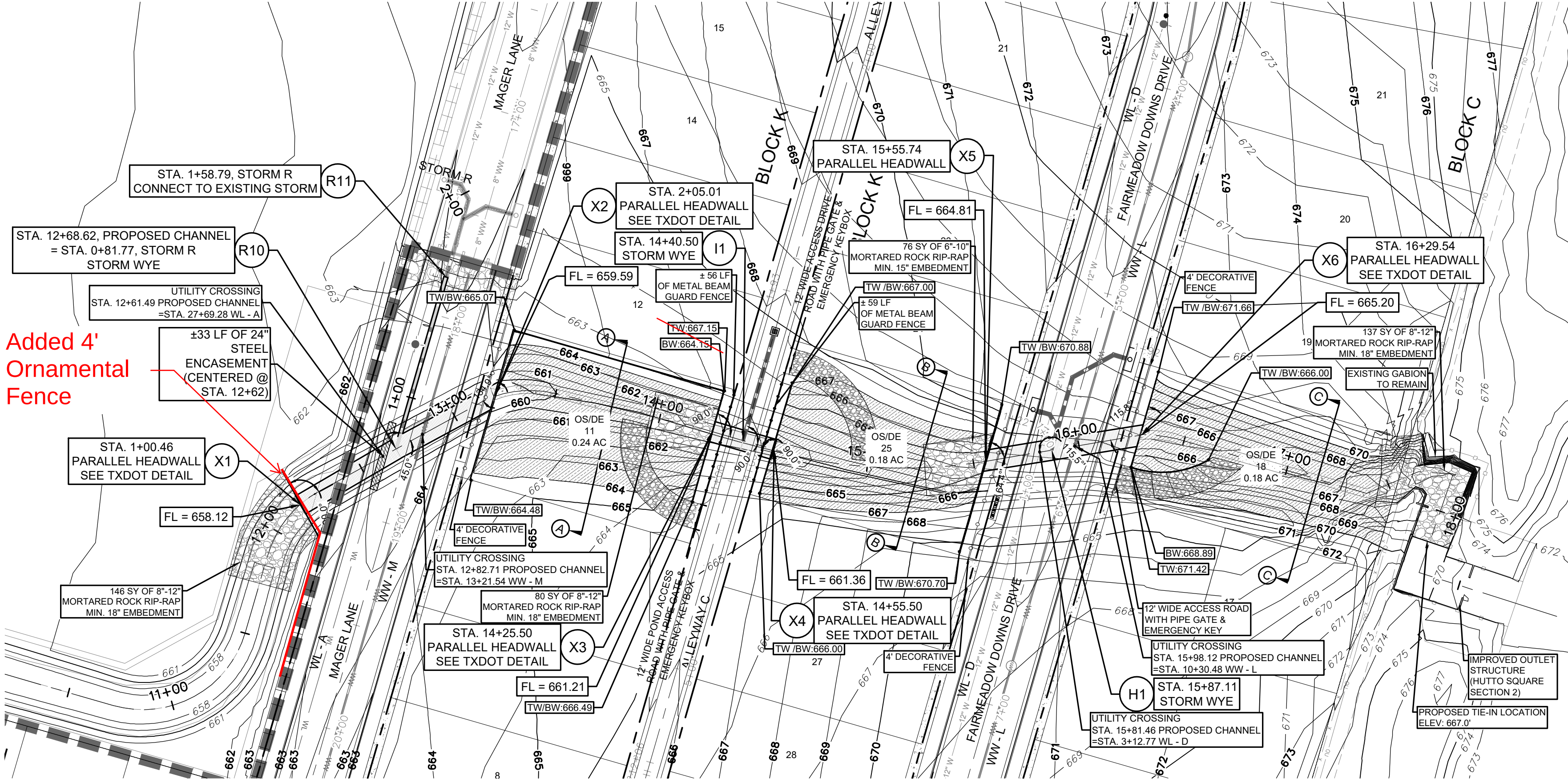
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DURANGO FARMS

ROCK STACK WALL DETAIL

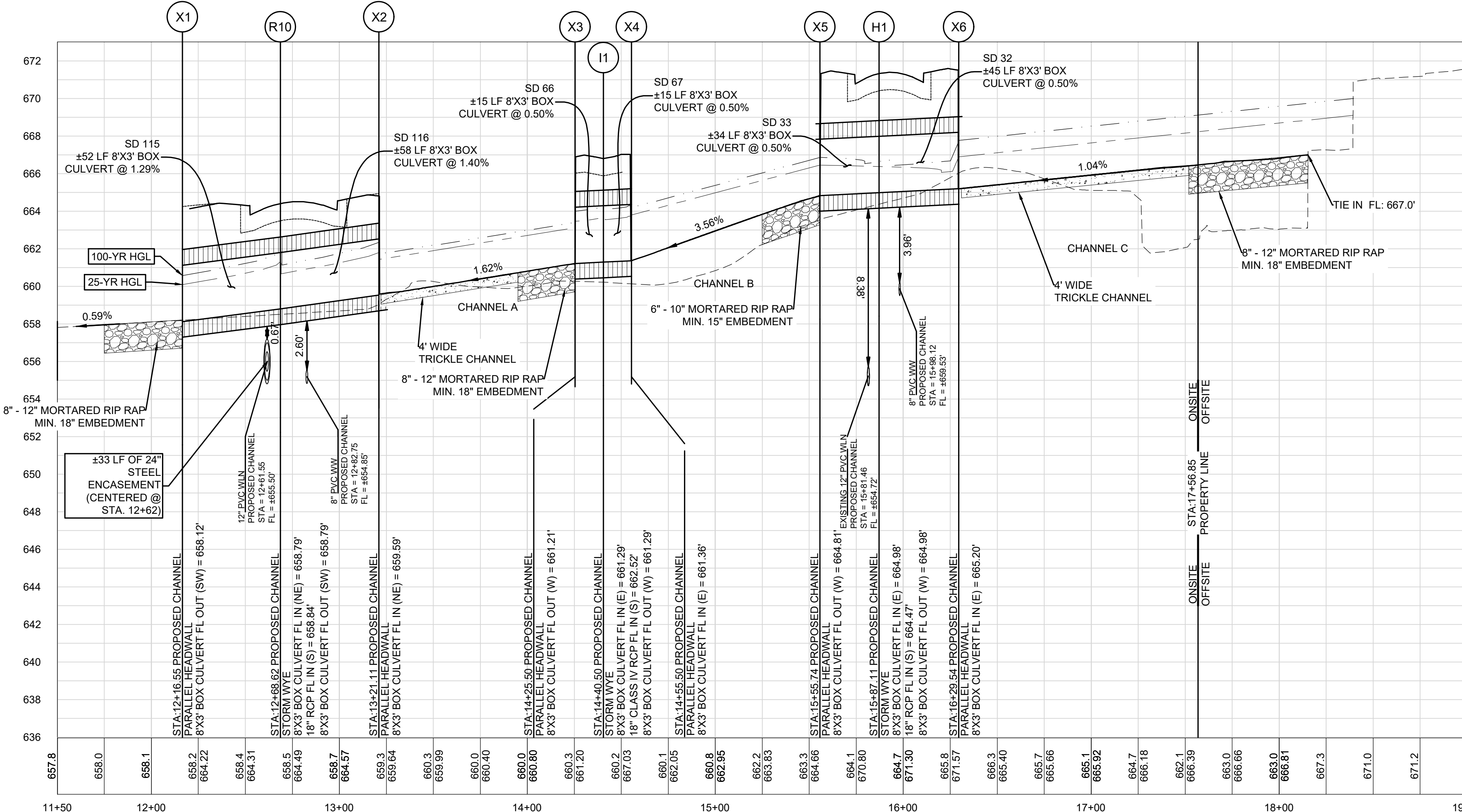
Added 4' Ornamental Fence



Durango Phase 2 - Storm System Hydraulic Data Table							
Pipe Label	CHANNEL CULVERT						
	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 32	0.50%	163.00	9.9	2.44	216.00	9.0	3.00
SD 33	0.50%	170.78	10.1	2.21	226.84	9.5	2.92
SD 66	0.50%	176.11	10.3	2.28	234.21	9.6	2.96
SD 67	0.50%	170.78	9.8	2.47	226.84	9.5	3.01
SD 115	1.29%	183.82	14.2	1.91	244.36	15.6	2.36
SD 116	1.40%	176.11	14.4	2.58	234.21	15.8	3.08

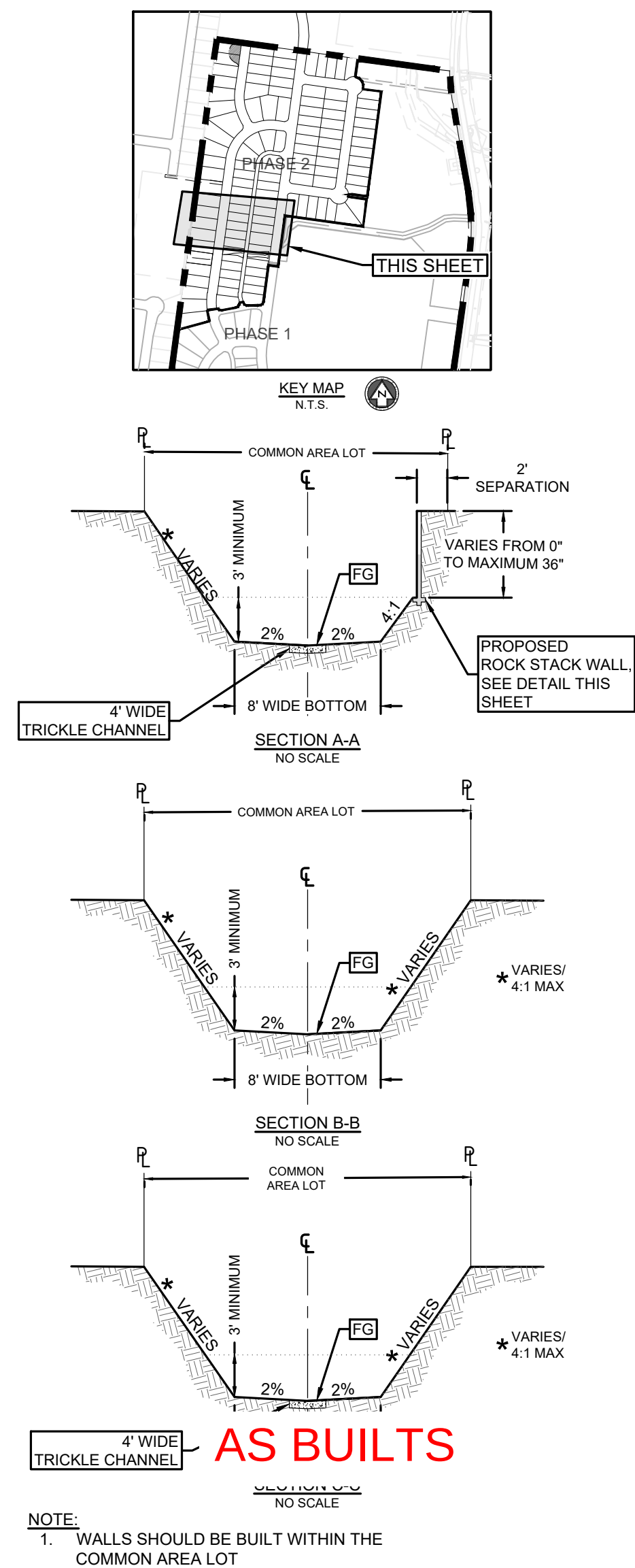
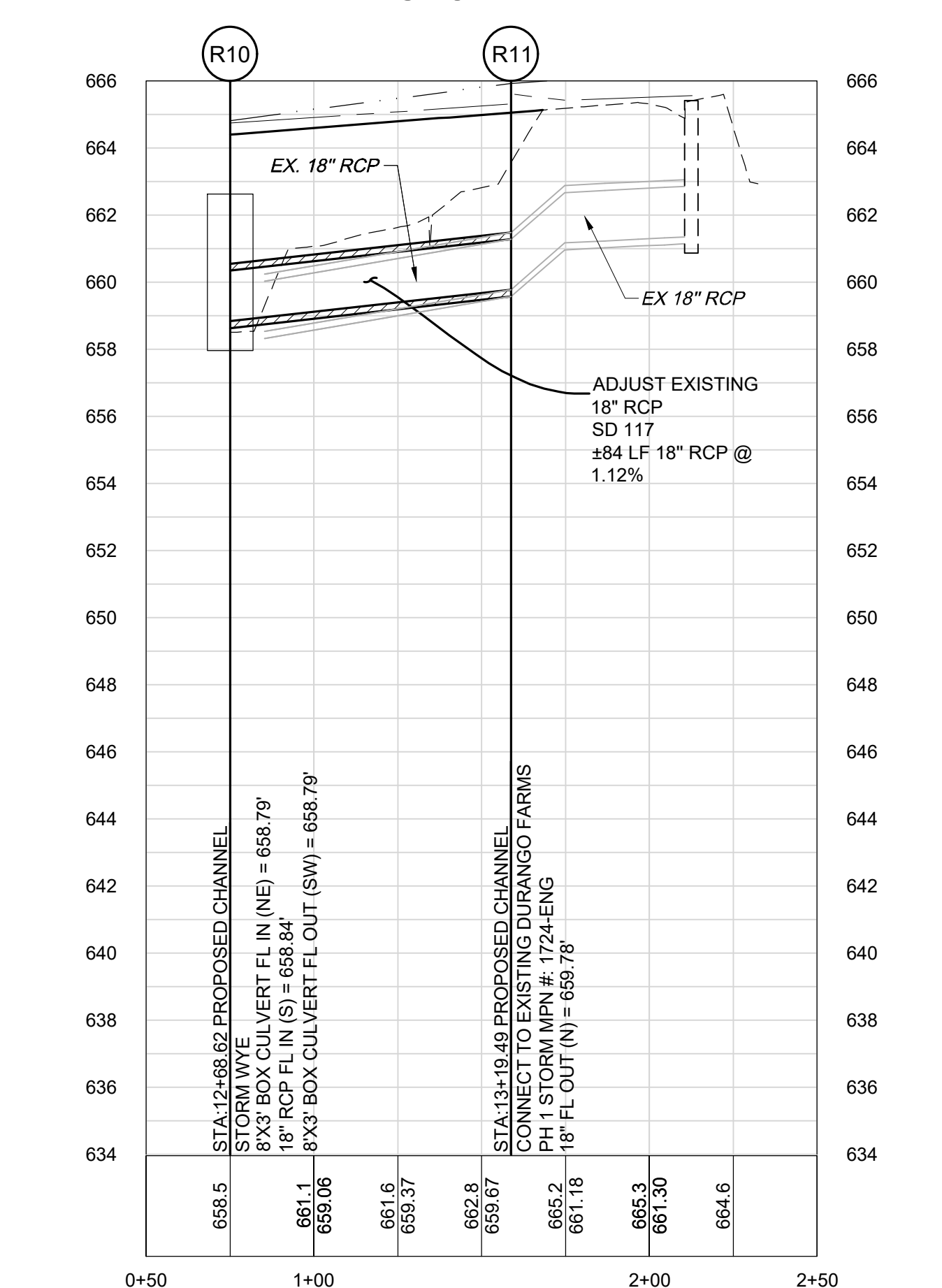
Durango Phase 2 - Storm System Hydraulic Data Table							
Channel Label	CHANNEL						
	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
CHANNEL A	1.62%	168.33	5.10	2.04	234.21	5.56	2.40
CHANNEL B	3.56%	170.78	6.82	1.70	226.84	7.36	1.95
CHANNEL C	1.04%	163.00	4.30	1.74	216.00	4.63	2.56

PROPOSED CHANNEL



Durango Phase 2 - Storm System Hydraulic Data Table							
Pipe Label	STORM R						
	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 18 (STORM - PHASE 2)	0.3%	4.55	2.6	1.0	6.33	3.6	1.3
CO-6	0.5%	7.71	4.4	1.3	10.15	5.8	(N/A)
CO-5	0.5%	7.71	4.4	1.3	10.15	5.8	(N/A)

STORM R



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FAX: 512.872.6696

STATE OF TEXAS
KEITH E. PARKAN
88601
Professional Engineer
11/15/2021

PROPOSED CHANNEL, STORM R PLAN & PROFILE

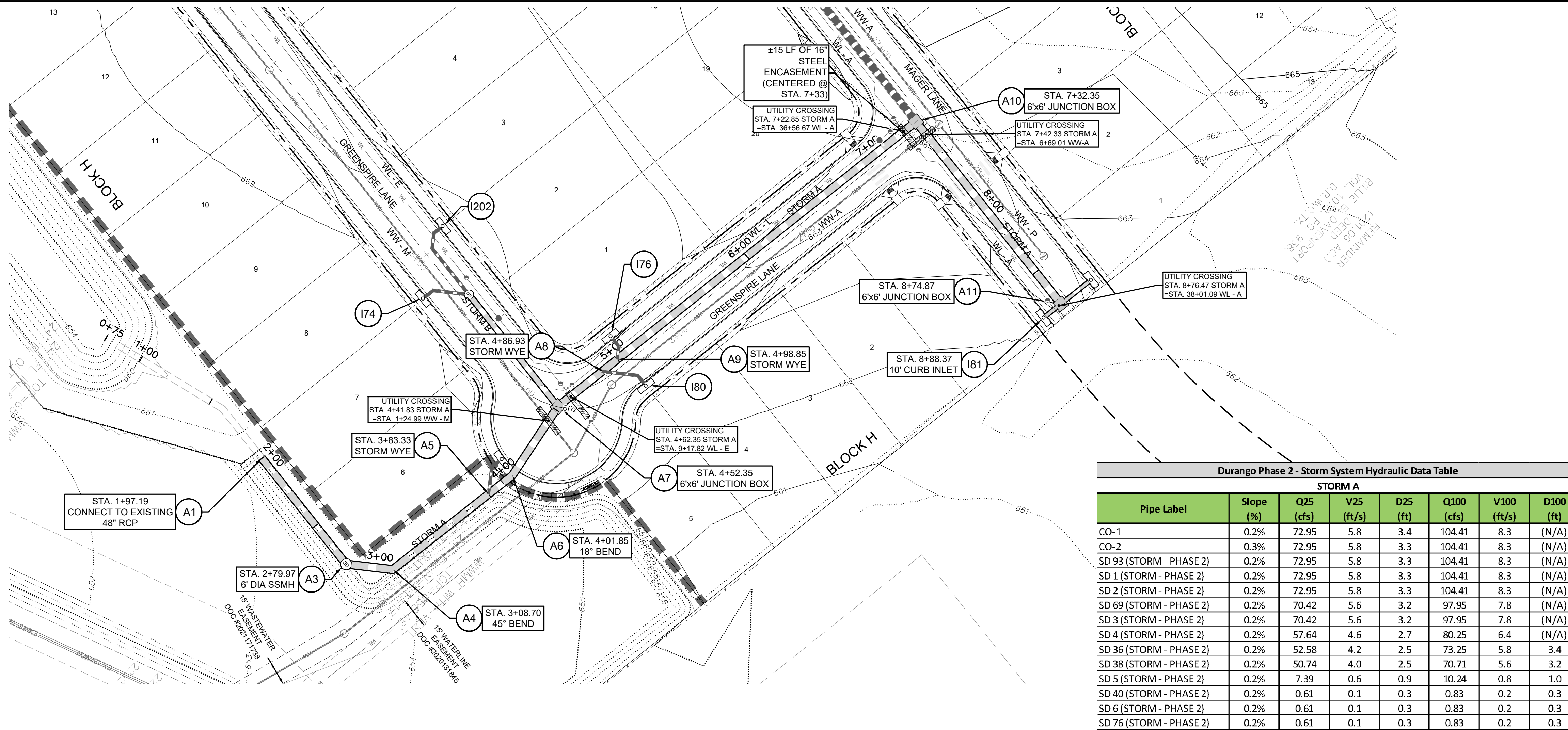
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2

WILLIAMSON COUNTY, HUTTO, TEXAS

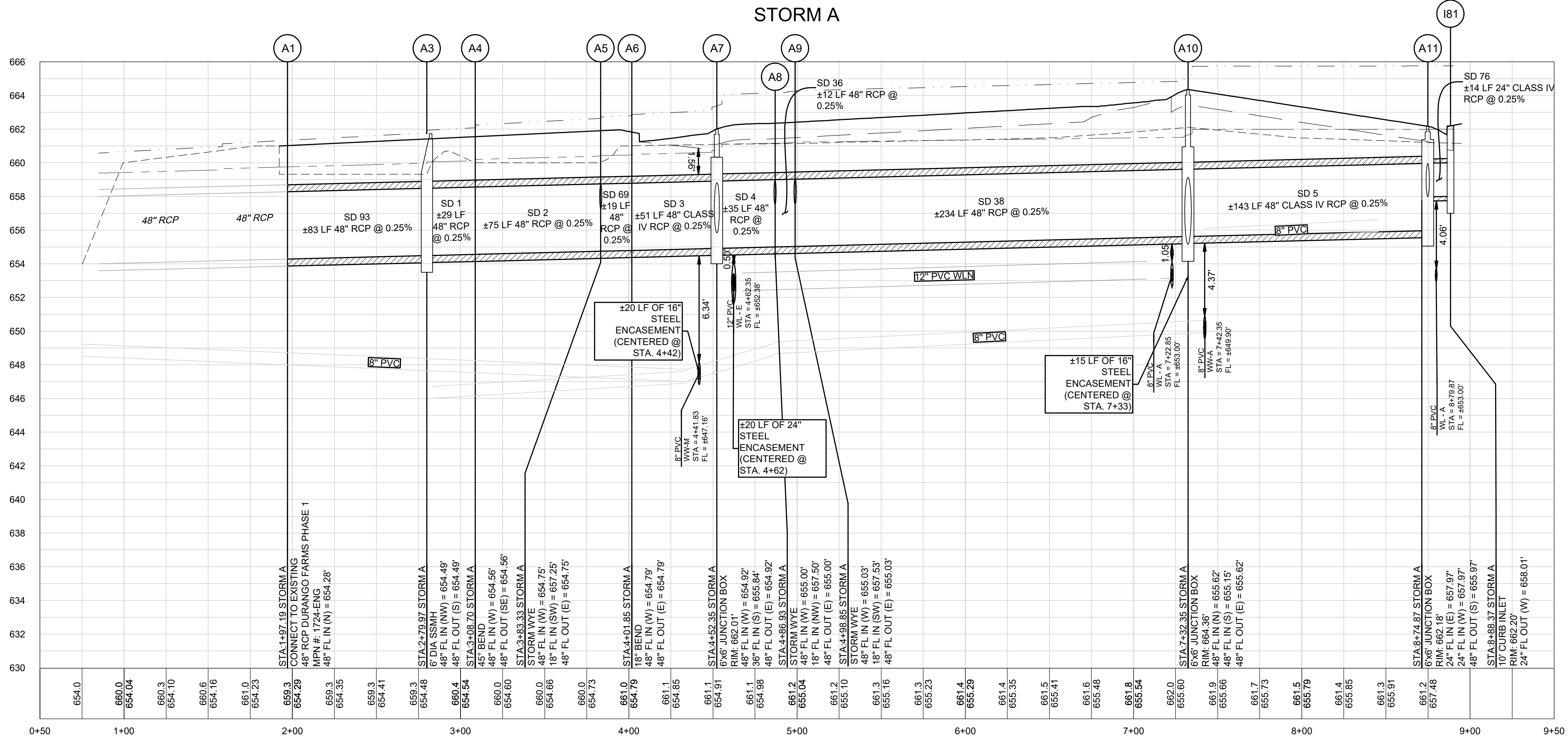
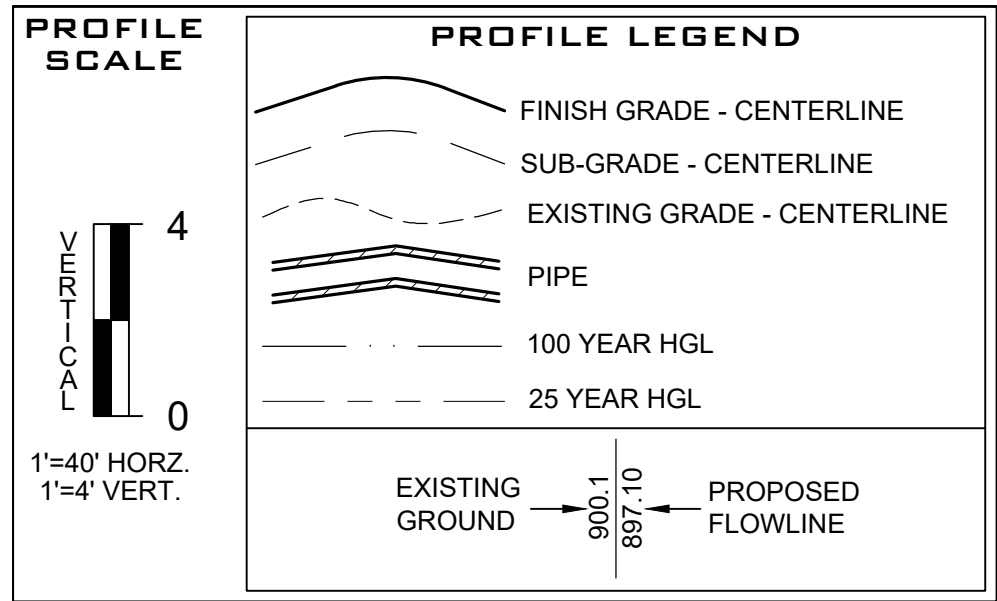
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APPROVED BY: JW

SHEET 30 OF 68
1795-ENG

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Durango Phase 2 - Storm System Hydraulic Data Table							
STORM A							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
CO-1	0.2%	72.95	5.8	3.4	104.41	8.3	(N/A)
CO-2	0.3%	72.95	5.8	3.3	104.41	8.3	(N/A)
SD 93 (STORM - PHASE 2)	0.2%	72.95	5.8	3.3	104.41	8.3	(N/A)
SD 1 (STORM - PHASE 2)	0.2%	72.95	5.8	3.3	104.41	8.3	(N/A)
SD 2 (STORM - PHASE 2)	0.2%	72.95	5.8	3.3	104.41	8.3	(N/A)
SD 69 (STORM - PHASE 2)	0.2%	70.42	5.6	3.2	97.95	7.8	(N/A)
SD 3 (STORM - PHASE 2)	0.2%	70.42	5.6	3.2	97.95	7.8	(N/A)
SD 4 (STORM - PHASE 2)	0.2%	57.64	4.6	2.7	80.25	6.4	(N/A)
SD 36 (STORM - PHASE 2)	0.2%	52.58	4.2	2.5	73.25	5.8	3.4
SD 38 (STORM - PHASE 2)	0.2%	50.74	4.0	2.5	70.71	5.6	3.2
SD 5 (STORM - PHASE 2)	0.2%	7.39	0.6	0.9	10.24	0.8	1.0
SD 40 (STORM - PHASE 2)	0.2%	0.61	0.1	0.3	0.83	0.2	0.3
SD 6 (STORM - PHASE 2)	0.2%	0.61	0.1	0.3	0.83	0.2	0.3
SD 76 (STORM - PHASE 2)	0.2%	0.61	0.1	0.3	0.83	0.2	0.3



AS BUILTS

STORM A PLAN & PROFILE
0+75.00 - 9+05.18
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

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APPROVED BY: JW

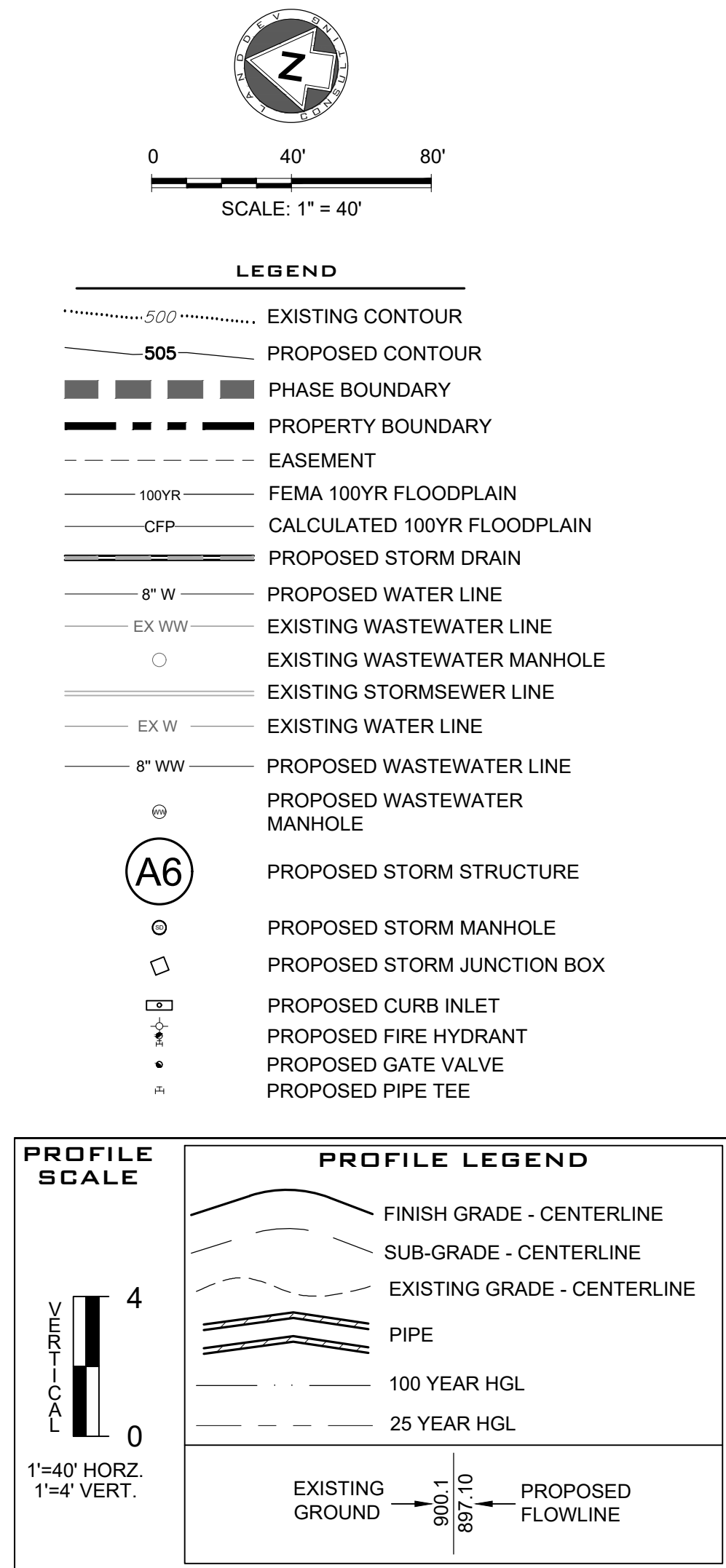
SHEET 31 OF 68
1795-ENG

STATE OF TEXAS
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88601
Professional Engineer
11/15/2021

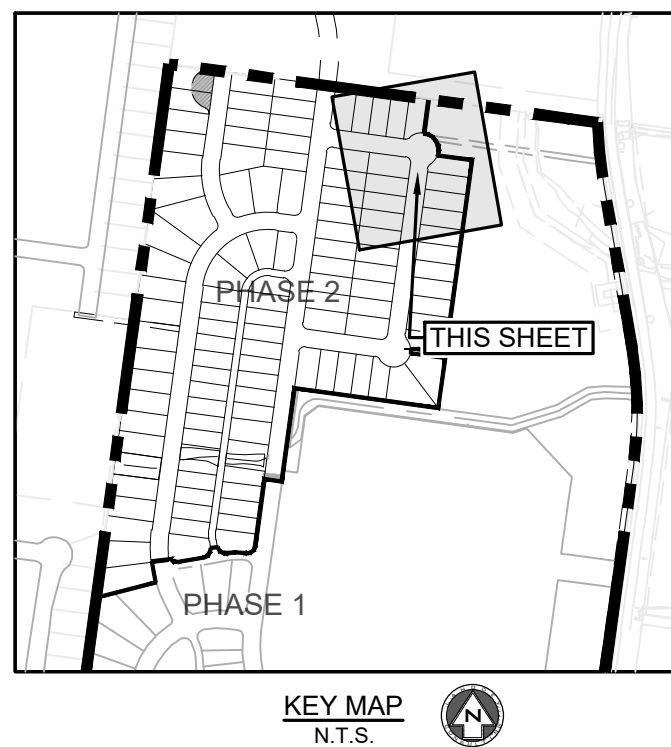
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AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6694

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STORM B



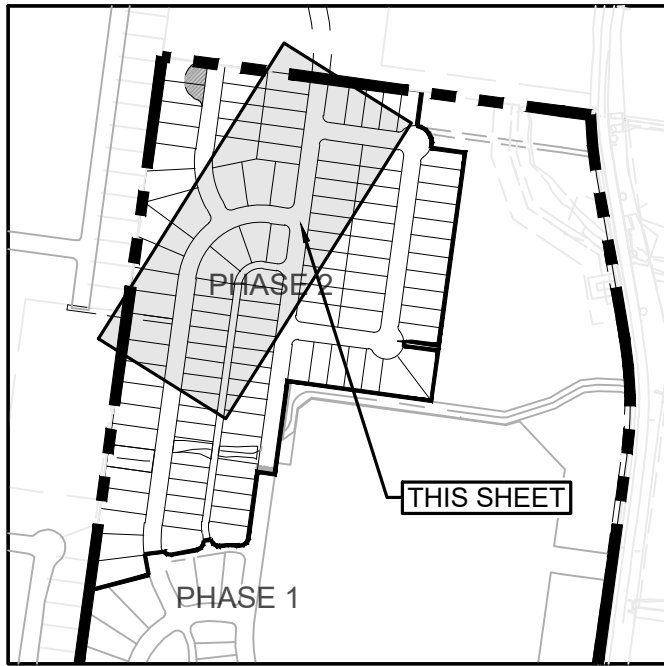
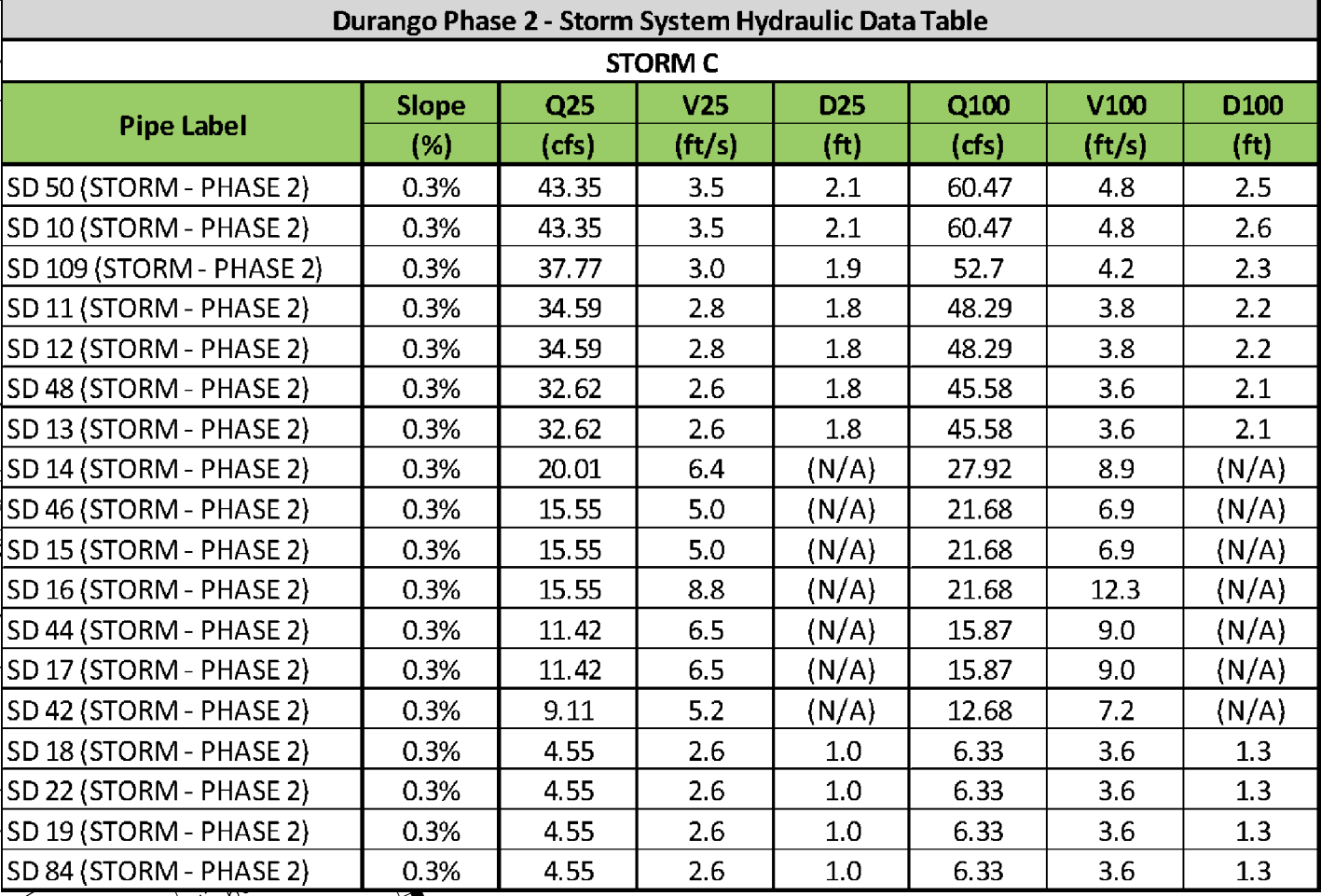
STORM B PLAN & PROFILE
0+75.00 - 2+44.96

DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2

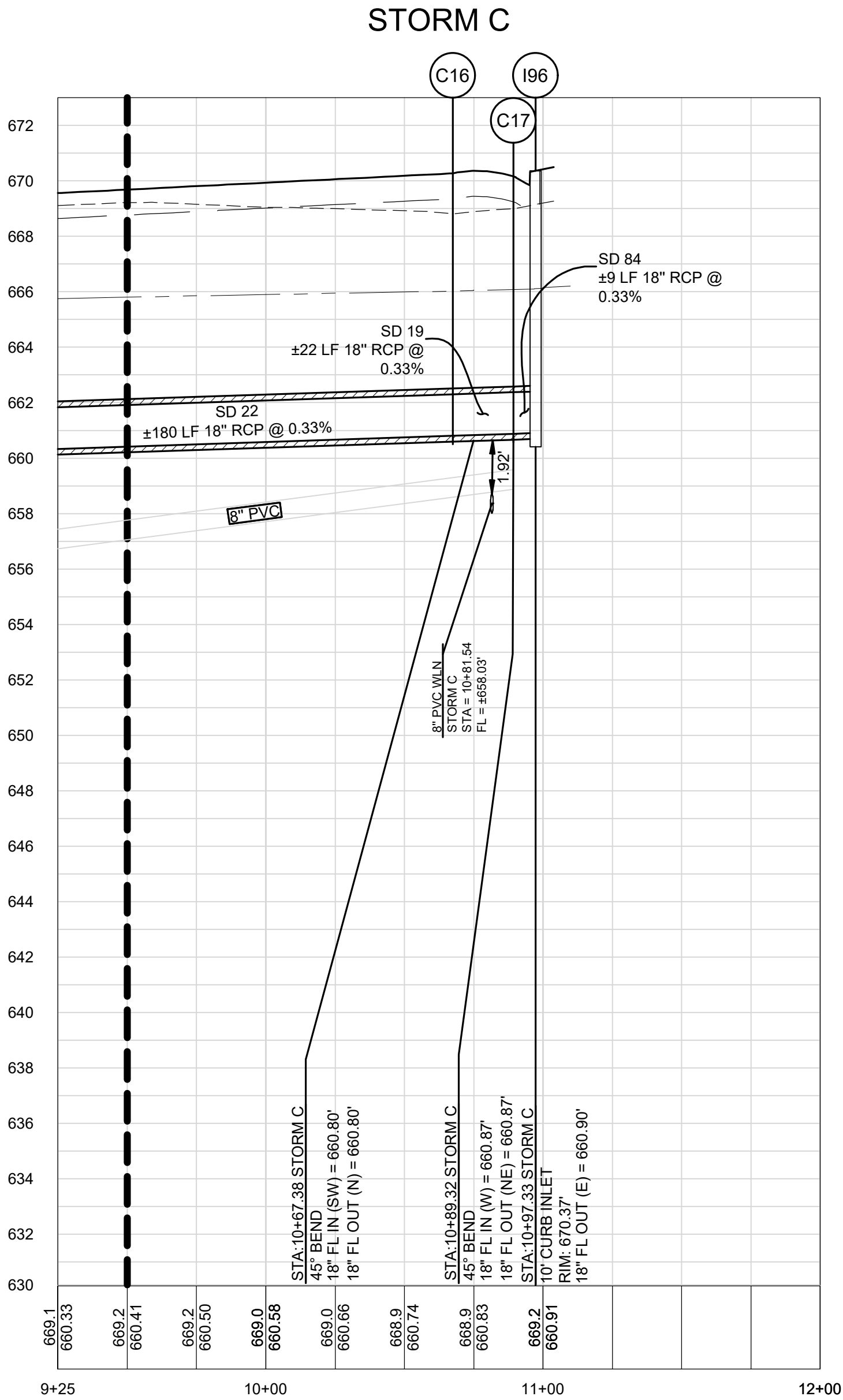
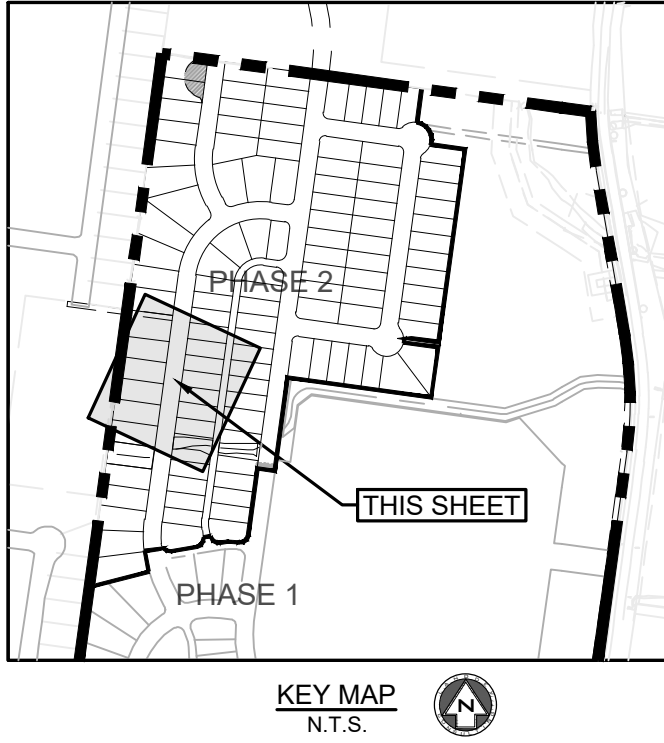
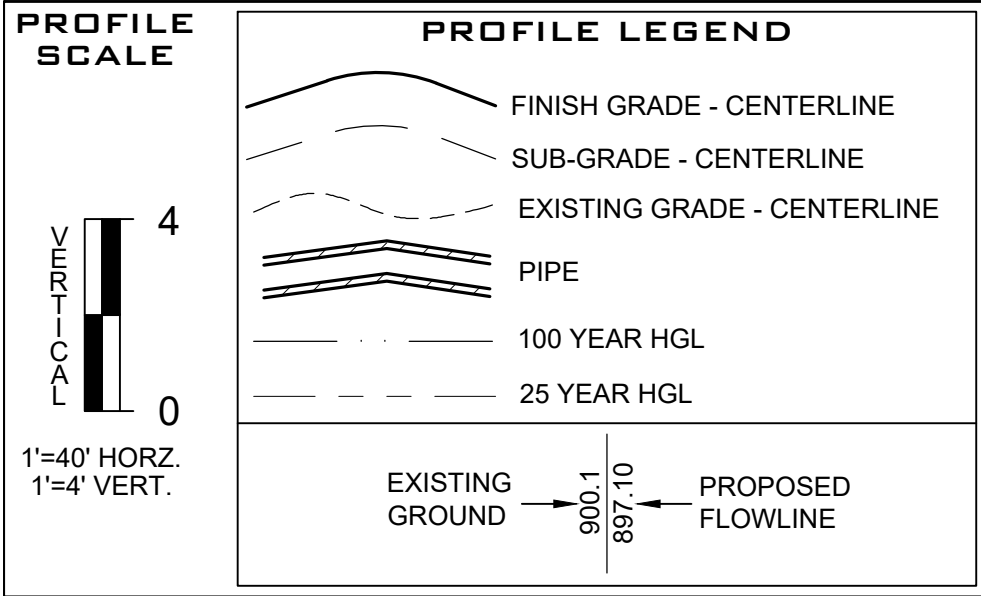
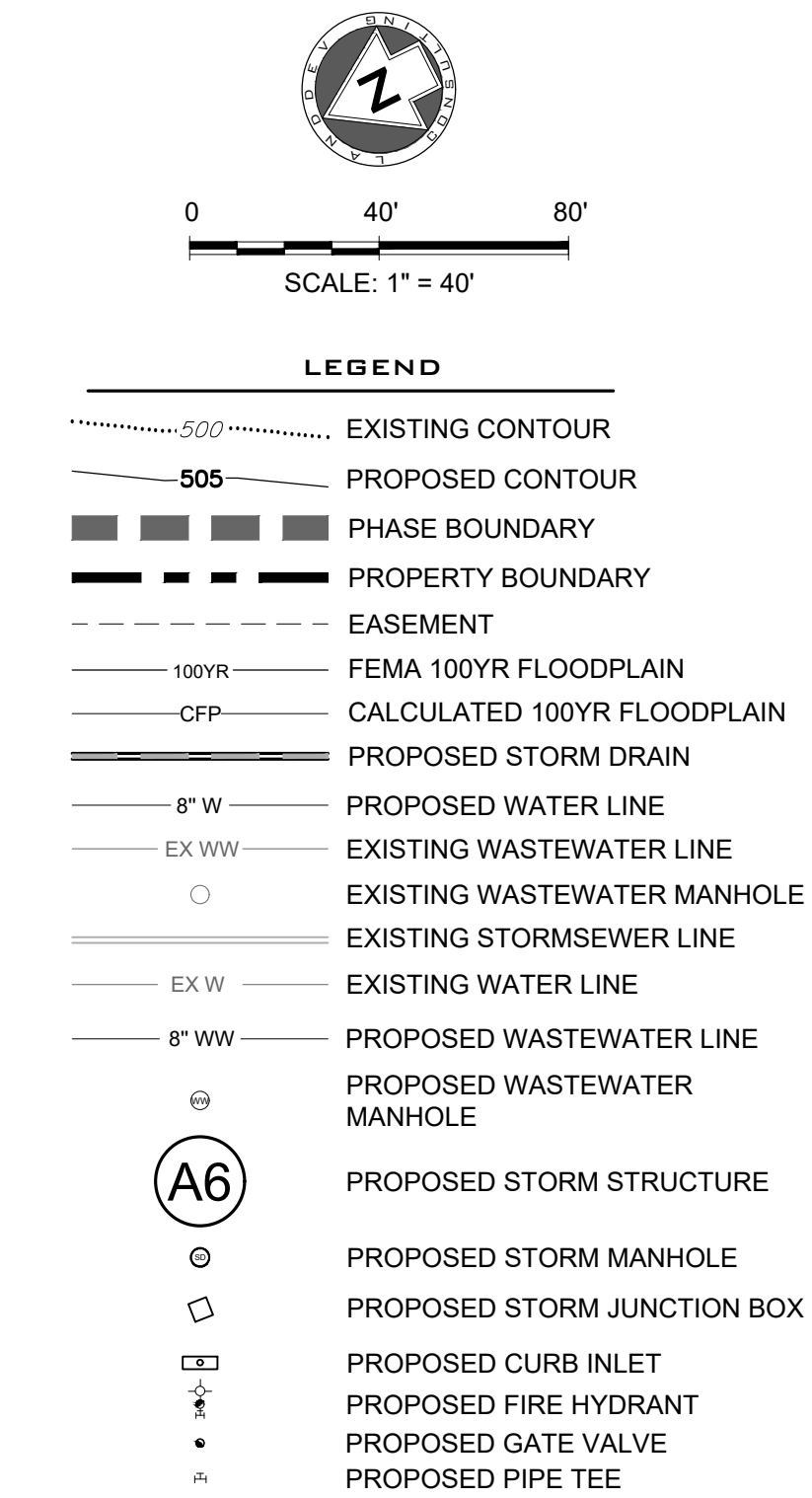
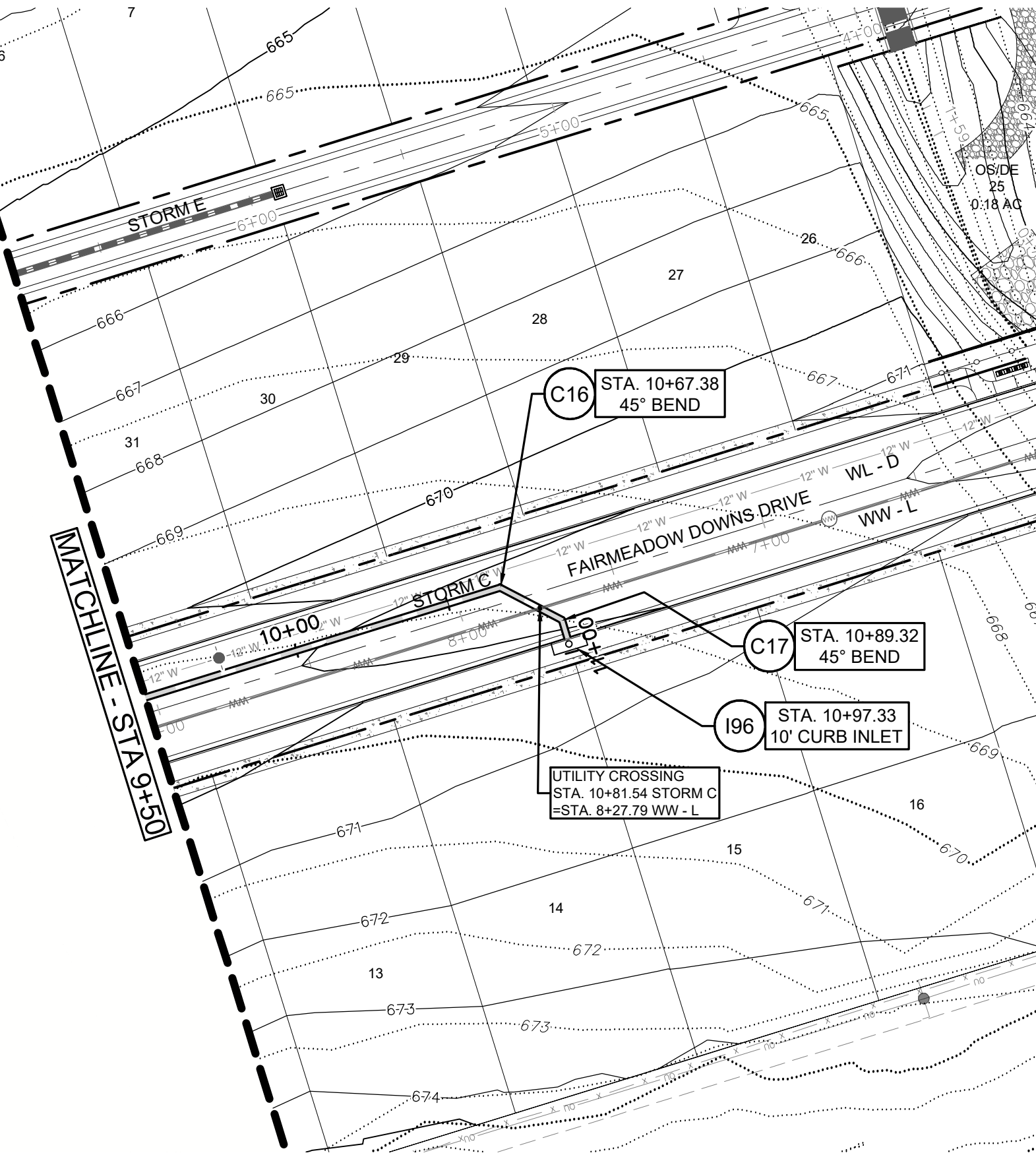
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CHECKED BY: KP
APPROVED BY: JW

SHEET 32 OF 68
1795-ENG



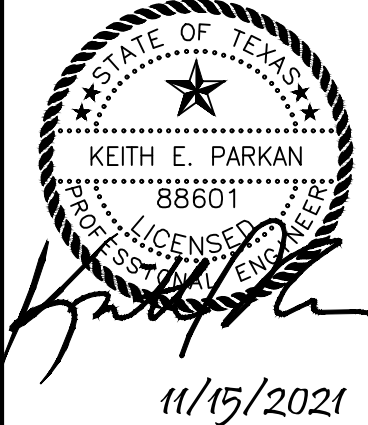
Durango Phase 2 - Storm System Hydraulic Data Table							
STORM C							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 50 (STORM - PHASE 2)	0.3%	43.35	3.5	2.1	60.47	4.8	2.5
SD 10 (STORM - PHASE 2)	0.3%	43.35	3.5	2.1	60.47	4.8	2.6
SD 109 (STORM - PHASE 2)	0.3%	37.77	3.0	1.9	52.7	4.2	2.3
SD 11 (STORM - PHASE 2)	0.3%	34.59	2.8	1.8	48.29	3.8	2.2
SD 12 (STORM - PHASE 2)	0.3%	34.59	2.8	1.8	48.29	3.8	2.2
SD 48 (STORM - PHASE 2)	0.3%	32.62	2.6	1.8	45.58	3.6	2.1
SD 13 (STORM - PHASE 2)	0.3%	32.62	2.6	1.8	45.58	3.6	2.1
SD 14 (STORM - PHASE 2)	0.3%	20.01	6.4	(N/A)	27.92	8.9	(N/A)
SD 46 (STORM - PHASE 2)	0.3%	15.55	5.0	(N/A)	21.68	6.9	(N/A)
SD 15 (STORM - PHASE 2)	0.3%	15.55	5.0	(N/A)	21.68	6.9	(N/A)
SD 16 (STORM - PHASE 2)	0.3%	15.55	8.8	(N/A)	21.68	12.3	(N/A)
SD 44 (STORM - PHASE 2)	0.3%	11.42	6.5	(N/A)	15.87	9.0	(N/A)
SD 17 (STORM - PHASE 2)	0.3%	11.42	6.5	(N/A)	15.87	9.0	(N/A)
SD 42 (STORM - PHASE 2)	0.3%	9.11	5.2	(N/A)	12.68	7.2	(N/A)
SD 18 (STORM - PHASE 2)	0.3%	4.55	2.6	1.0	6.33	3.6	1.3
SD 22 (STORM - PHASE 2)	0.3%	4.55	2.6	1.0	6.33	3.6	1.3
SD 19 (STORM - PHASE 2)	0.3%	4.55	2.6	1.0	6.33	3.6	1.3
SD 84 (STORM - PHASE 2)	0.3%	4.55	2.6	1.0	6.33	3.6	1.3



AS BUILTS

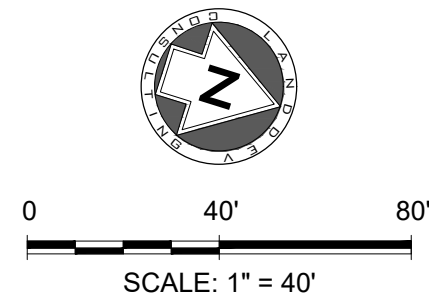
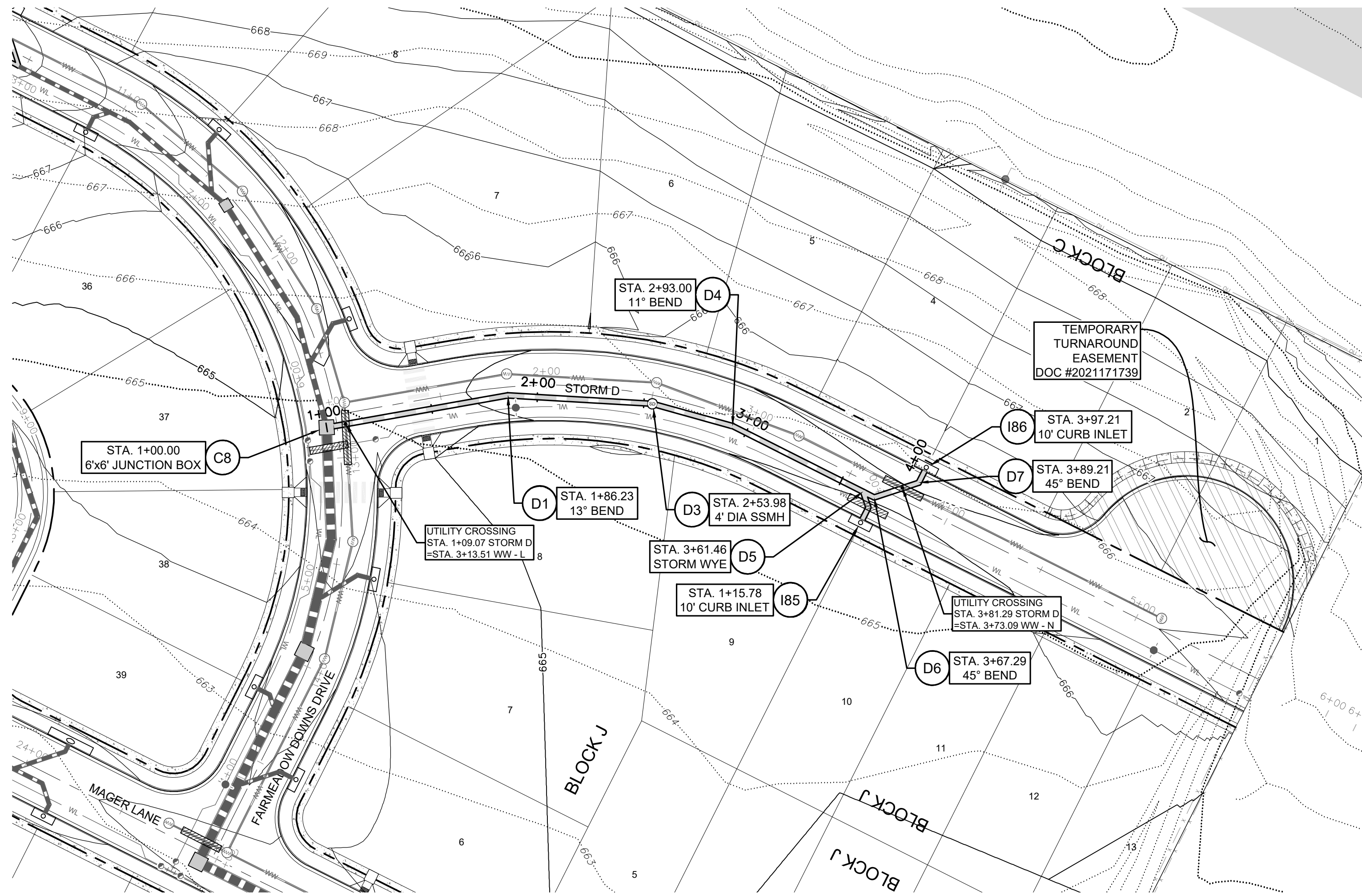


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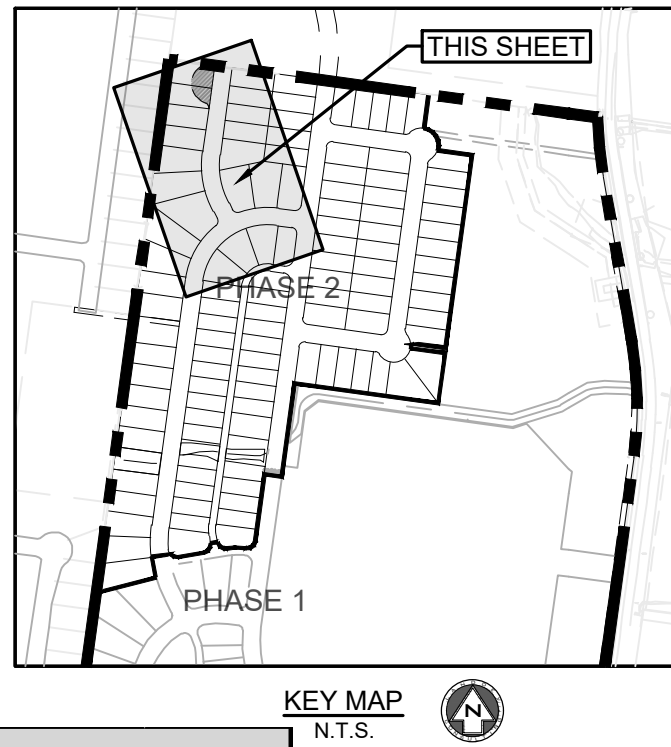
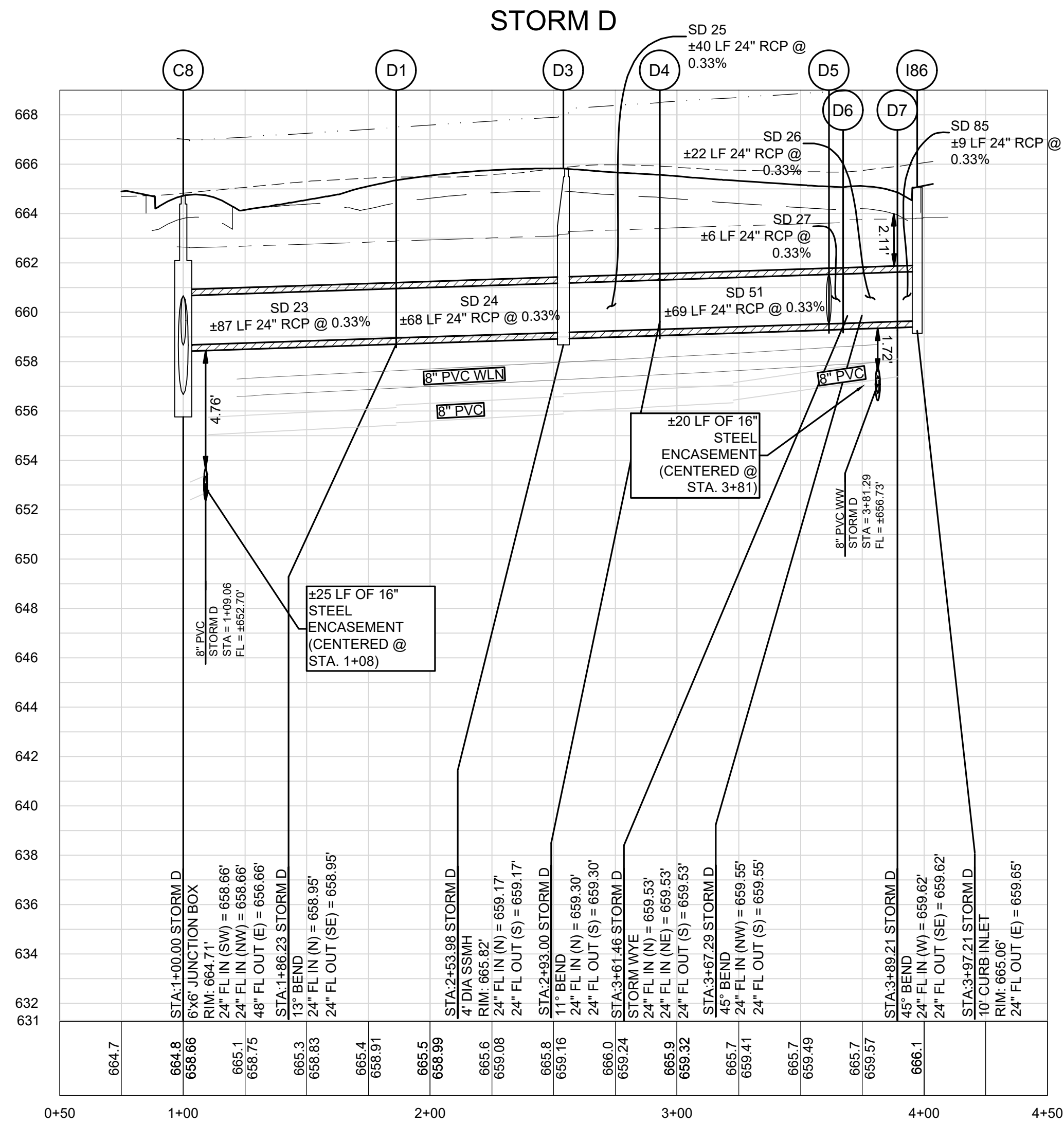
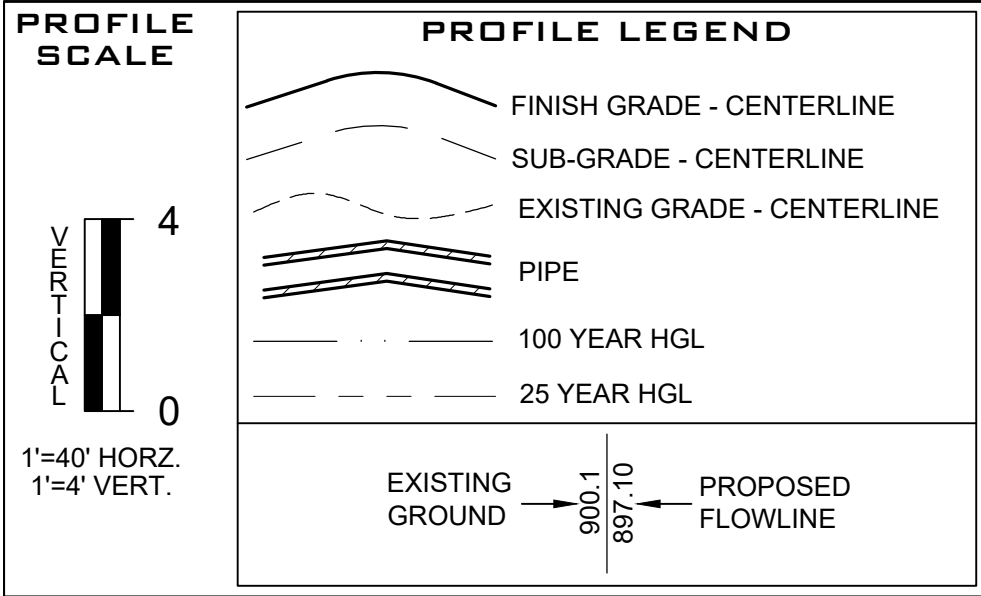


STORM C PLAN & PROFILE
9+50.00 - 11+24.82
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
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CHECKED BY: KP
APPROVED BY: JW
SHEET **34** OF **68**
1795-ENG



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PHASE BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - FEMA 100YR FLOODPLAIN
 - CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING STORMSEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED STORM STRUCTURE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED PIPE TEE



Durango Phase 2 - Storm System Hydraulic Data Table							
Pipe Label	STORM D						
	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 23 (STORM - PHASE 2)	0.3%	12.61	4.0	1.6	17.66	5.6	(N/A)
SD 24 (STORM - PHASE 2)	0.3%	12.61	4.0	1.6	17.66	5.6	(N/A)
SD 25 (STORM - PHASE 2)	0.3%	12.61	4.0	1.6	17.66	5.6	(N/A)
SD 51 (STORM - PHASE 2)	0.3%	12.61	4.0	1.6	17.66	5.6	(N/A)
SD 27 (STORM - PHASE 2)	0.3%	8.13	2.6	1.2	11.42	3.6	1.5
SD 26 (STORM - PHASE 2)	0.3%	8.13	2.6	1.2	11.42	3.6	1.5
SD 85 (STORM - PHASE 2)	0.3%	8.13	2.6	1.2	11.42	3.6	1.5

AS BUILTS

STORM D PLAN & PROFILE
0+75.00 - 4+24.69
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

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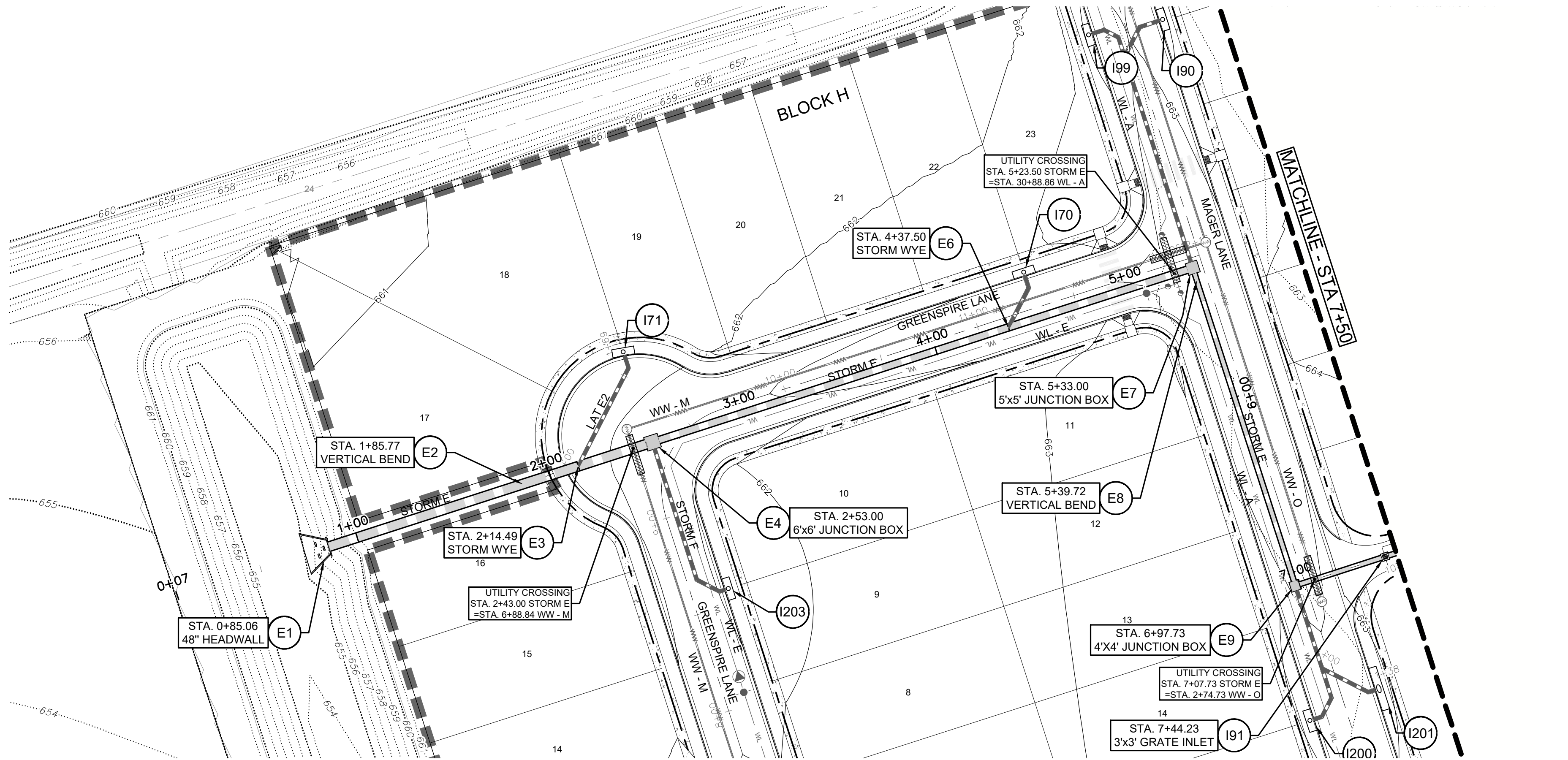
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1795-ENG

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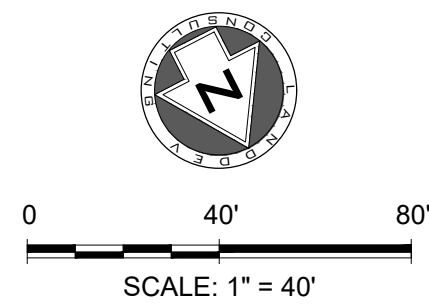
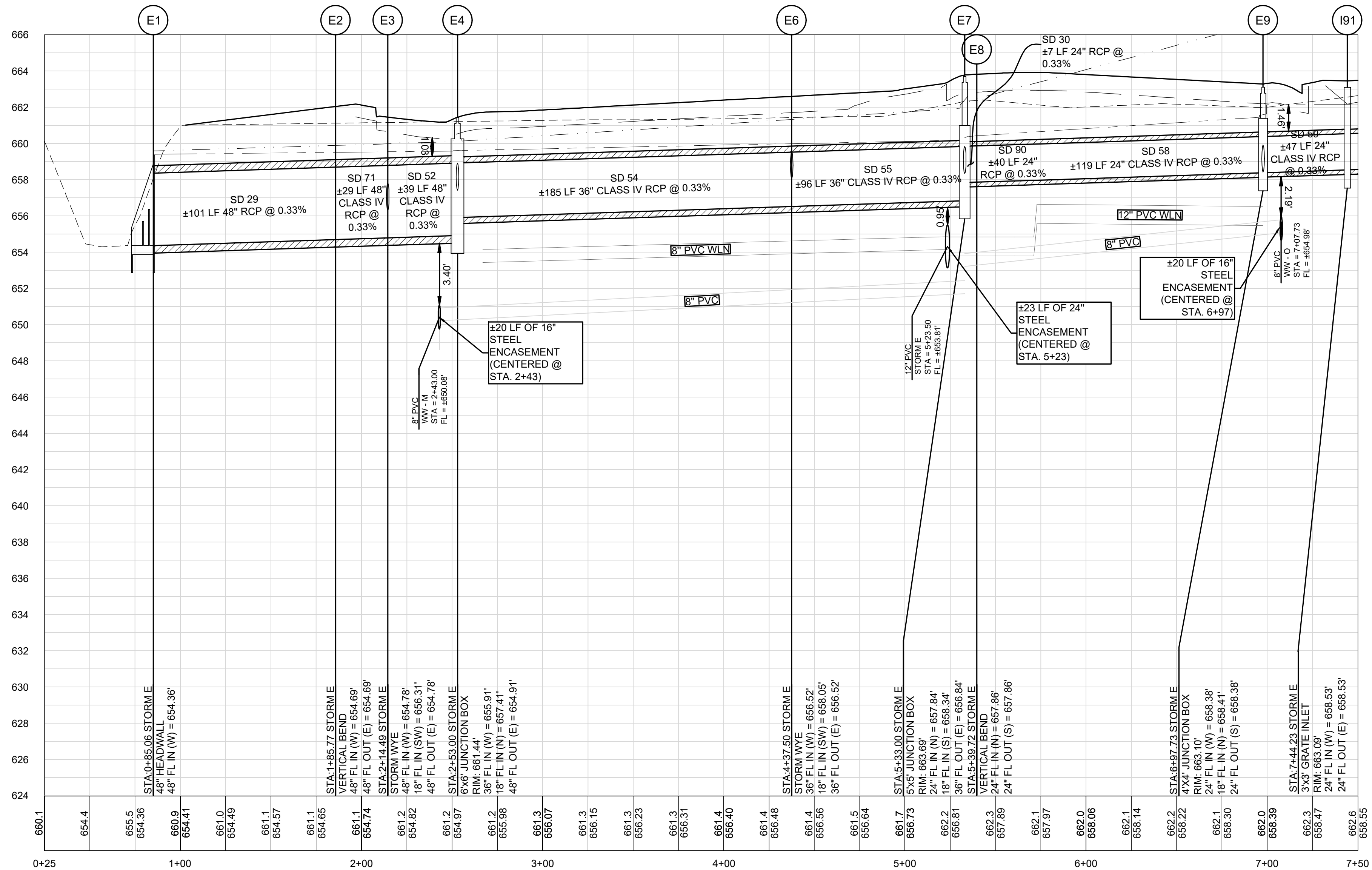
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OFFICE: 512.872.6696
FIRM NO.: 16384

STATE OF TEXAS
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88601
Professional Engineer
11/15/2021

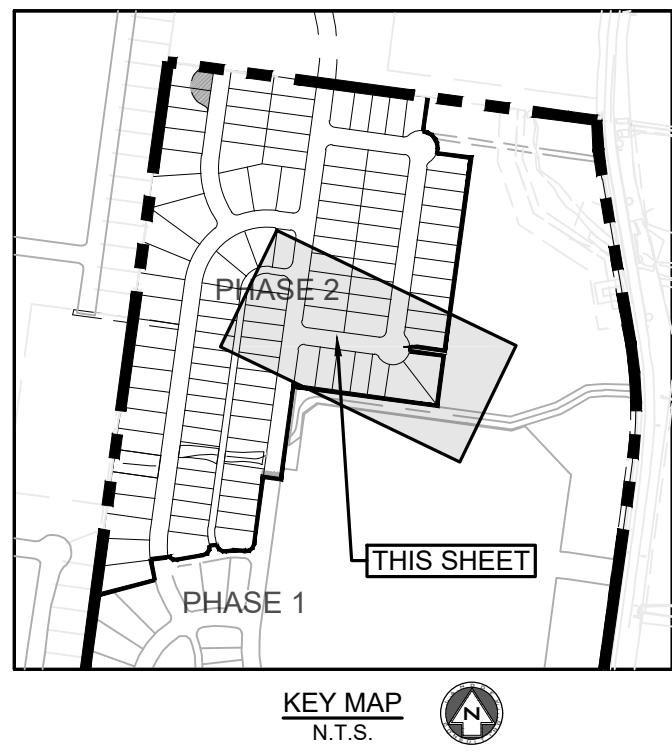
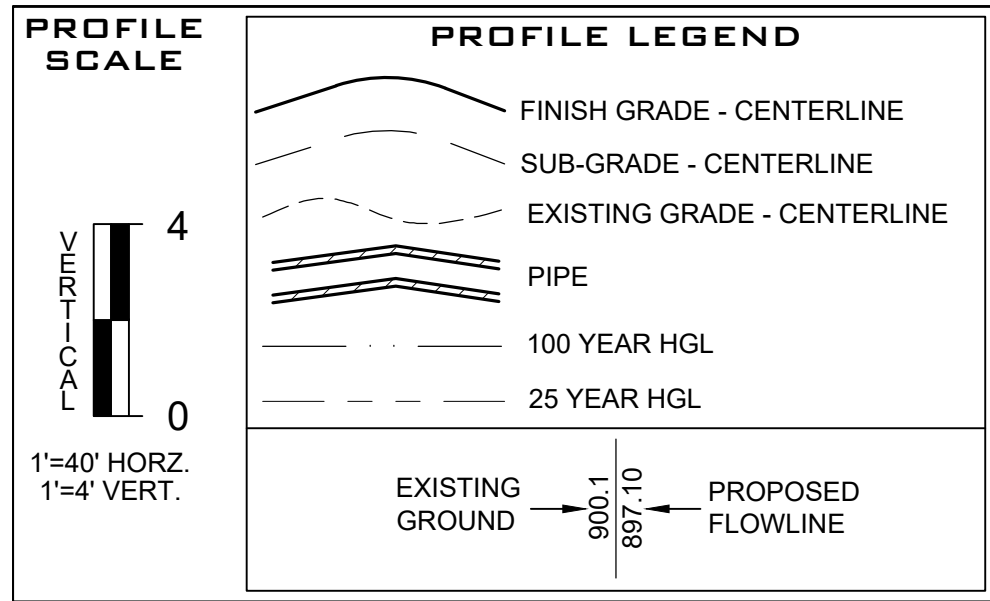
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STORM E



- LEGEND**
- EXISTING CONTOUR
 - 505 PROPOSED CONTOUR
 - PHASE BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - FEMA 100YR FLOODPLAIN
 - CFP CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - 8" W PROPOSED WATER LINE
 - EX WW EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING STORMSEWER LINE
 - EX W EXISTING WATER LINE
 - 8" WW PROPOSED WASTEWATER LINE
 - PROPOSED WASTEWATER MANHOLE
 - A6 PROPOSED STORM STRUCTURE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED PIPE TEE



Durango Phase 2 - Storm System Hydraulic Data Table							
Pipe Label	STORM E						
	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 29 (STORM - PHASE 2)	0.3%	48.27	3.8	2.2	78.85	6.3	3.1
SD 71 (STORM - PHASE 2)	0.3%	48.27	3.8	2.2	78.85	6.3	3.1
SD 52 (STORM - PHASE 2)	0.3%	39.39	3.1	2.0	66.58	5.3	2.7
SD 54 (STORM - PHASE 2)	0.3%	30.02	4.3	2.0	53.61	7.6	(N/A)
SD 55 (STORM - PHASE 2)	0.4%	30.02	4.3	1.9	53.61	7.6	(N/A)
SD 30 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7	(N/A)
SD 90 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7	(N/A)
SD 58 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7	(N/A)
SD 59 (STORM - PHASE 2)	0.3%	4.23	1.4	0.8	5.91	1.9	1.0
SD 63 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6	0.9
SD 60 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6	0.9
SD 61 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6	0.9
SD 62 (STORM - PHASE 2)	0.5%	4.29	2.4	0.8	5.66	3.2	1.0

AS BUILTS

STORM E PLAN & PROFILE
0+75.00 - 7+50.00
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

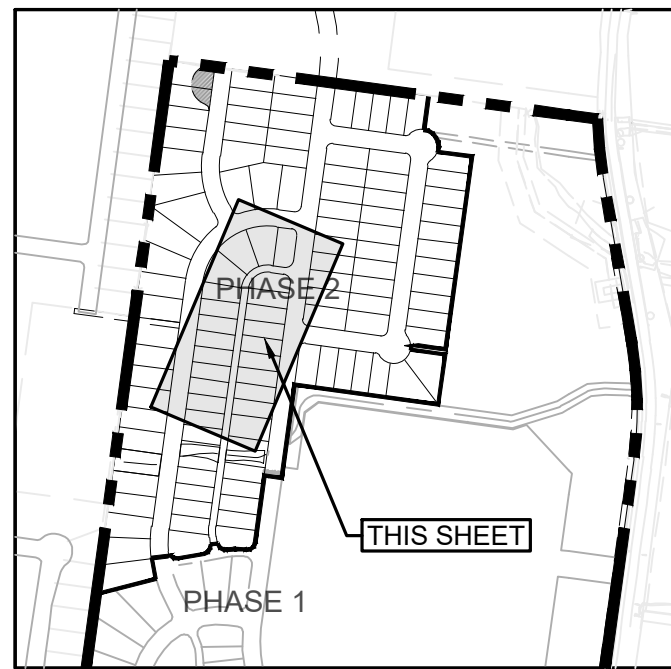
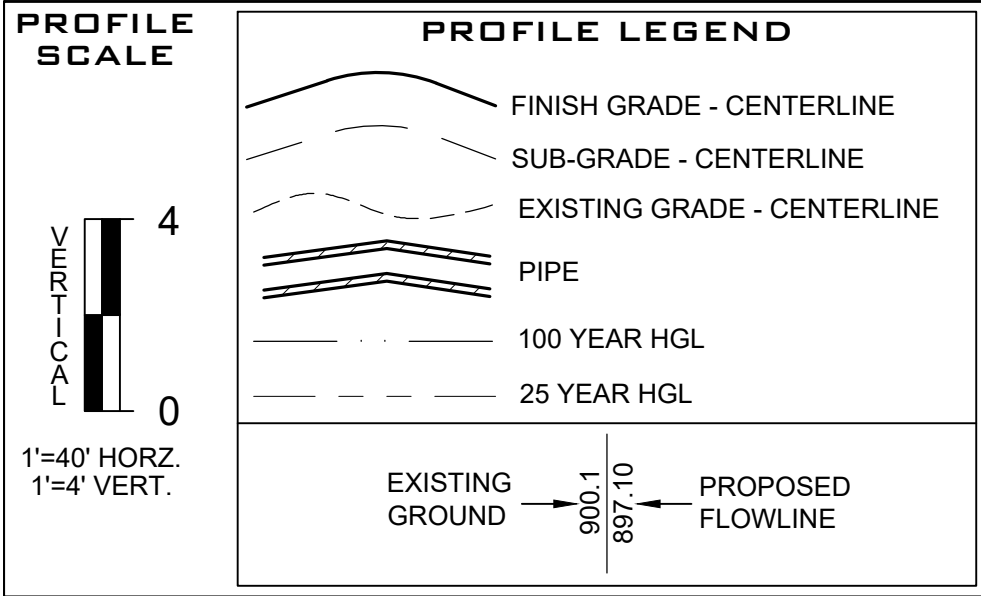
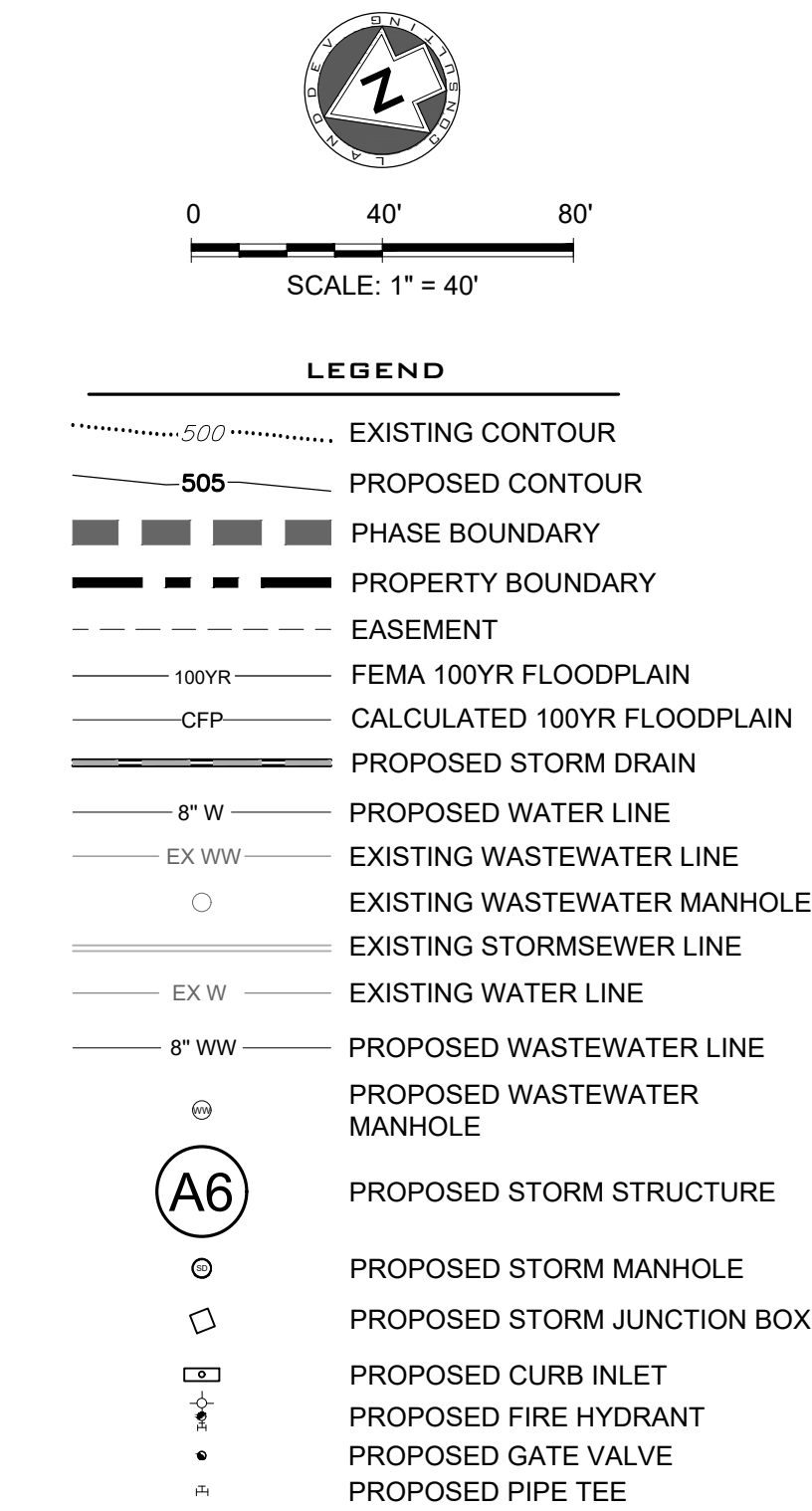
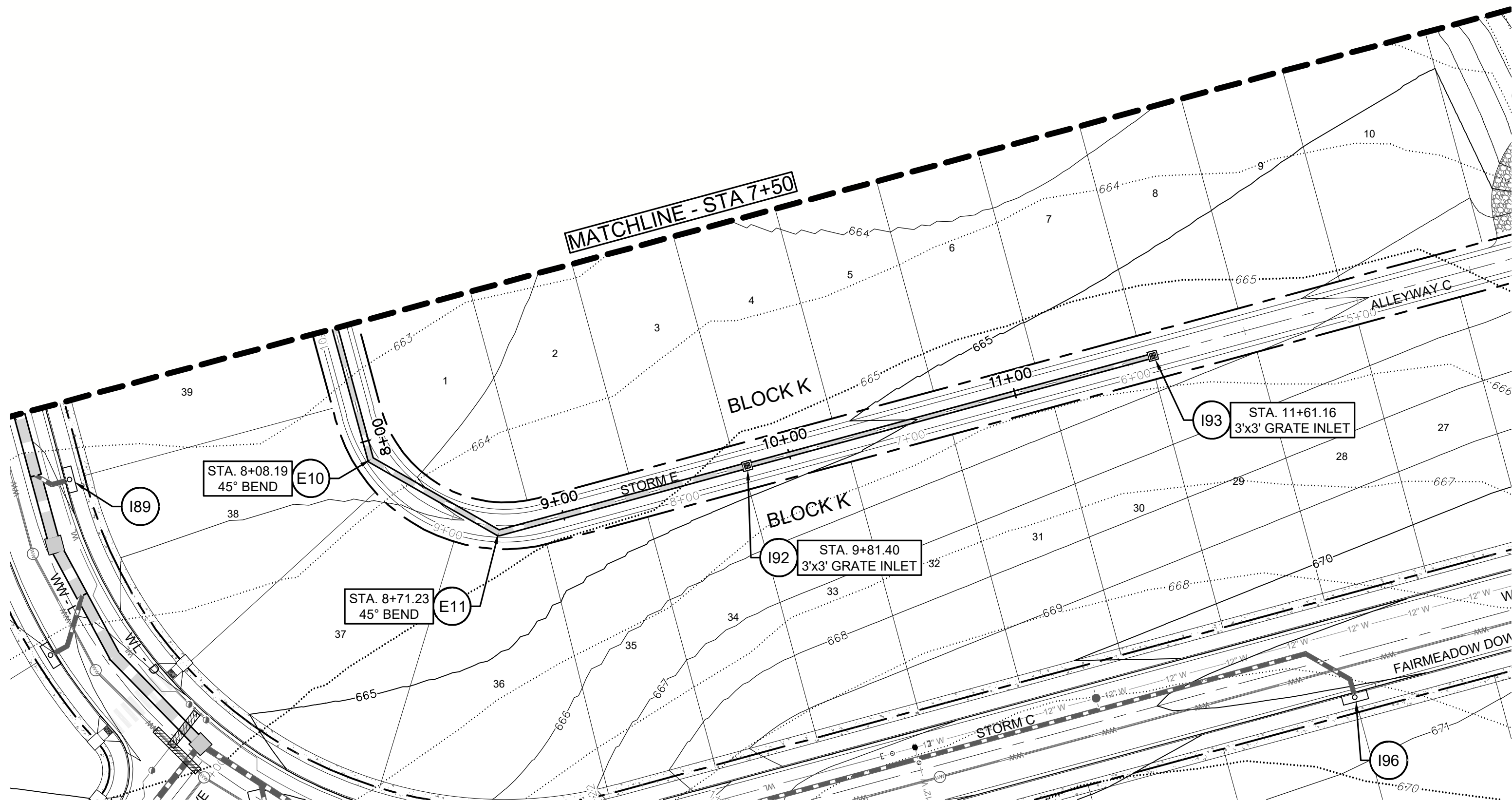
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SHEET 36 OF 68
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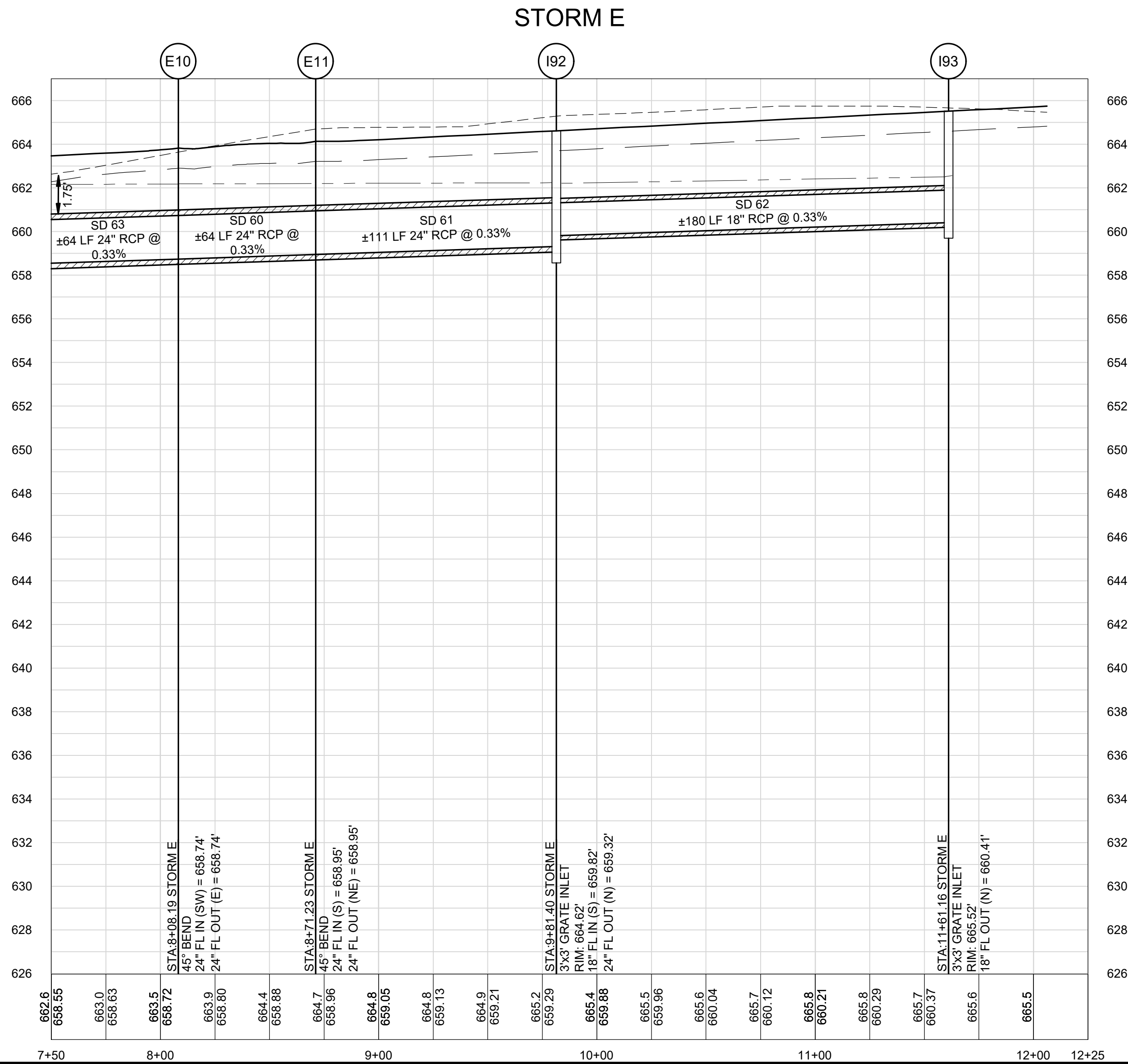
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FIRM NO.: 16384

STATE OF TEXAS
KEITH E. PARKAN
88601
Professional Engineer
11/15/2021



Durango Phase 2 - Storm System Hydraulic Data Table						
STORM E						
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)
SD 29 (STORM - PHASE 2)	0.3%	48.27	3.8	2.2	78.85	6.3
SD 71 (STORM - PHASE 2)	0.3%	48.27	3.8	2.2	78.85	6.3
SD 52 (STORM - PHASE 2)	0.3%	39.39	3.1	2.0	66.58	5.3
SD 54 (STORM - PHASE 2)	0.3%	30.02	4.3	2.0	53.61	7.6
SD 55 (STORM - PHASE 2)	0.4%	30.02	4.3	1.9	53.61	7.6
SD 30 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7
SD 90 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7
SD 58 (STORM - PHASE 2)	0.3%	18.16	5.8	(N/A)	36.71	11.7
SD 59 (STORM - PHASE 2)	0.3%	4.23	1.4	0.8	5.91	1.9
SD 63 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6
SD 60 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6
SD 61 (STORM - PHASE 2)	0.3%	3.81	1.2	0.7	5.07	1.6
SD 62 (STORM - PHASE 2)	0.5%	4.29	2.4	0.8	5.66	3.2



AS BUILTS



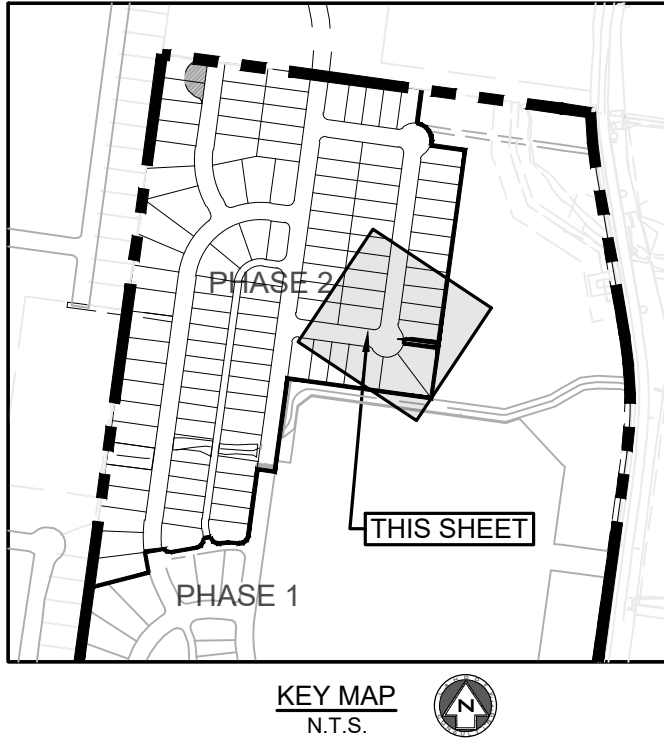
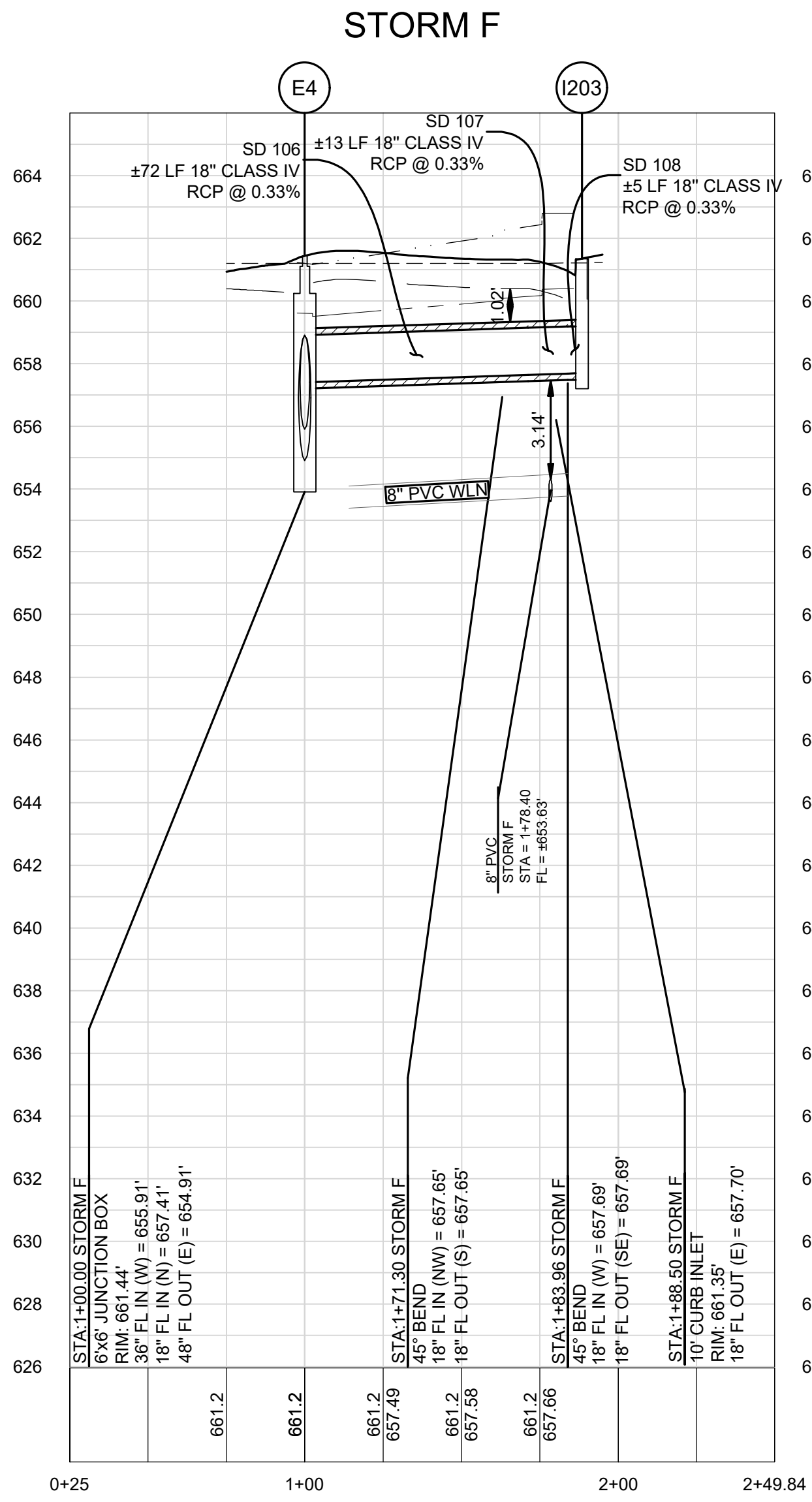
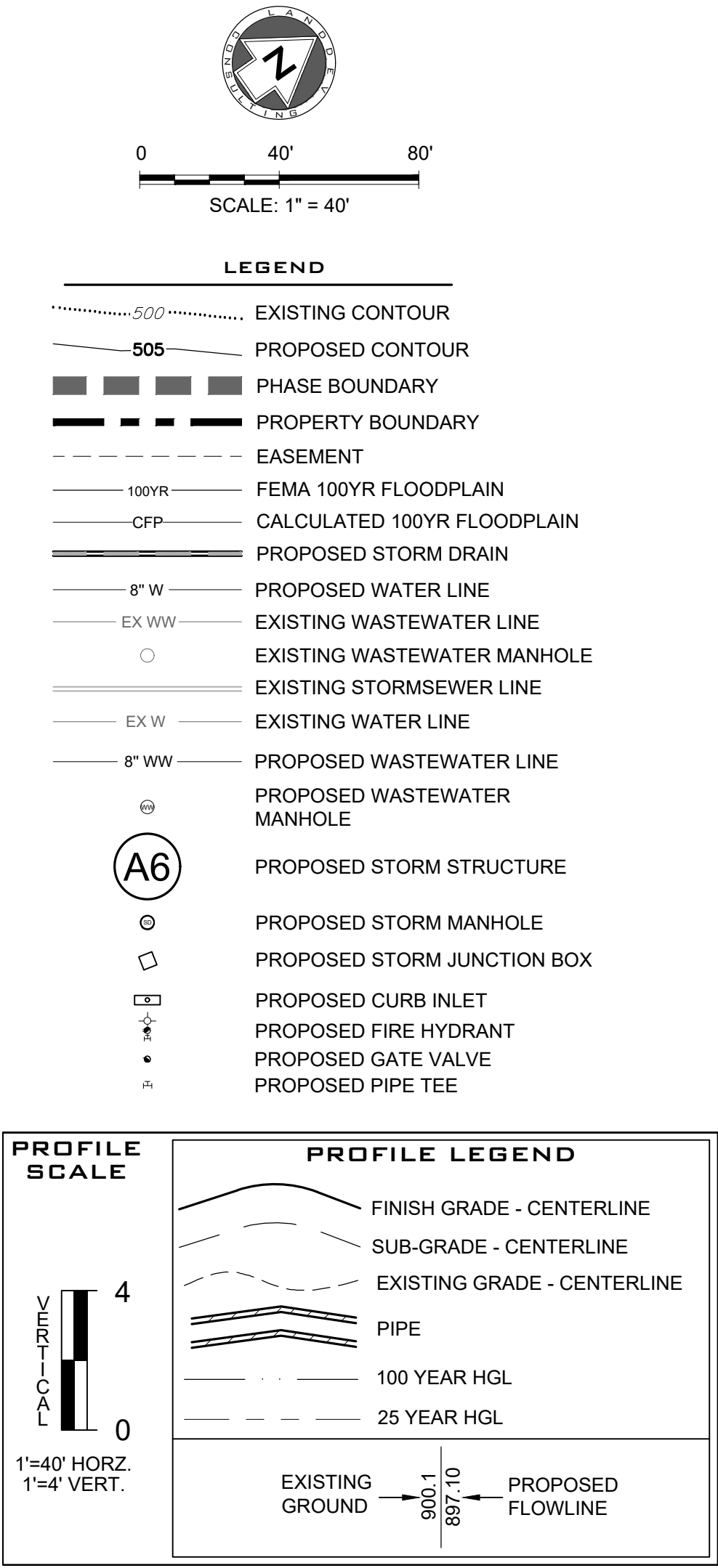
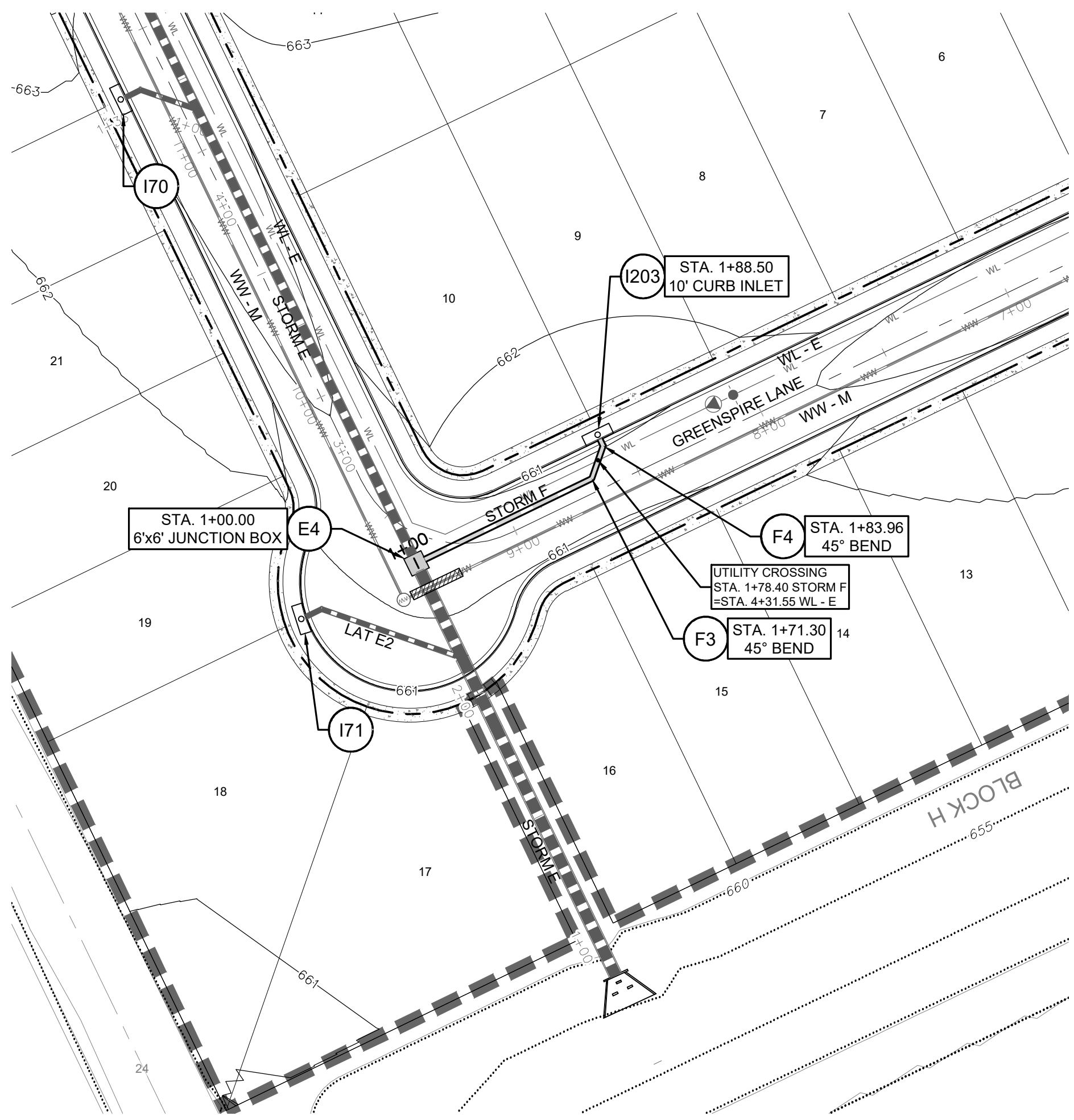
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FIRM NO. 16384



STORM E PLAN & PROFILE
7+50.00 - 12+06.19
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

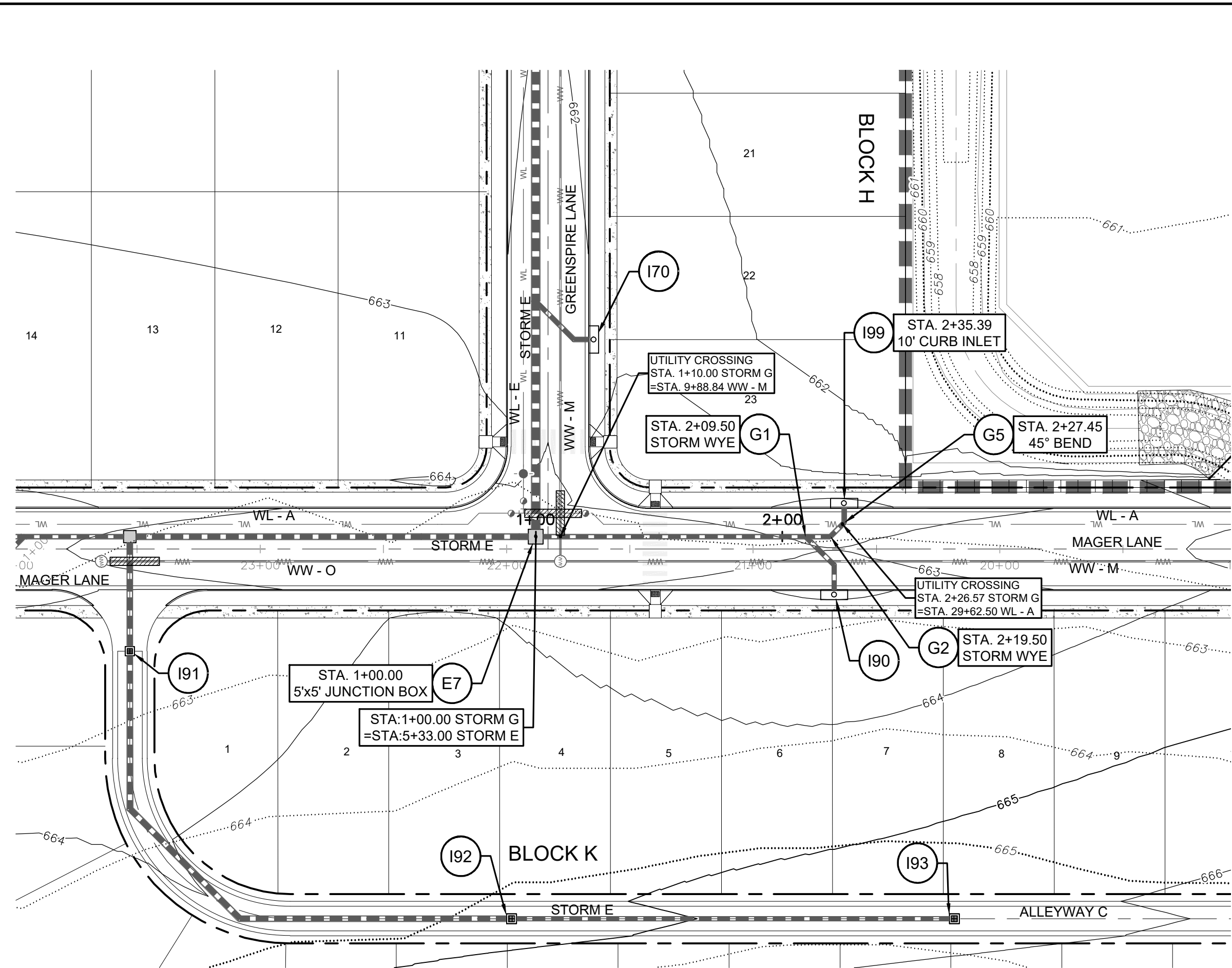
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SHEET **37** OF **68**
1795-ENG

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM F							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 106 (STORM - PHASE 2)	0.3%	9.36	5.3	(N/A)	12.97	7.3	(N/A)
SD 107 (STORM - PHASE 2)	0.3%	9.36	5.3	(N/A)	12.97	7.3	(N/A)
SD 108 (STORM - PHASE 2)	0.3%	9.36	5.3	(N/A)	12.97	7.3	(N/A)

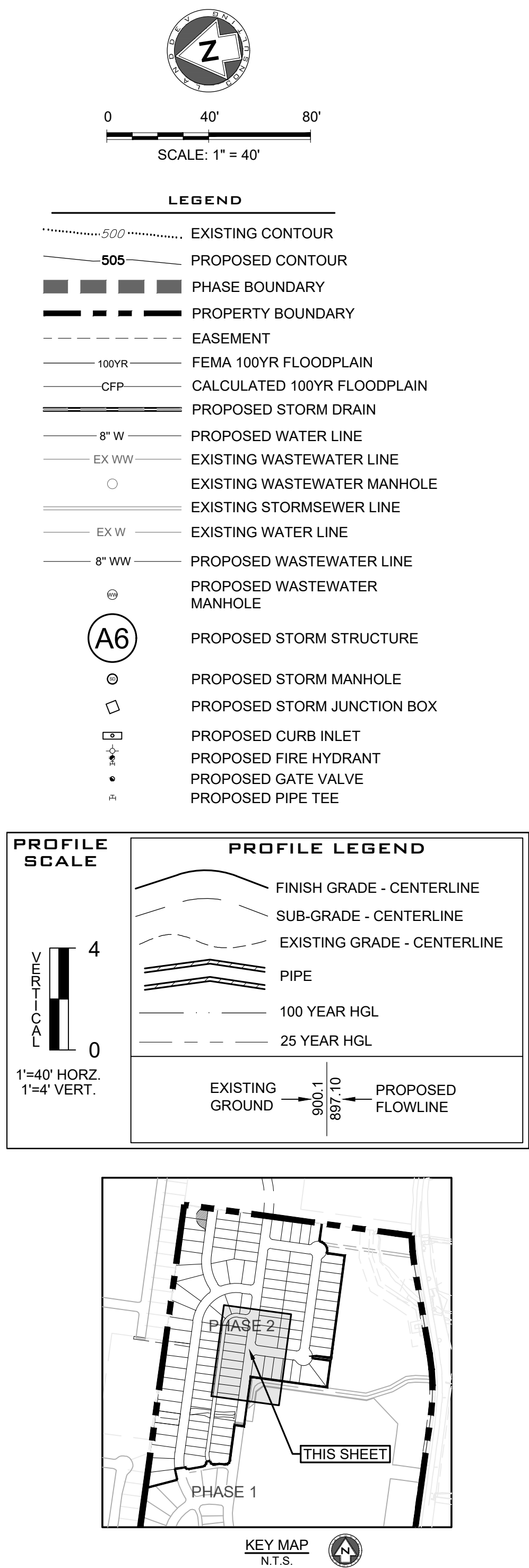
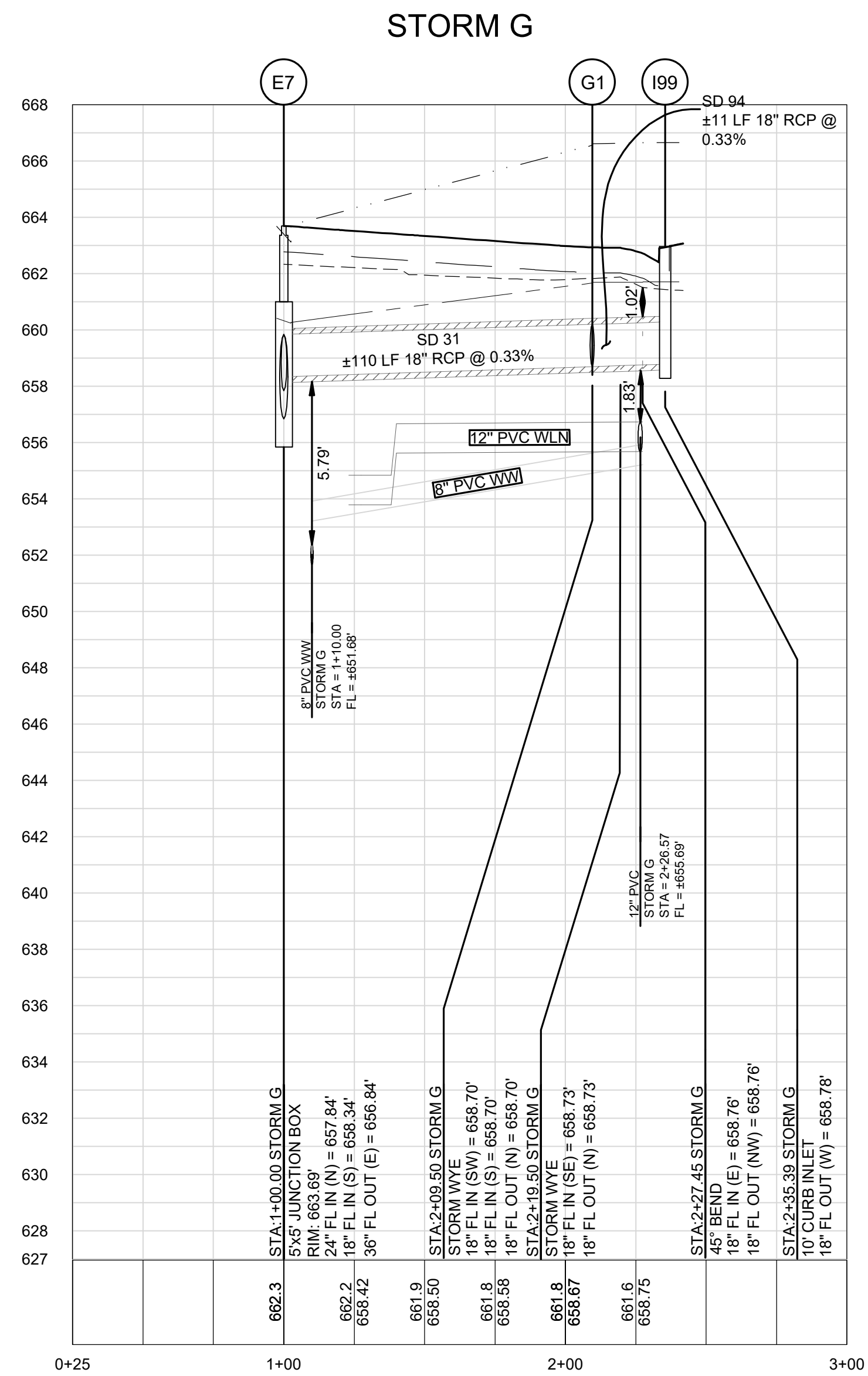


AS BUILTS

[illegible]



Durango Phase 2 - Storm System Hydraulic Data Table							
STORM G							
Pipe Label	Slope	Q25	V25	D25	Q100	V100	D100
	(%)	(cfs)	(ft/s)	(ft)	(cfs)	(ft/s)	(ft)
SD 31 (STORM - PHASE 2)	0.3%	11.86	6.7	(N/A)	16.9	9.6	(N/A)
SD 94 (STORM - PHASE 2)	0.3%	1.84	1.0	0.6	2.53	1.4	0.7

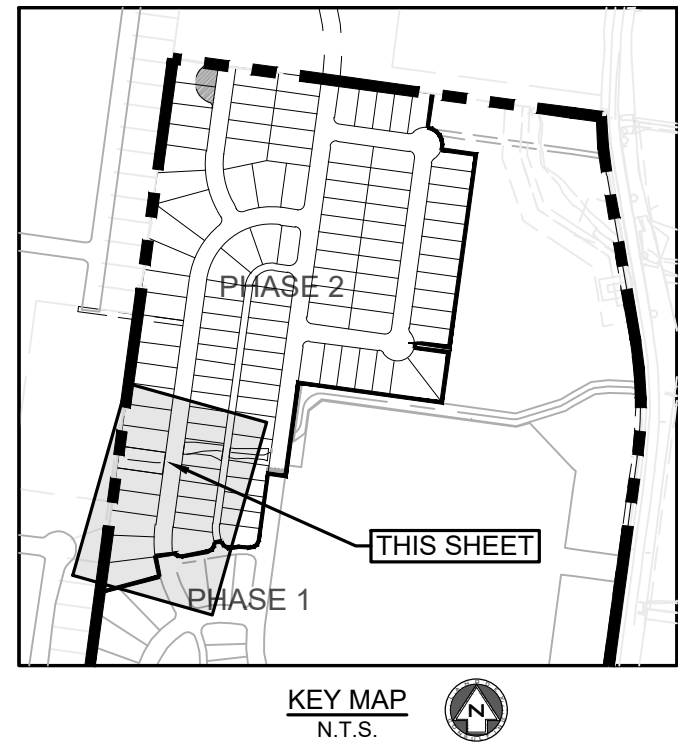
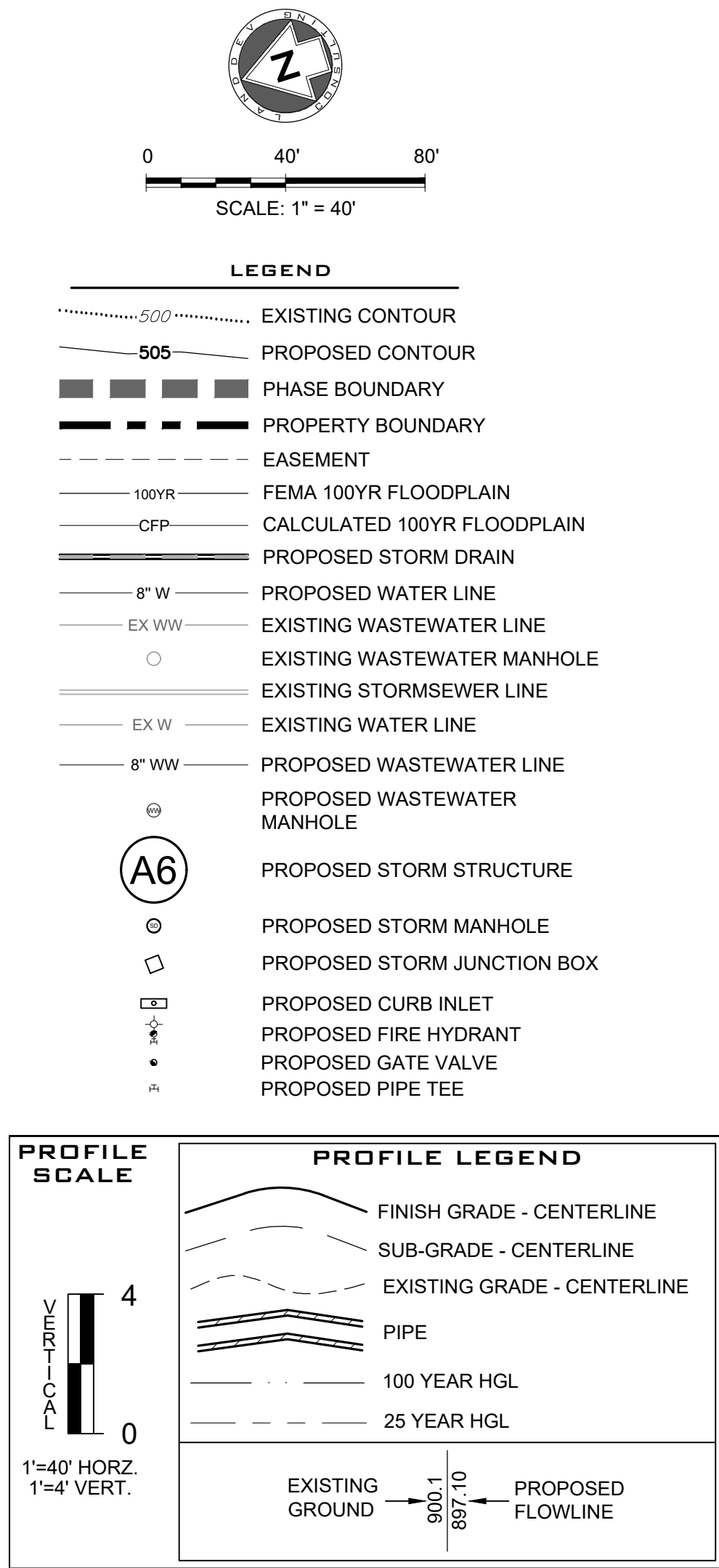
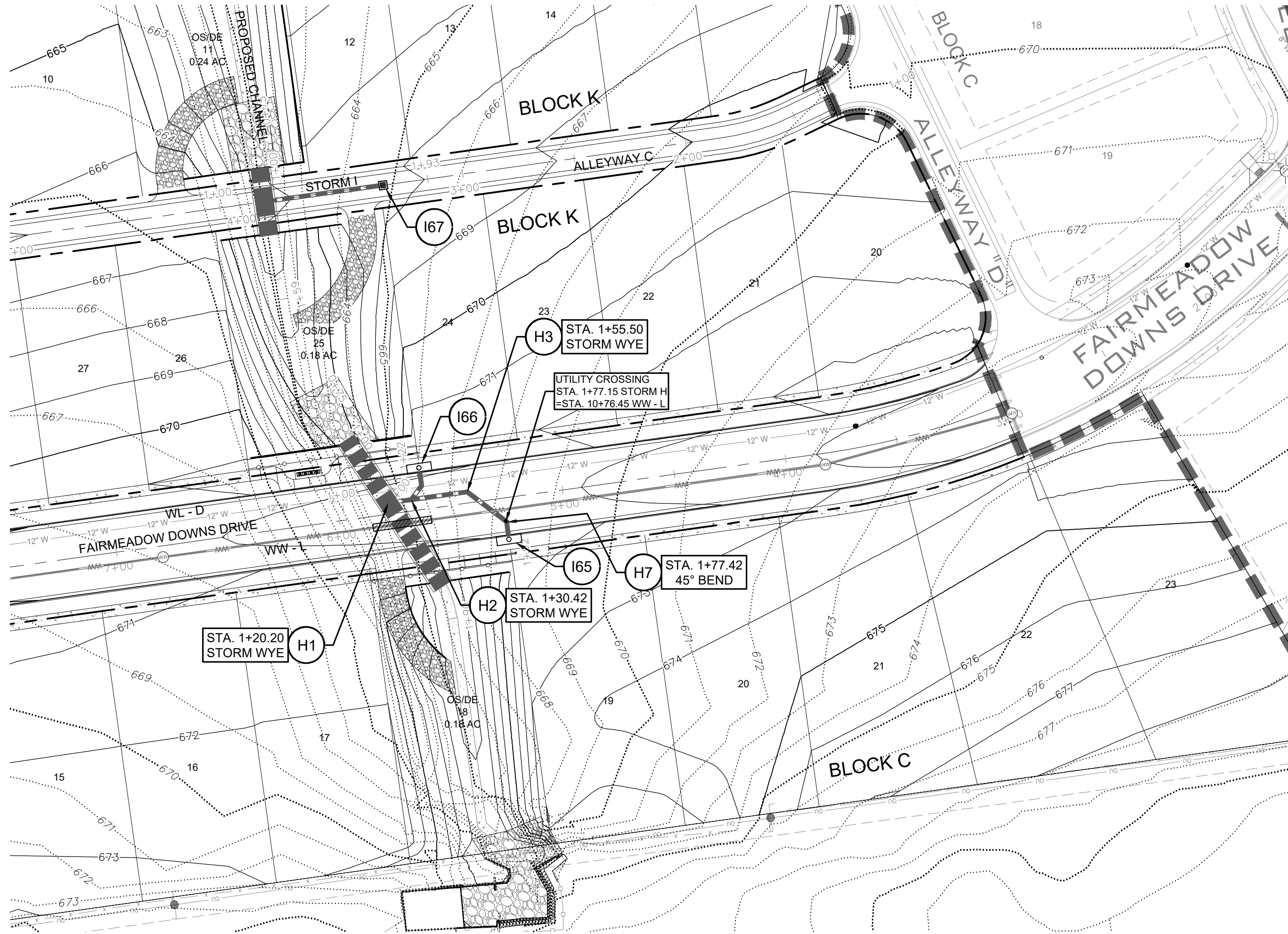
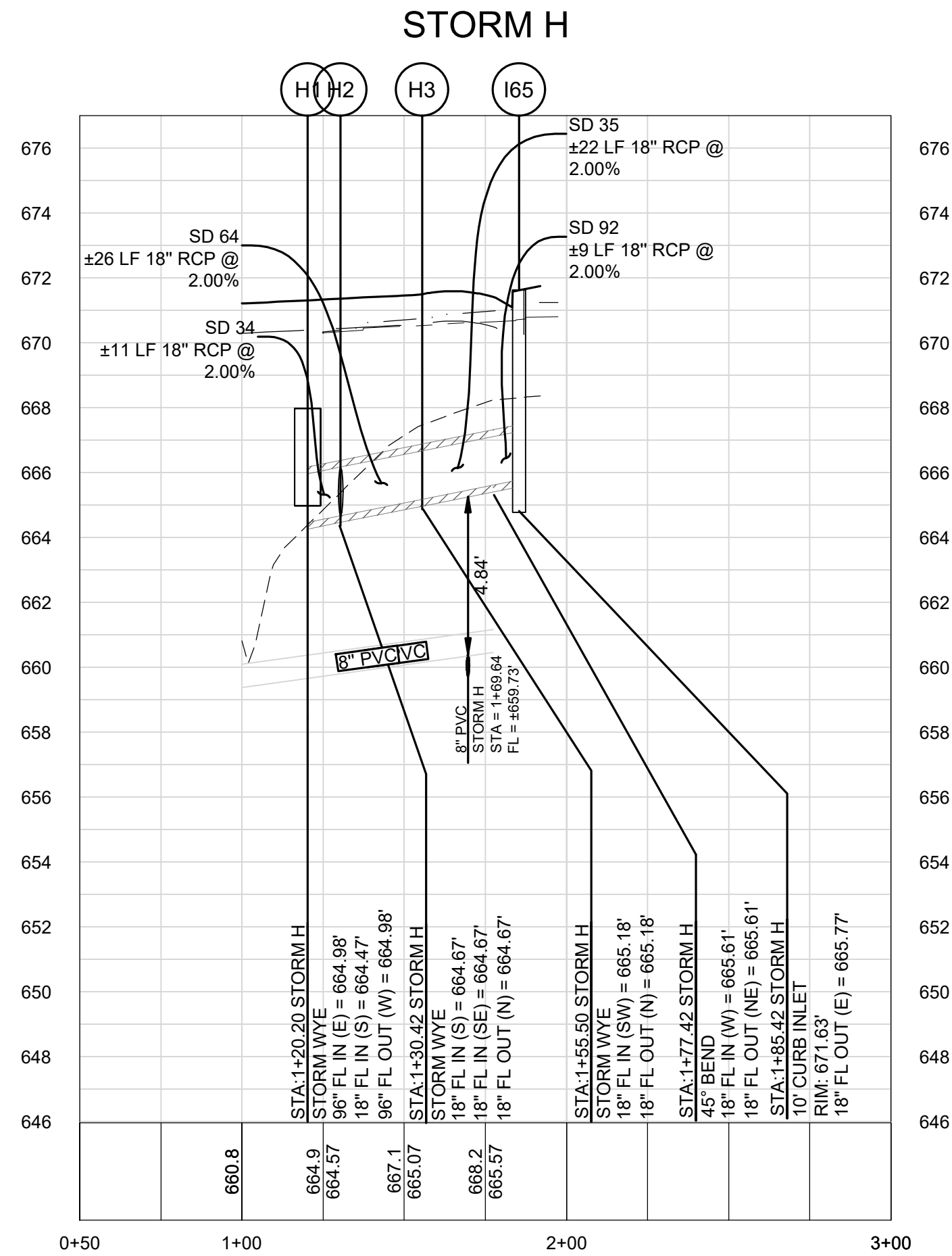


AS BUILTS

[illegible]

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Durango Phase 2 - Storm System Hydraulic Data Table							
STORM H							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 34 (STORM - PHASE 2)	2.0%	7.78	4.4	0.8	10.83	6.1	1.0
SD 64 (STORM - PHASE 2)	2.0%	6.57	3.7	0.7	9.17	5.2	0.9
SD 35 (STORM - PHASE 2)	2.0%	6.57	3.7	0.7	9.17	5.2	0.9
SD 92 (STORM - PHASE 2)	2.0%	6.57	3.7	0.7	9.17	5.2	0.9



AS BUILTS

STORM H PLAN & PROFILE
1+00.00 - 1+99.42
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

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SHEET 40 OF 68
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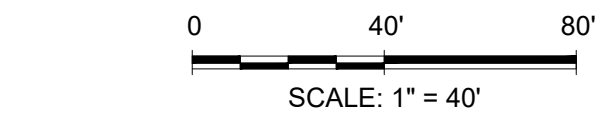
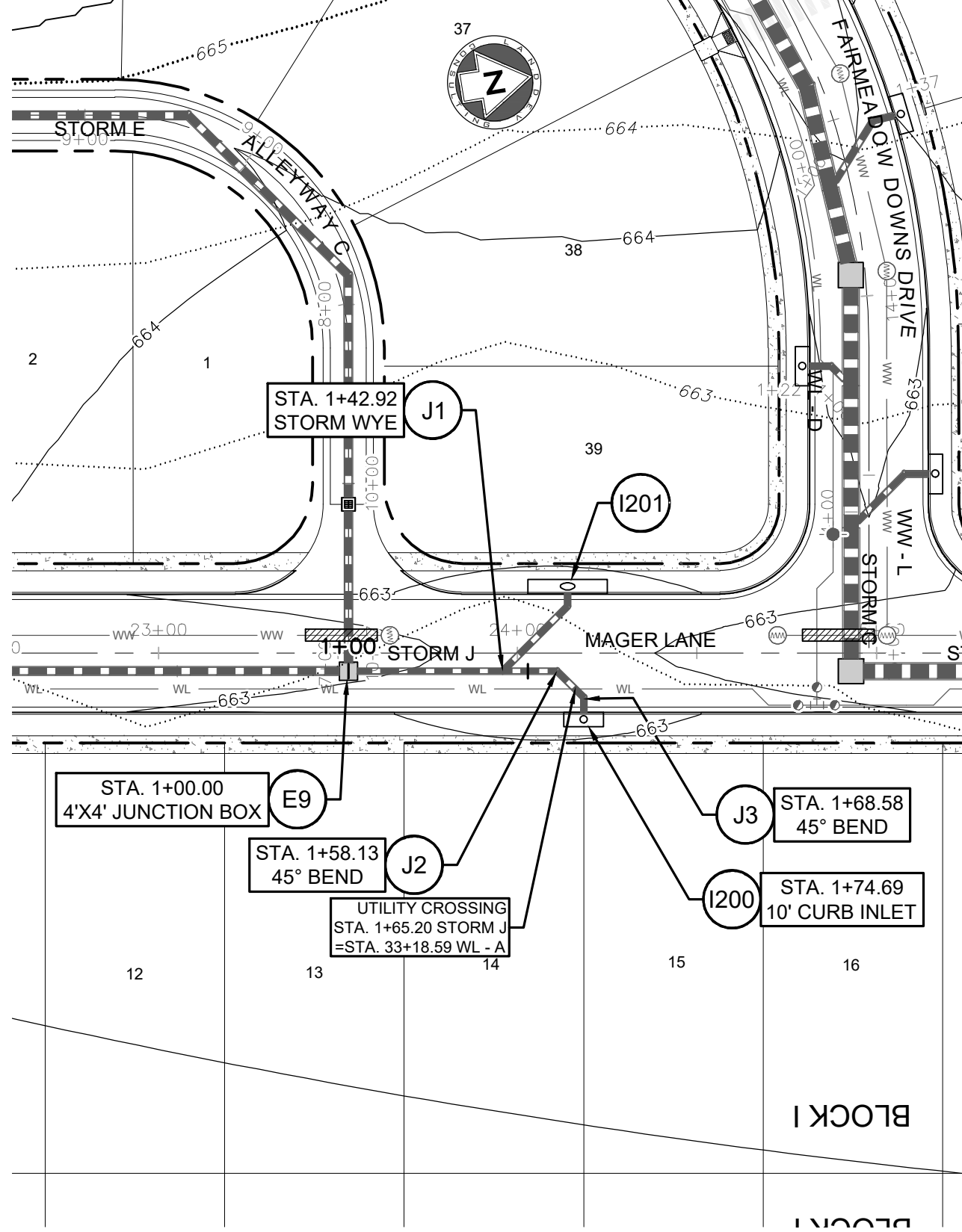
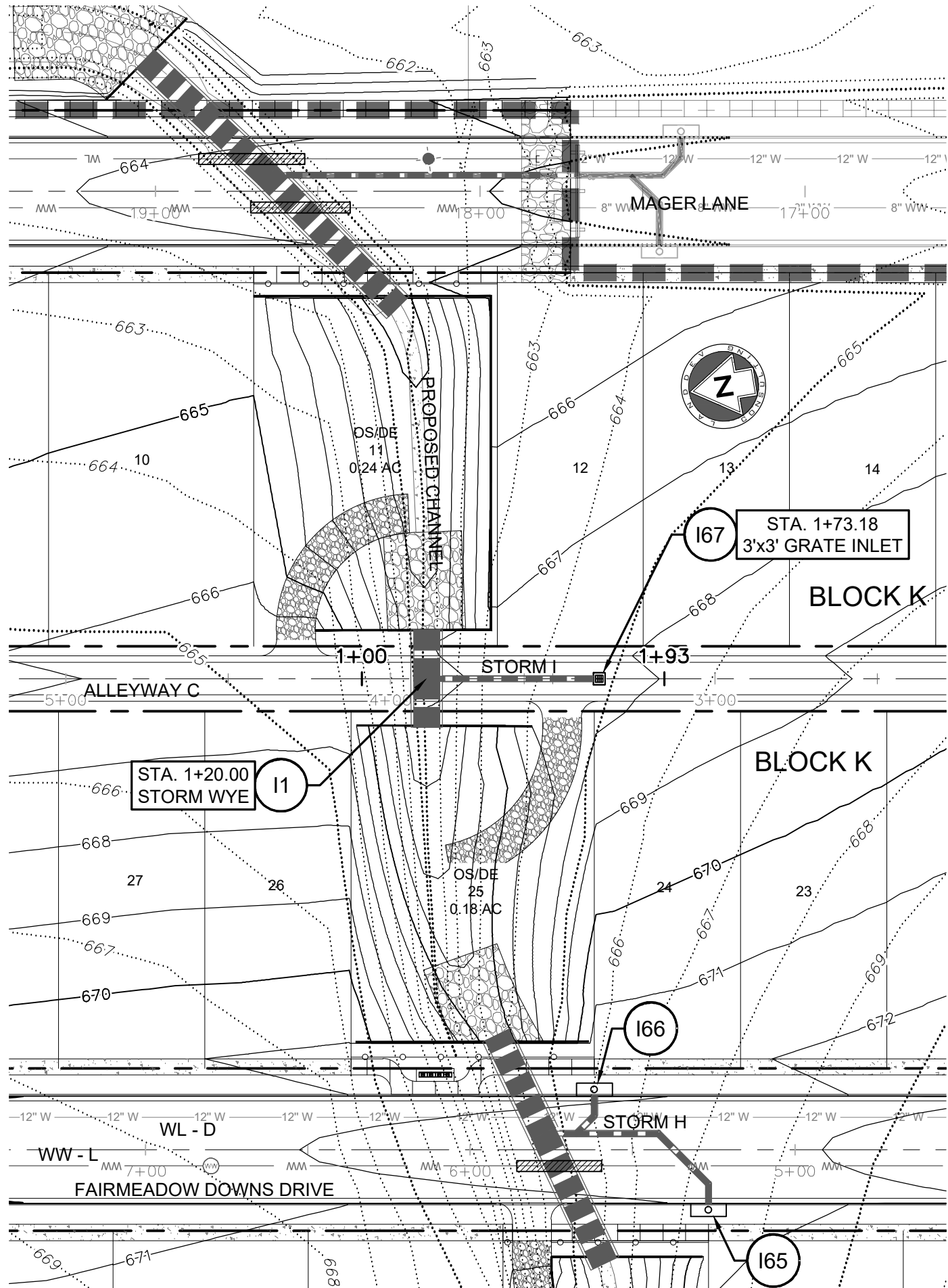
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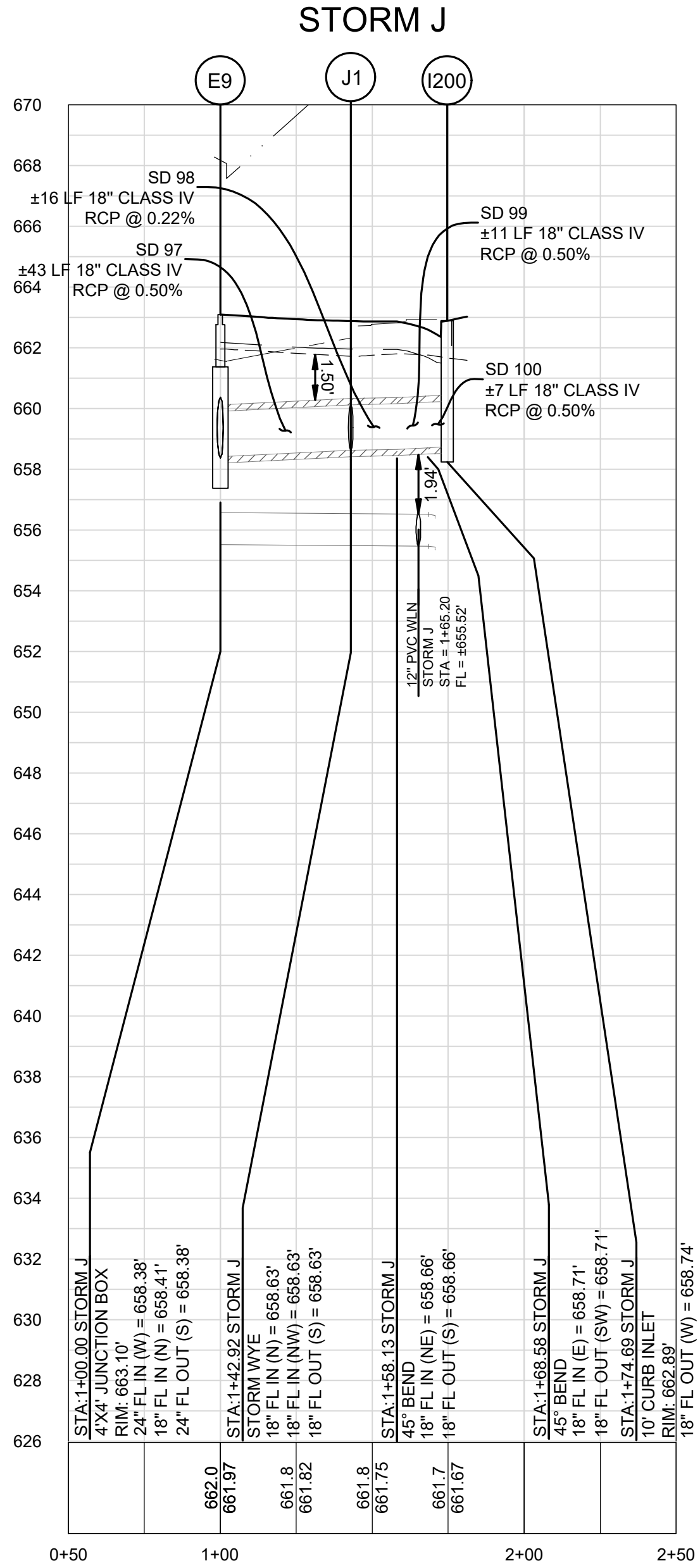
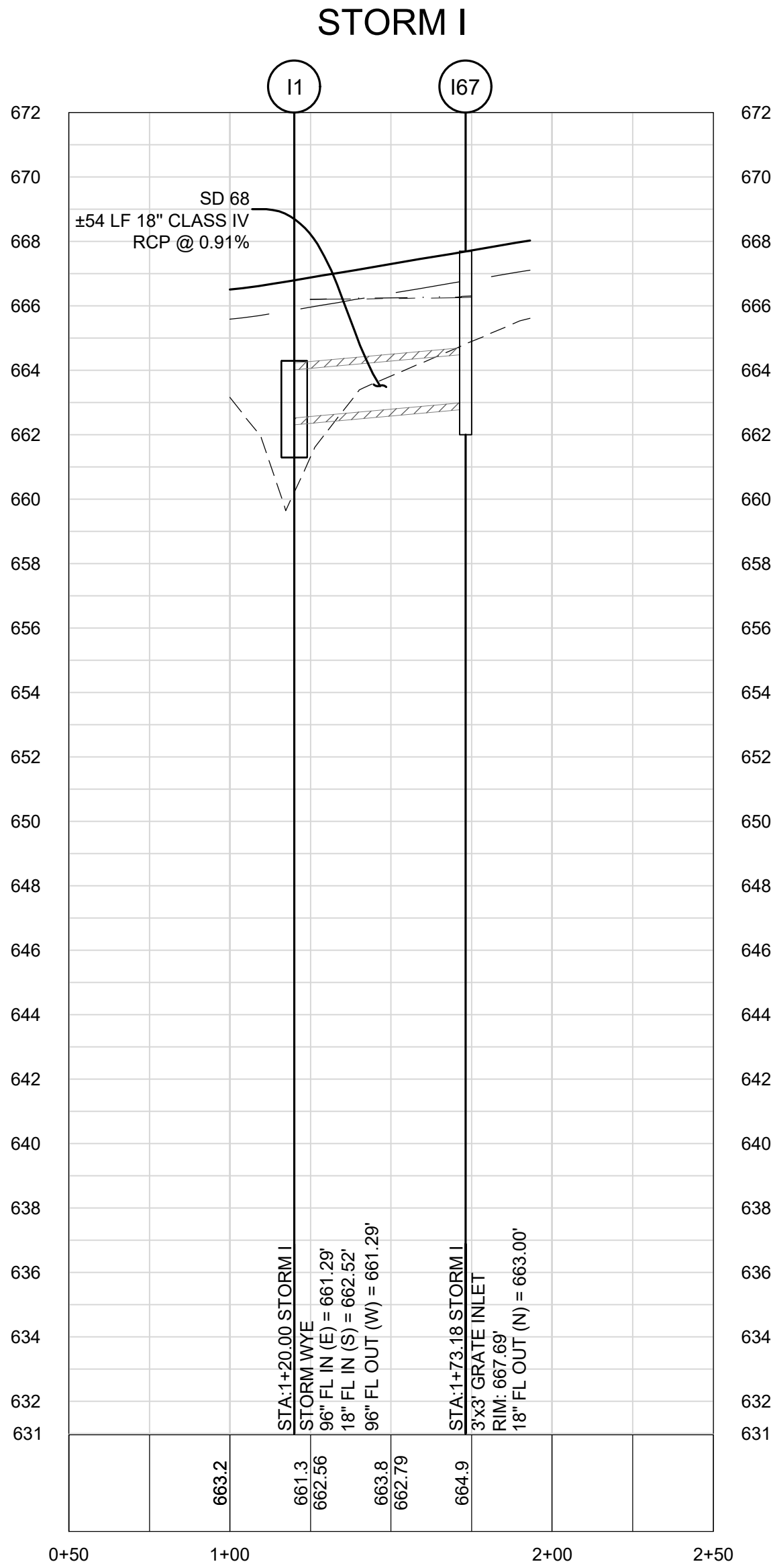
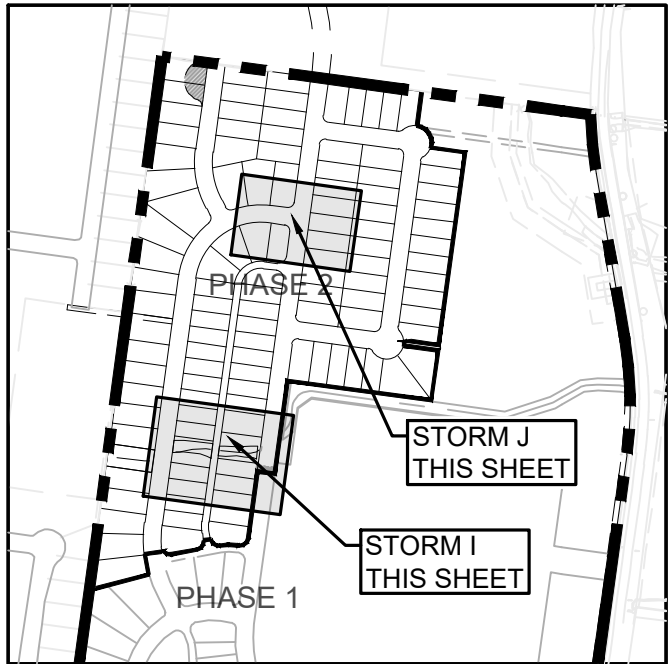
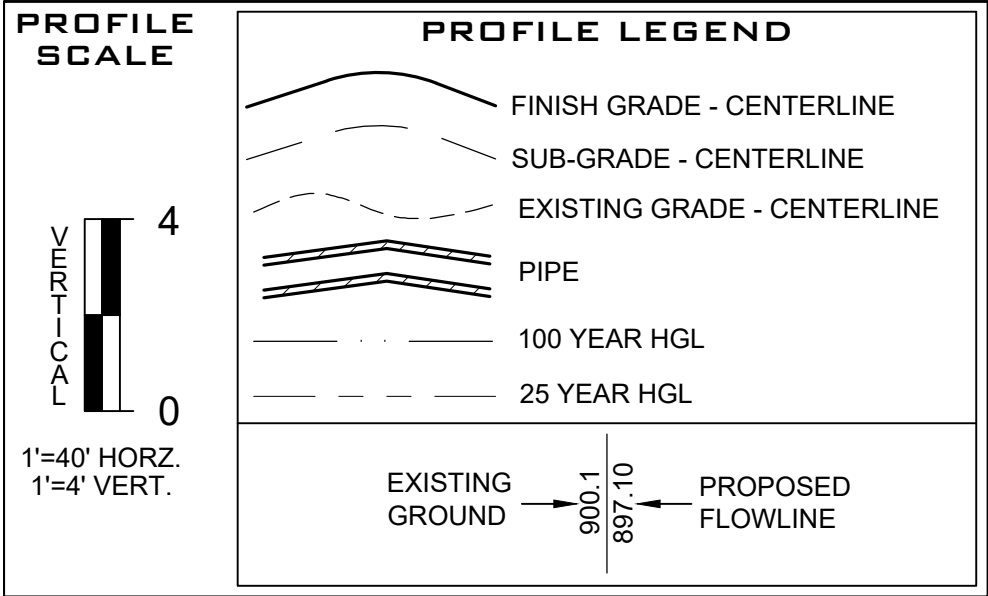
STATE OF TEXAS
KEITH E. PARKAN
88601
Professional Engineer
11/15/2021

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM I							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 68 (STORM - PHASE 2)	1.0%	3.24	1.8	0.6	4.09	2.3	0.7

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM J							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 97 (STORM - PHASE 2)	0.5%	13.93	7.9	(N/A)	30.8	17.4	(N/A)
SD 98 (STORM - PHASE 2)	0.5%	7.06	4.0	1.17	9.76	5.5	(N/A)
SD 99 (STORM - PHASE 2)	0.5%	7.06	4.0	1.17	9.76	5.5	(N/A)
SD 100 (STORM - PHASE 2)	0.5%	7.06	4.0	1.17	9.76	5.5	(N/A)



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PHASE BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - FEMA 100YR FLOODPLAIN
 - CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING STORMSEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED STORM STRUCTURE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED PIPE TEE



AS BUILTS



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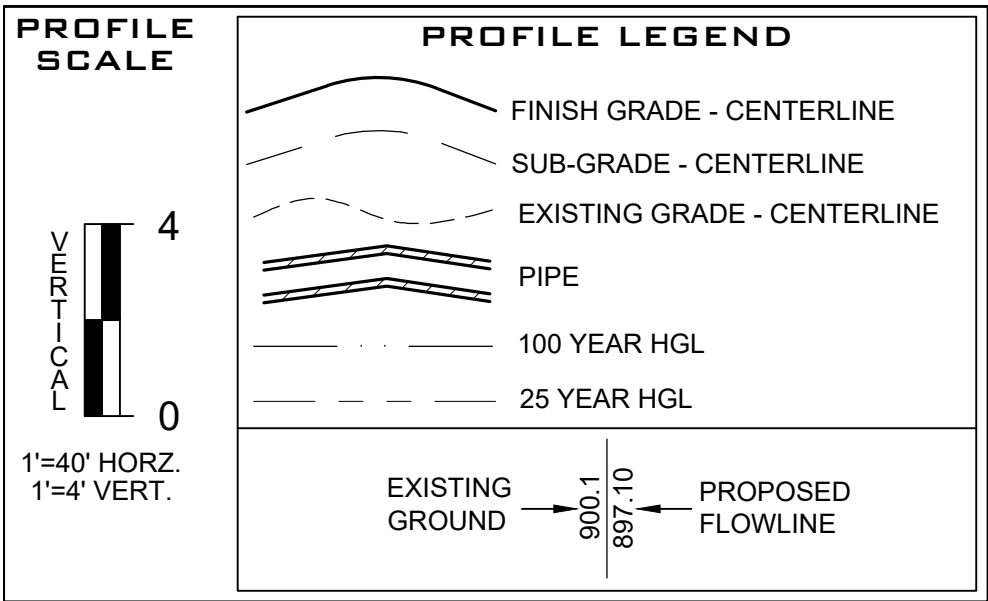
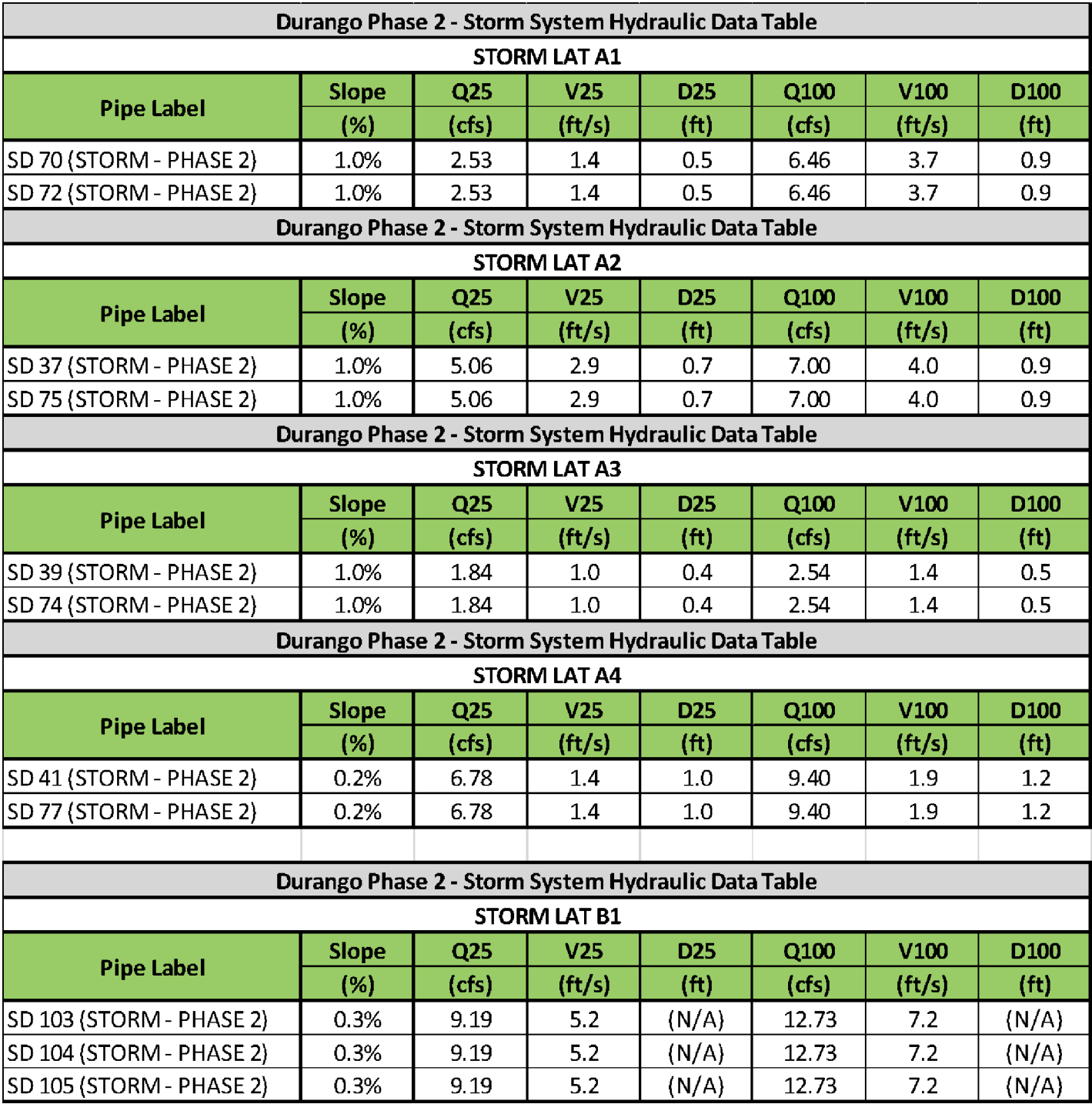
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PROFILE 1+00.00 - END**

**DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2**

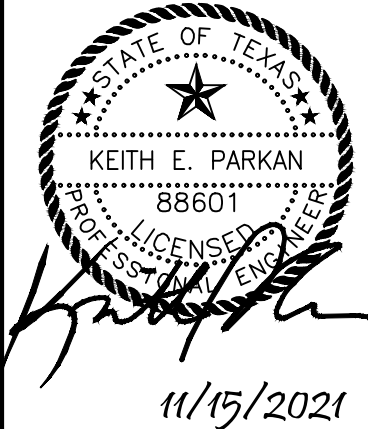
WILLIAMSON COUNTY, HUTTO, TEXAS

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DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

SHEET **41** OF **68**
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**STORM LATERALS PLAN &
PROFILE 1 OF 4**

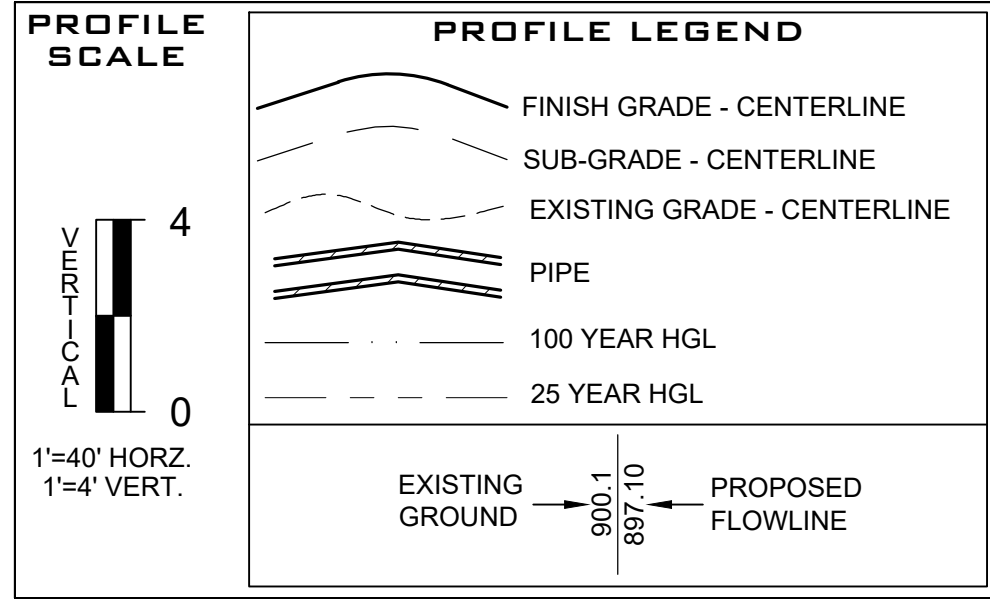
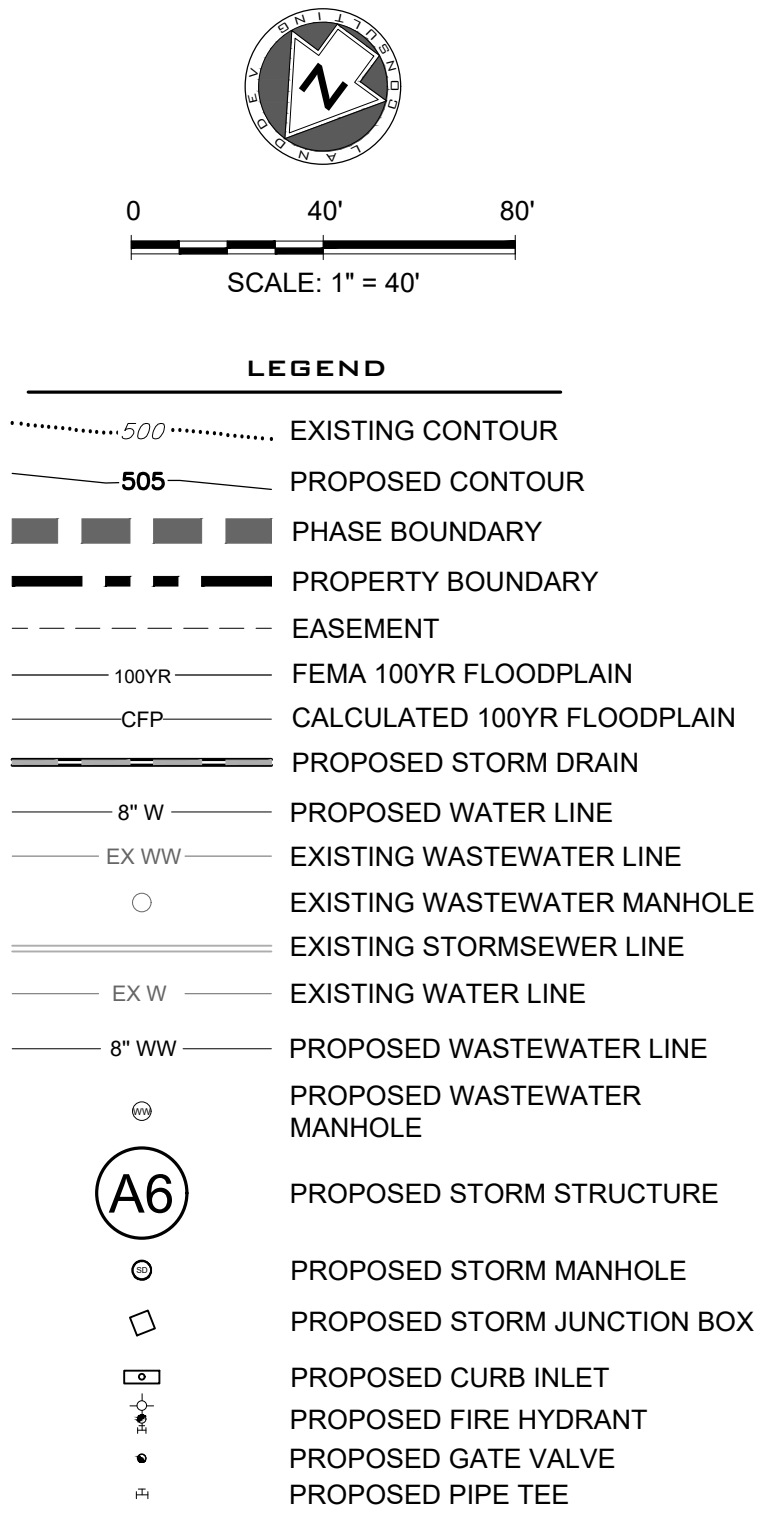
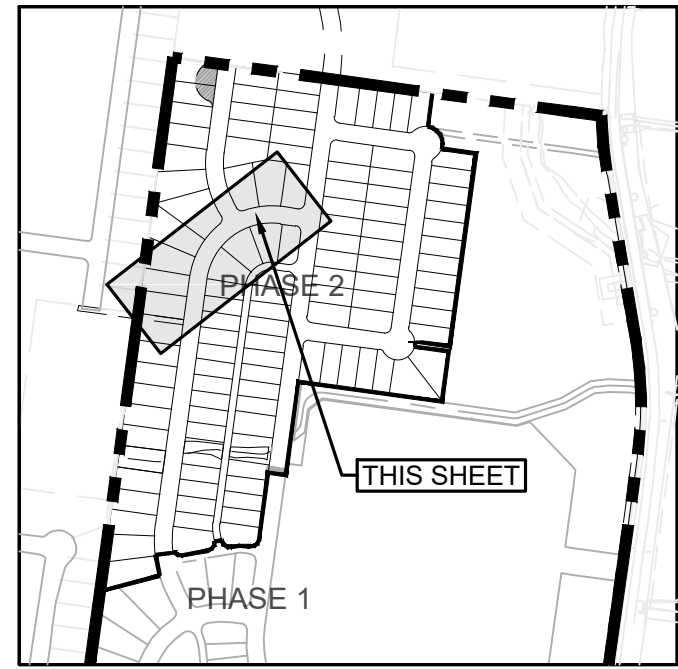
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2

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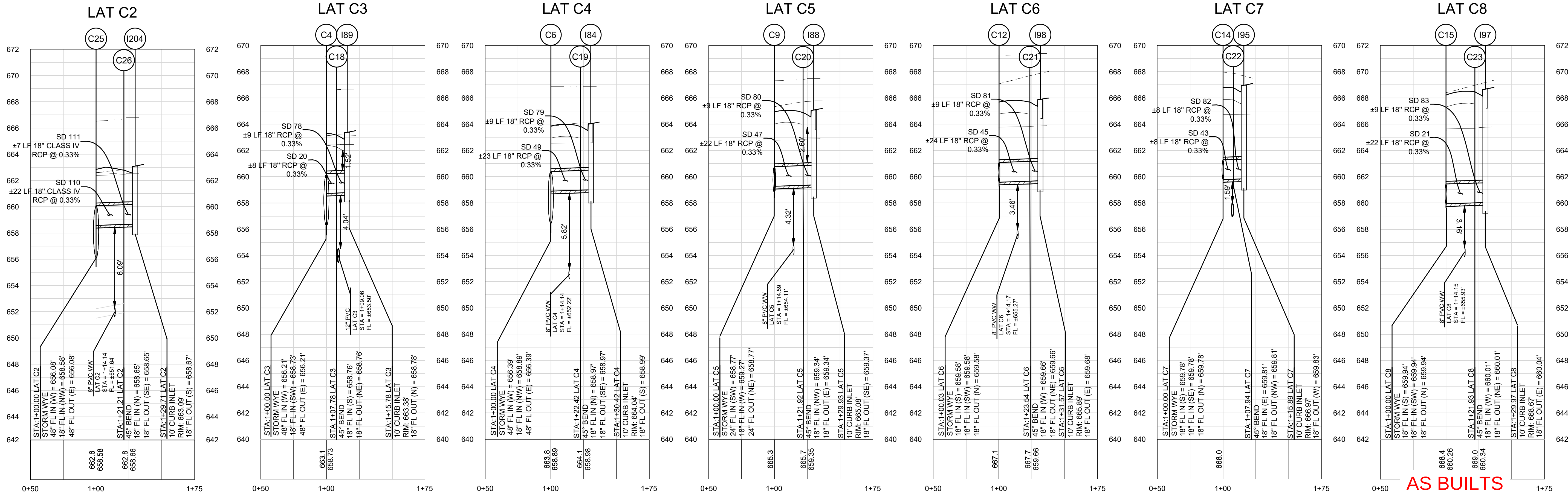
SHEET **42** OF **68**
1795-ENG

AS BUILTS



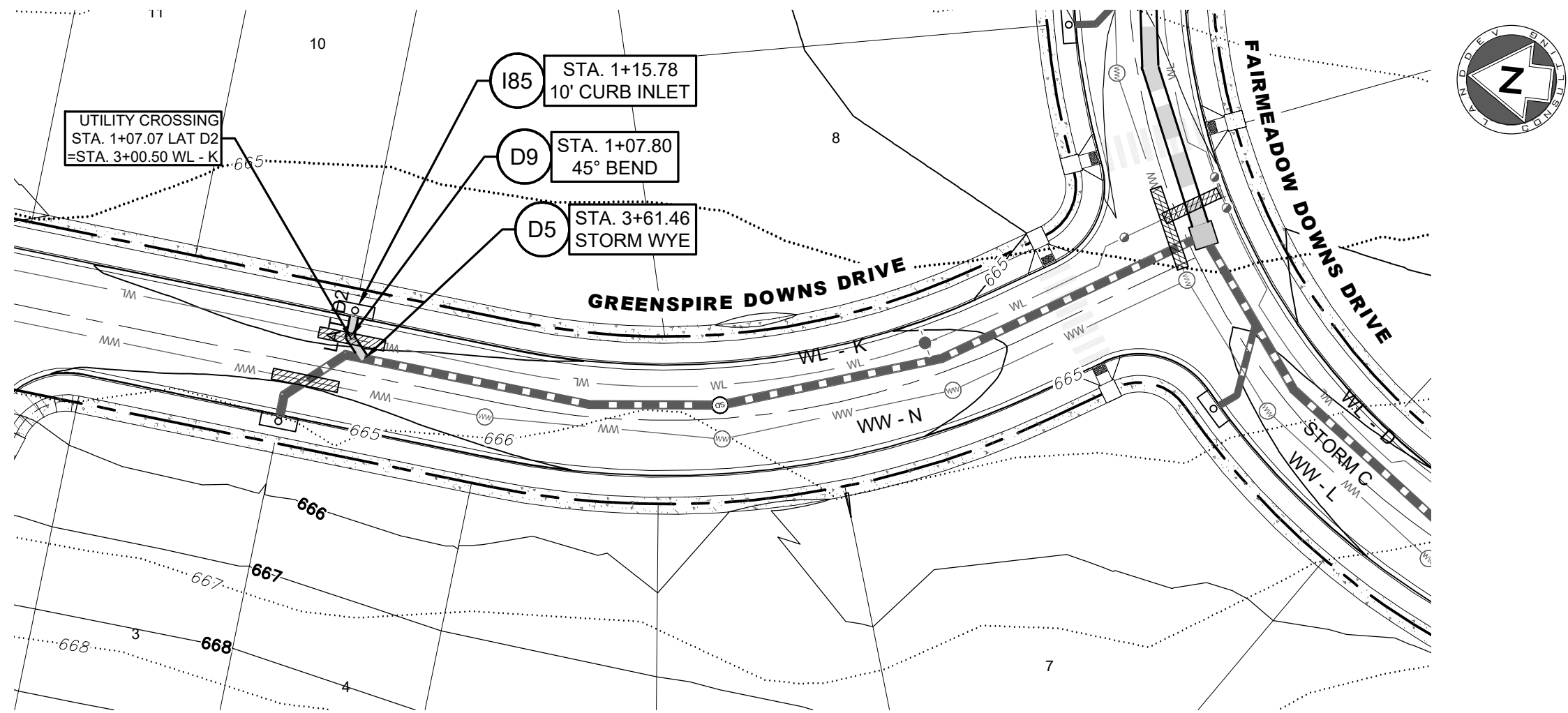
Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT C5							
Pipe Label	Slope	Q25	V25	D25	Q100	V100	D100
	(%)	(cfs)	(ft/s)	(ft)	(cfs)	(ft/s)	(ft)
SD 47 (STORM - PHASE 2)	0.3%	4.46	2.5	1.0	6.25	3.5	1.3
SD 80 (STORM - PHASE 2)	0.3%	4.46	2.5	1.0	6.25	3.5	1.3
Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT C6							
Pipe Label	Slope	Q25	V25	D25	Q100	V100	D100
	(%)	(cfs)	(ft/s)	(ft)	(cfs)	(ft/s)	(ft)
SD 45 (STORM - PHASE 2)	0.3%	4.13	2.3	0.9	5.8	3.3	1.2
SD 81 (STORM - PHASE 2)	0.3%	4.13	2.3	0.9	5.8	3.3	1.2
Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT C7							
Pipe Label	Slope	Q25	V25	D25	Q100	V100	D100
	(%)	(cfs)	(ft/s)	(ft)	(cfs)	(ft/s)	(ft)
SD 43 (STORM - PHASE 2)	0.3%	2.32	1.3	0.6	3.19	1.8	0.8
SD 82 (STORM - PHASE 2)	0.3%	2.32	1.3	0.6	3.19	1.8	0.8

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT C8							
Pipe Label	Slope	Q25	V25	D25	Q100	V100	D100
	(%)	(cfs)	(ft/s)	(ft)	(cfs)	(ft/s)	(ft)
SD 21 (STORM - PHASE 2)	0.3%	4.56	2.6	1.0	6.35	3.6	1.3
SD 83 (STORM - PHASE 2)	0.3%	4.56	2.6	1.0	6.35	3.6	1.3

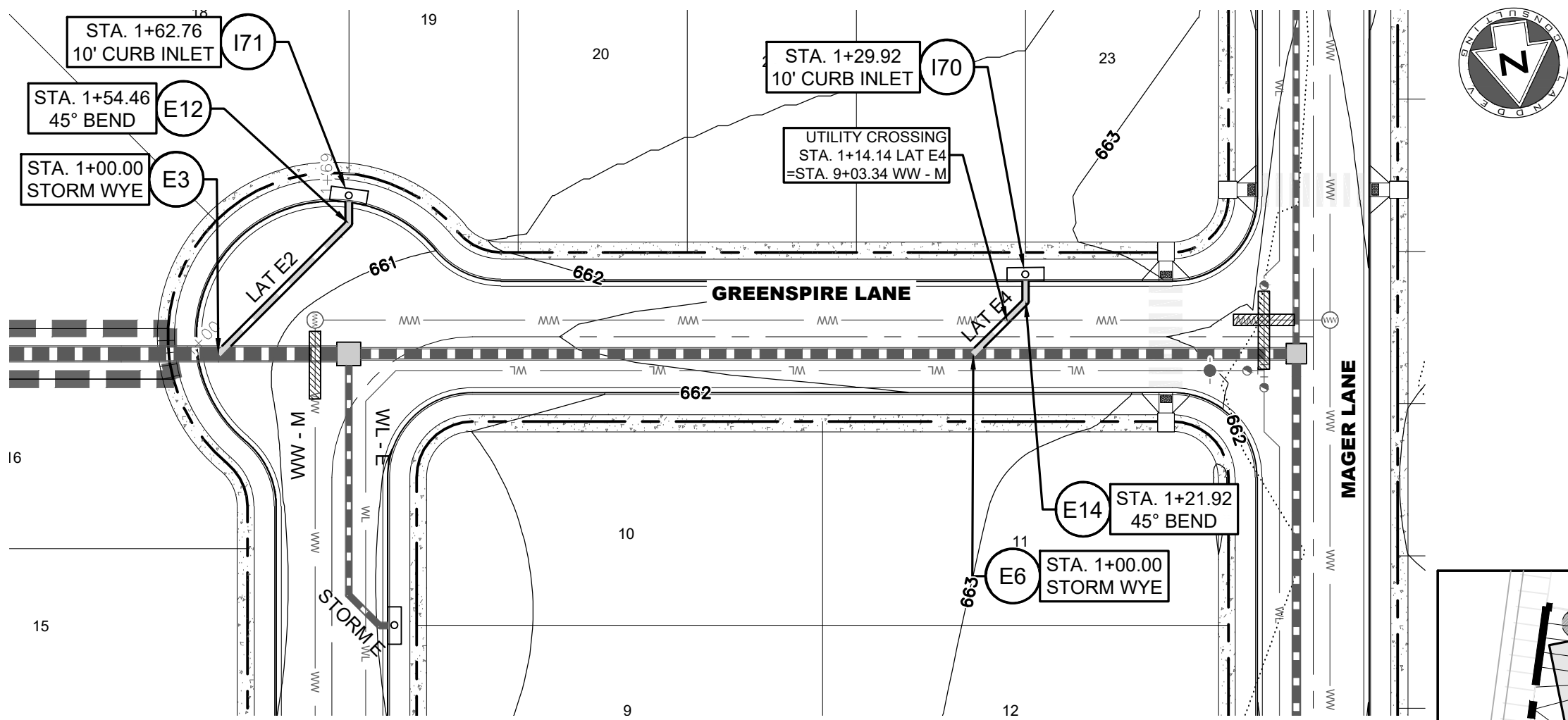
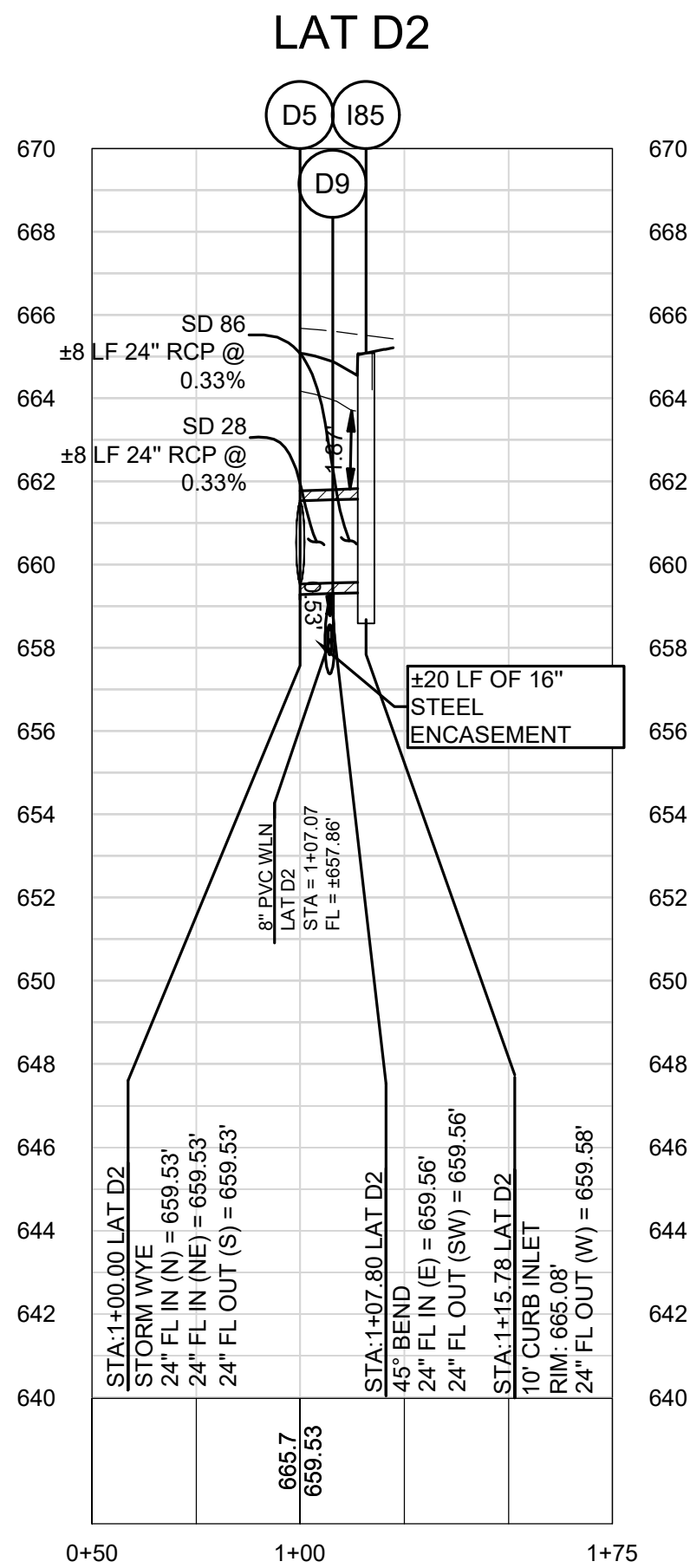


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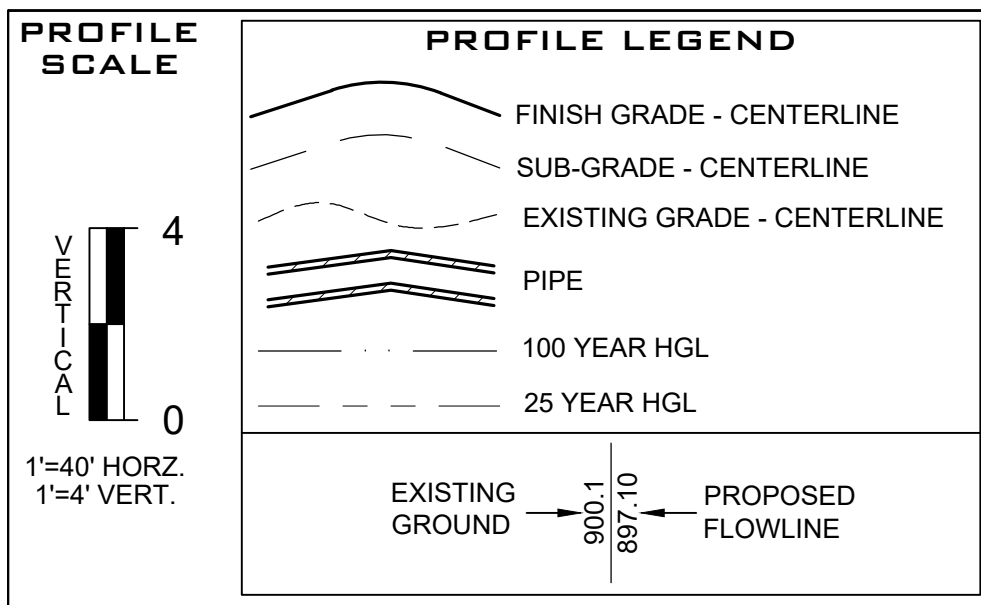
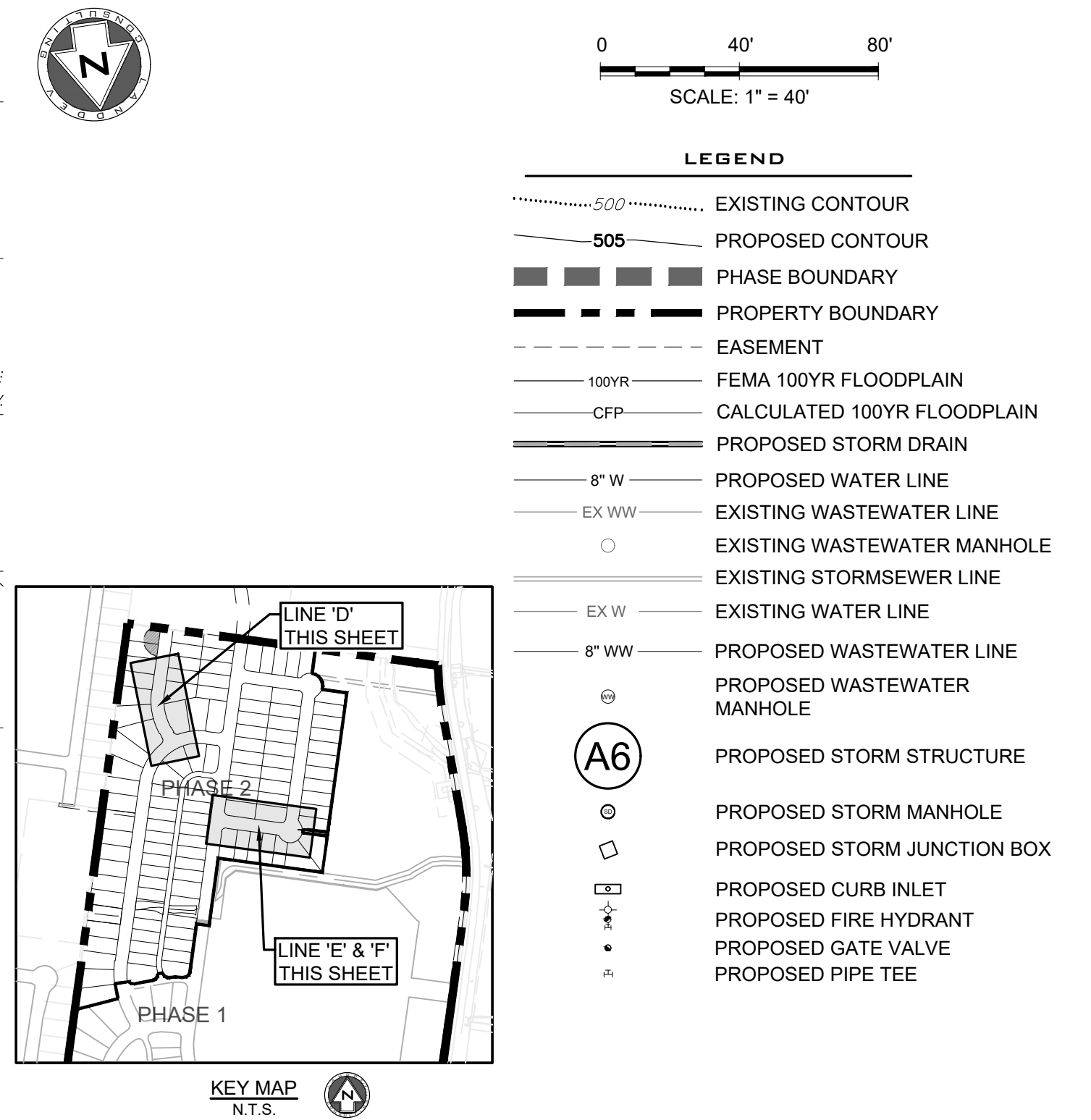
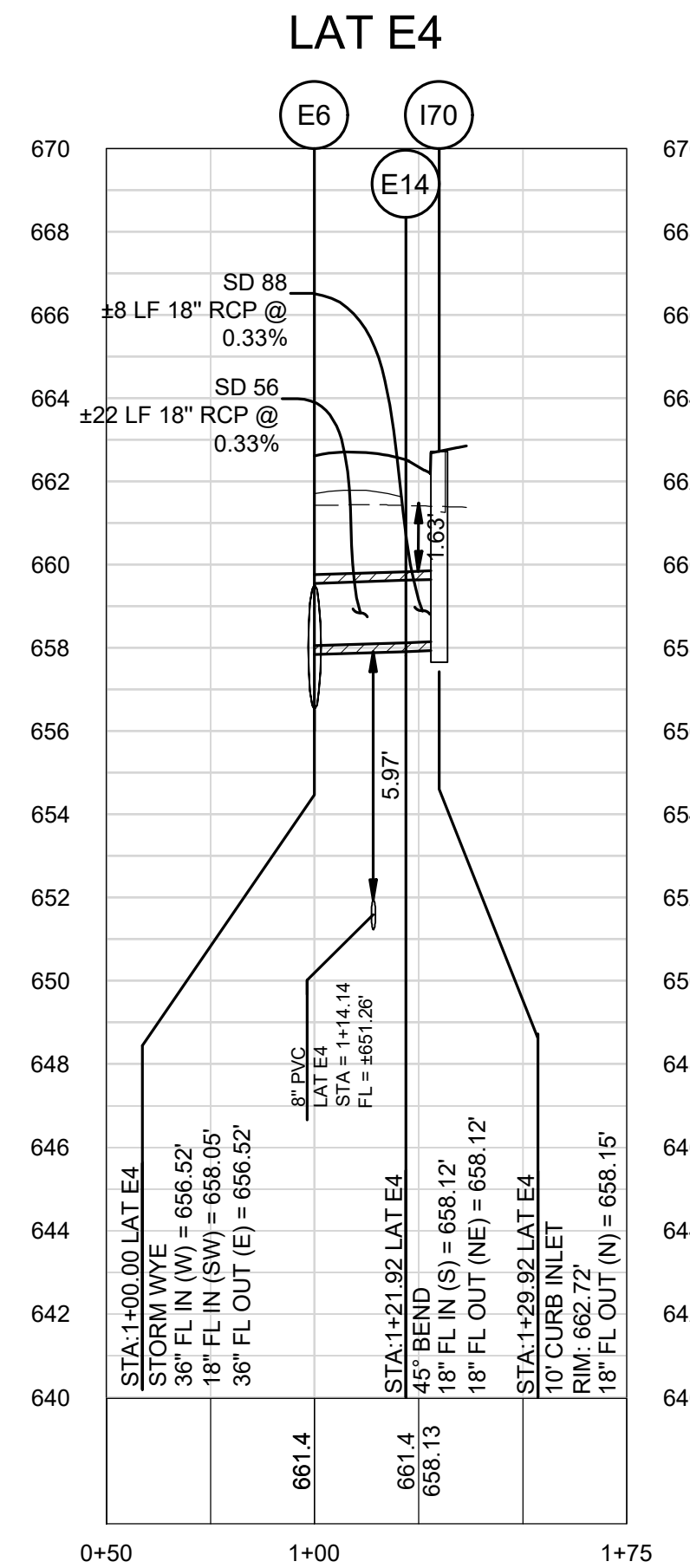
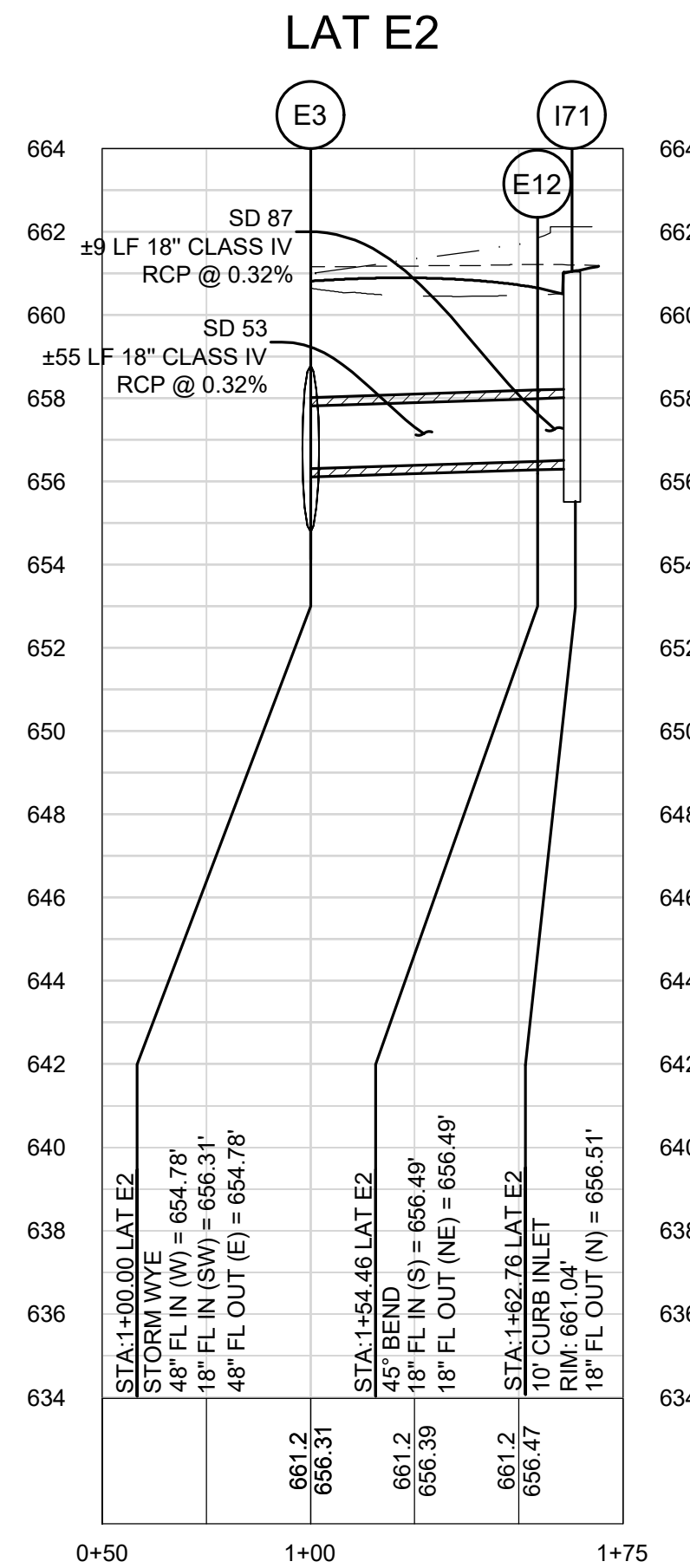
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Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT D2							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 28 (STORM - PHASE 2)	0.3%	4.49	1.4	0.8	6.23	2.0	1.0
SD 86 (STORM - PHASE 2)	0.3%	4.49	1.4	0.8	6.23	2.0	1.0



Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT E2							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 53 (STORM - PHASE 2)	0.3%	8.88	5.0	(N/A)	12.27	6.9	(N/A)
SD 87 (STORM - PHASE 2)	0.3%	8.88	5.0	(N/A)	12.27	6.9	(N/A)



AS BUILTS

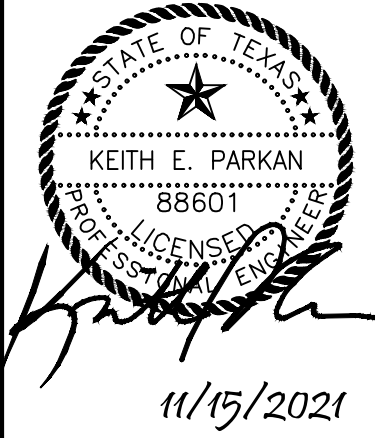
STORM LATERALS PLAN &
PROFILE 3 OF 4
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

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DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

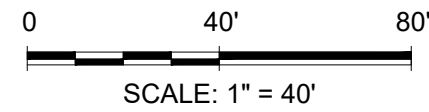
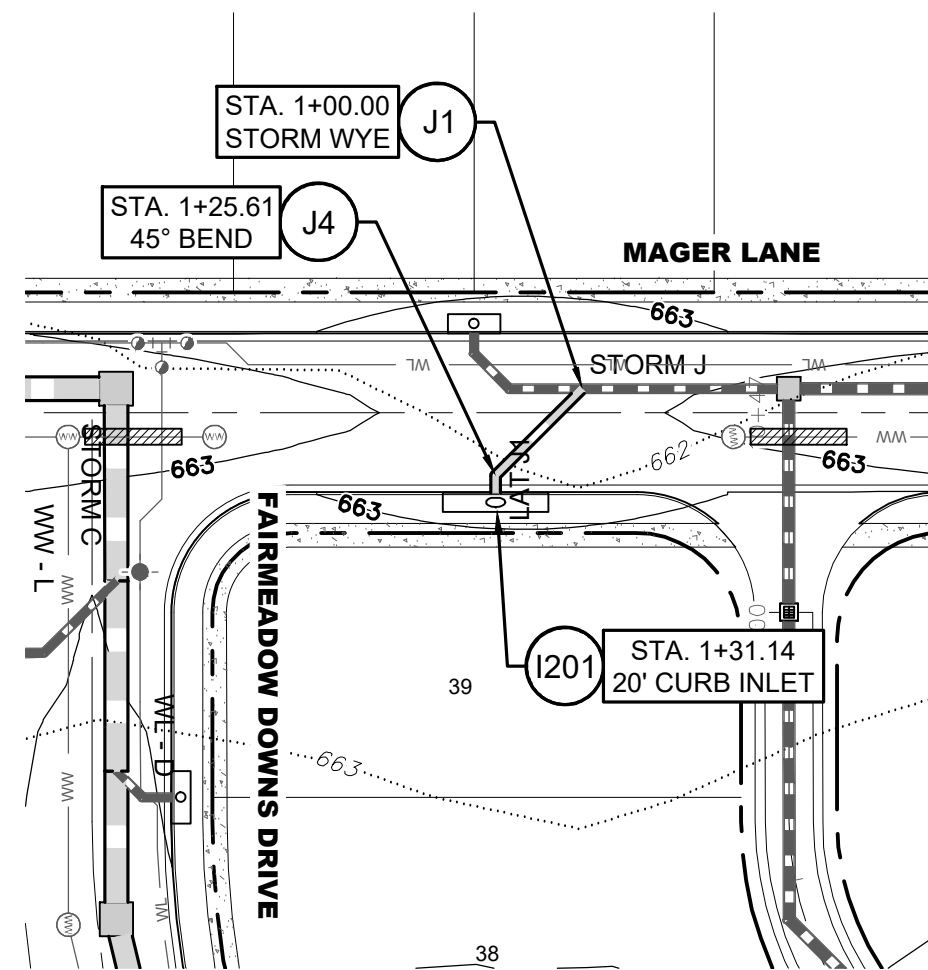
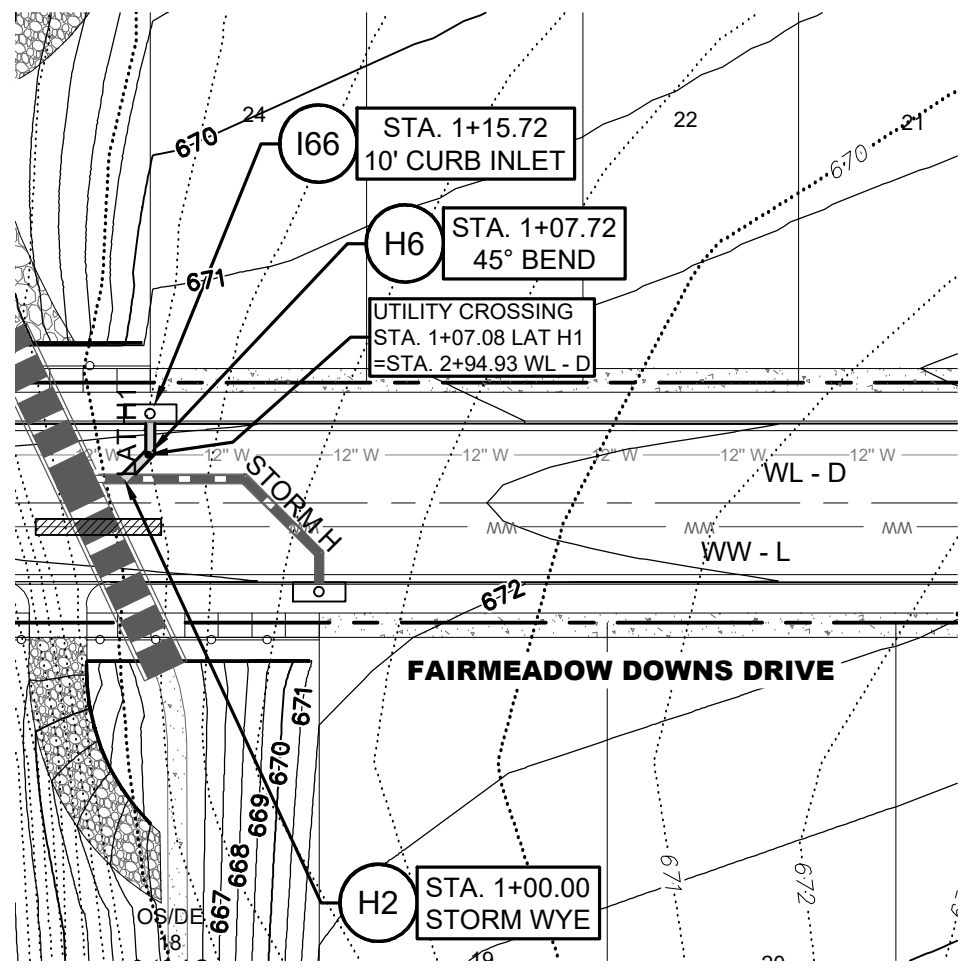
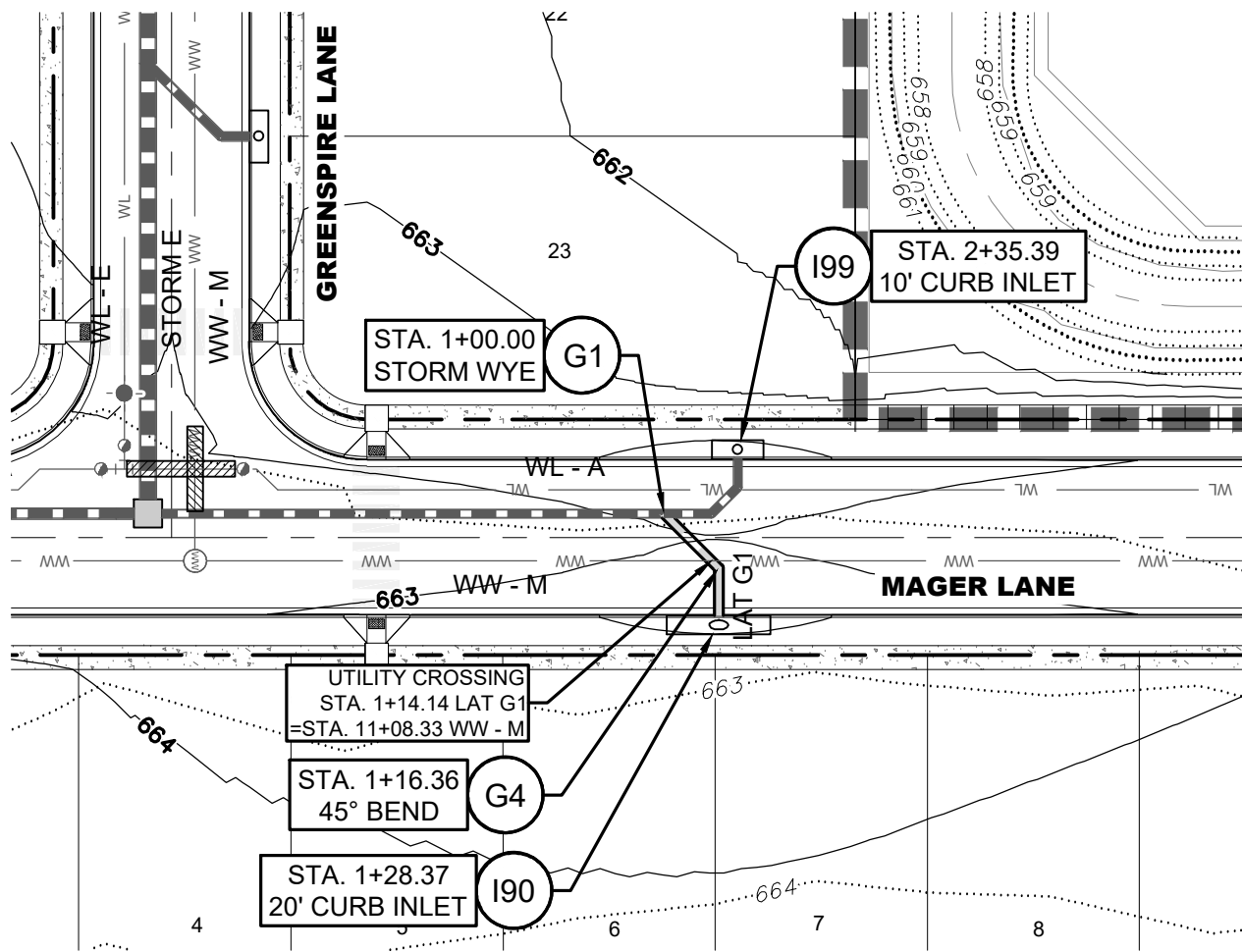
SHEET 44 OF 68
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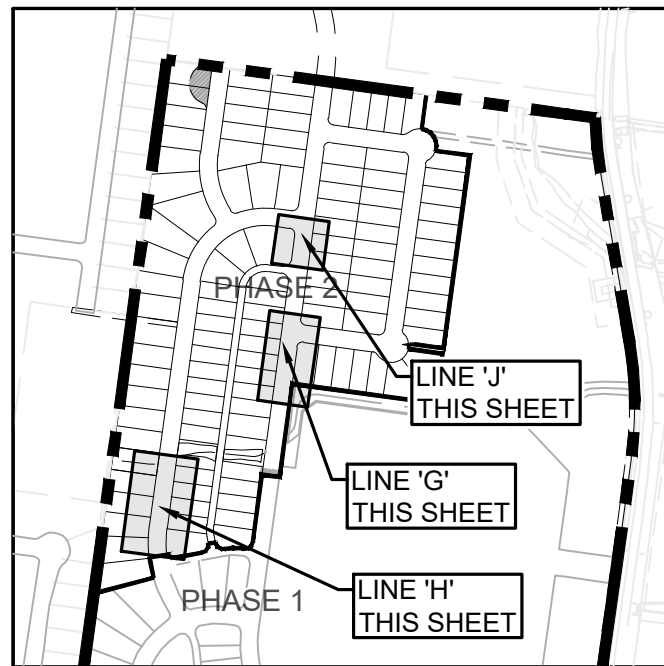
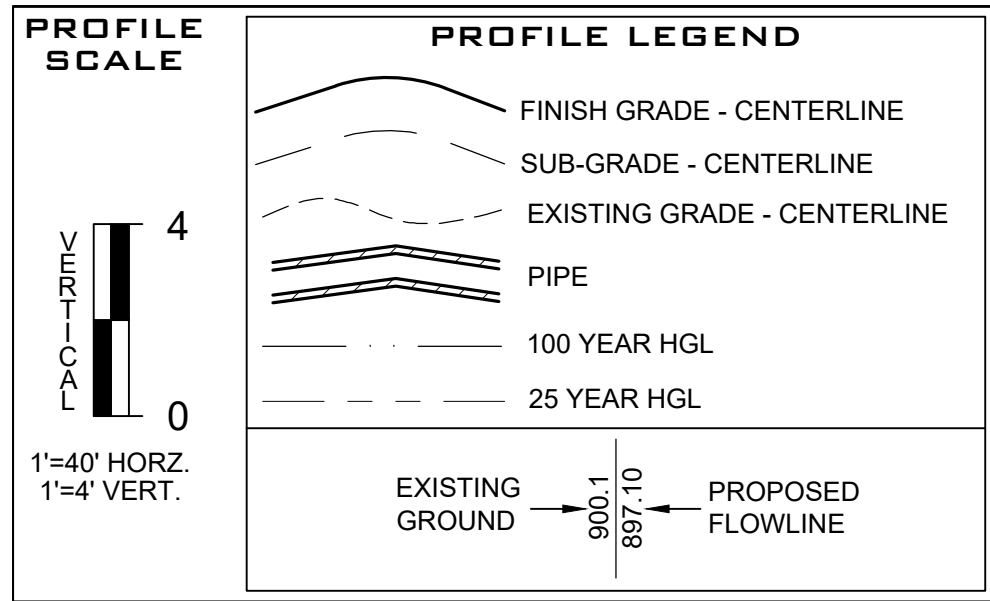
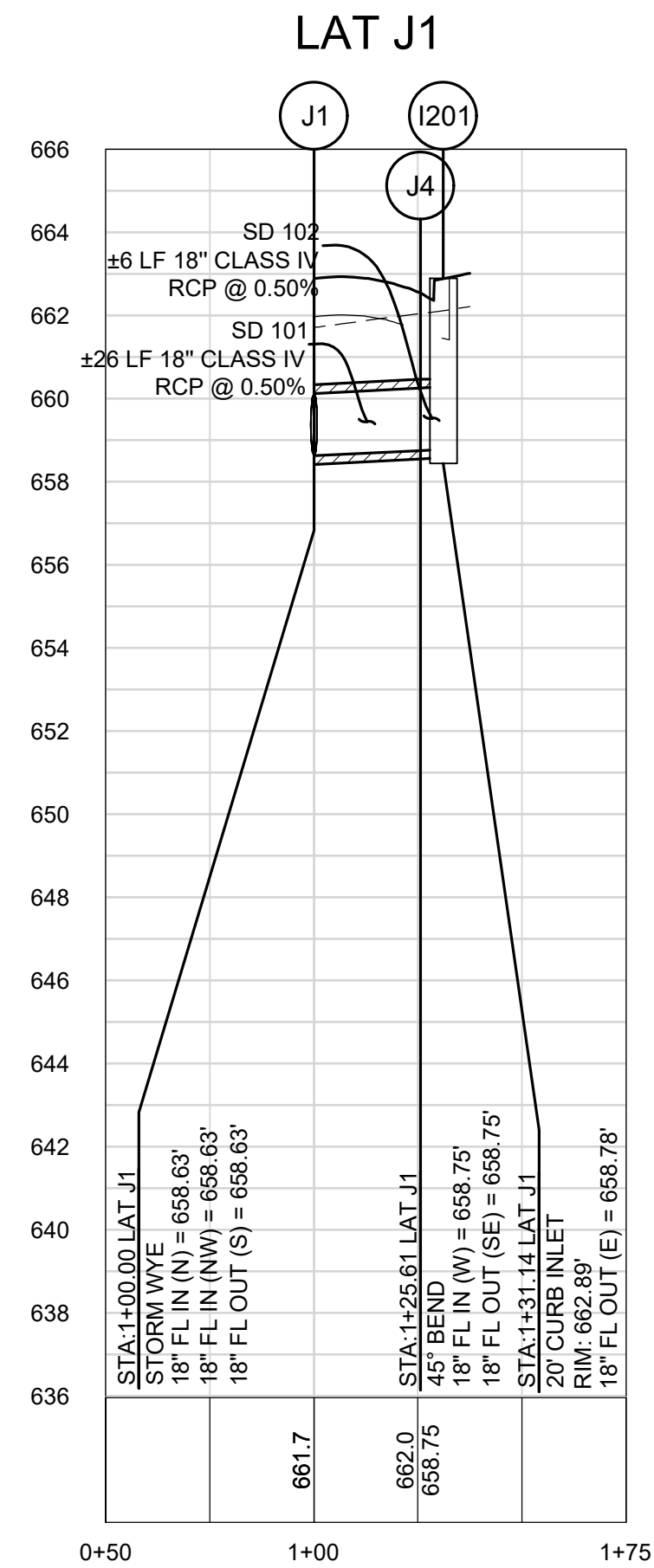
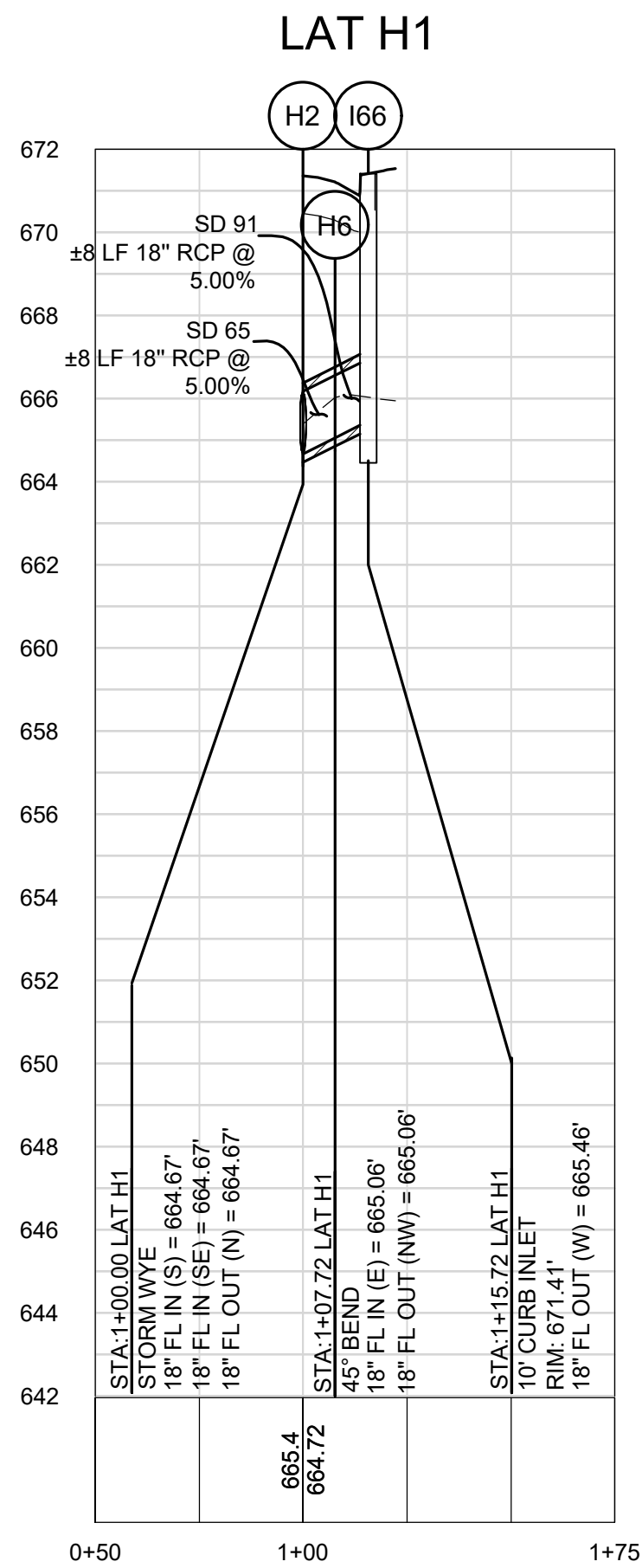
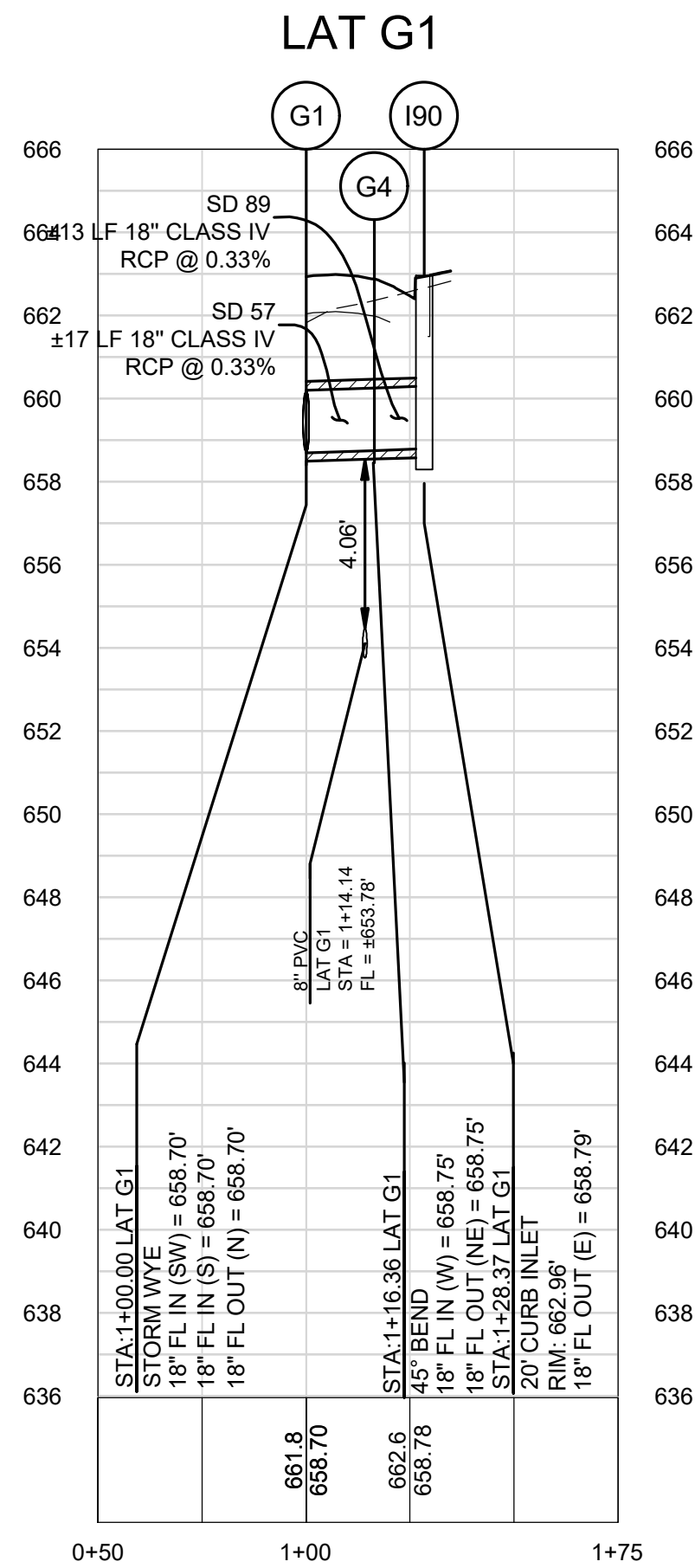


- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PHASE BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - FEMA 100YR FLOODPLAIN
 - CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING STORMSEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED STORM STRUCTURE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED PIPE TEE

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT G1							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 57 (STORM - PHASE 2)	0.3%	10.01	5.7	(N/A)	14.37	8.1	(N/A)
SD 89 (STORM - PHASE 2)	0.3%	10.01	5.7	(N/A)	14.37	8.1	(N/A)

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT H1							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 65 (STORM - PHASE 2)	5.0%	1.21	0.7	0.2	1.67	0.9	0.3
SD 91 (STORM - PHASE 2)	5.0%	1.21	0.7	0.2	1.67	0.9	0.3

Durango Phase 2 - Storm System Hydraulic Data Table							
STORM LAT J1							
Pipe Label	Slope (%)	Q25 (cfs)	V25 (ft/s)	D25 (ft)	Q100 (cfs)	V100 (ft/s)	D100 (ft)
SD 101 (STORM - PHASE 2)	0.5%	6.87	4	1	21.03	12	(N/A)
SD 102 (STORM - PHASE 2)	0.5%	6.87	4	1	21.03	12	(N/A)

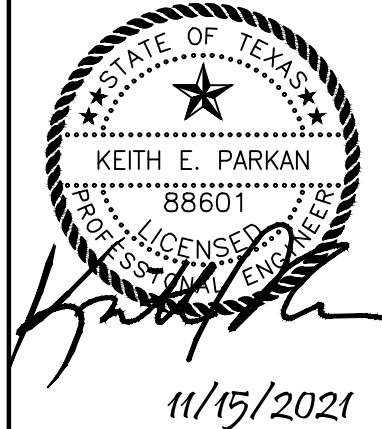


STORM LATERALS PLAN & PROFILE 4 OF 4
DURANGO FARMS CONSTRUCTION PLAN PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

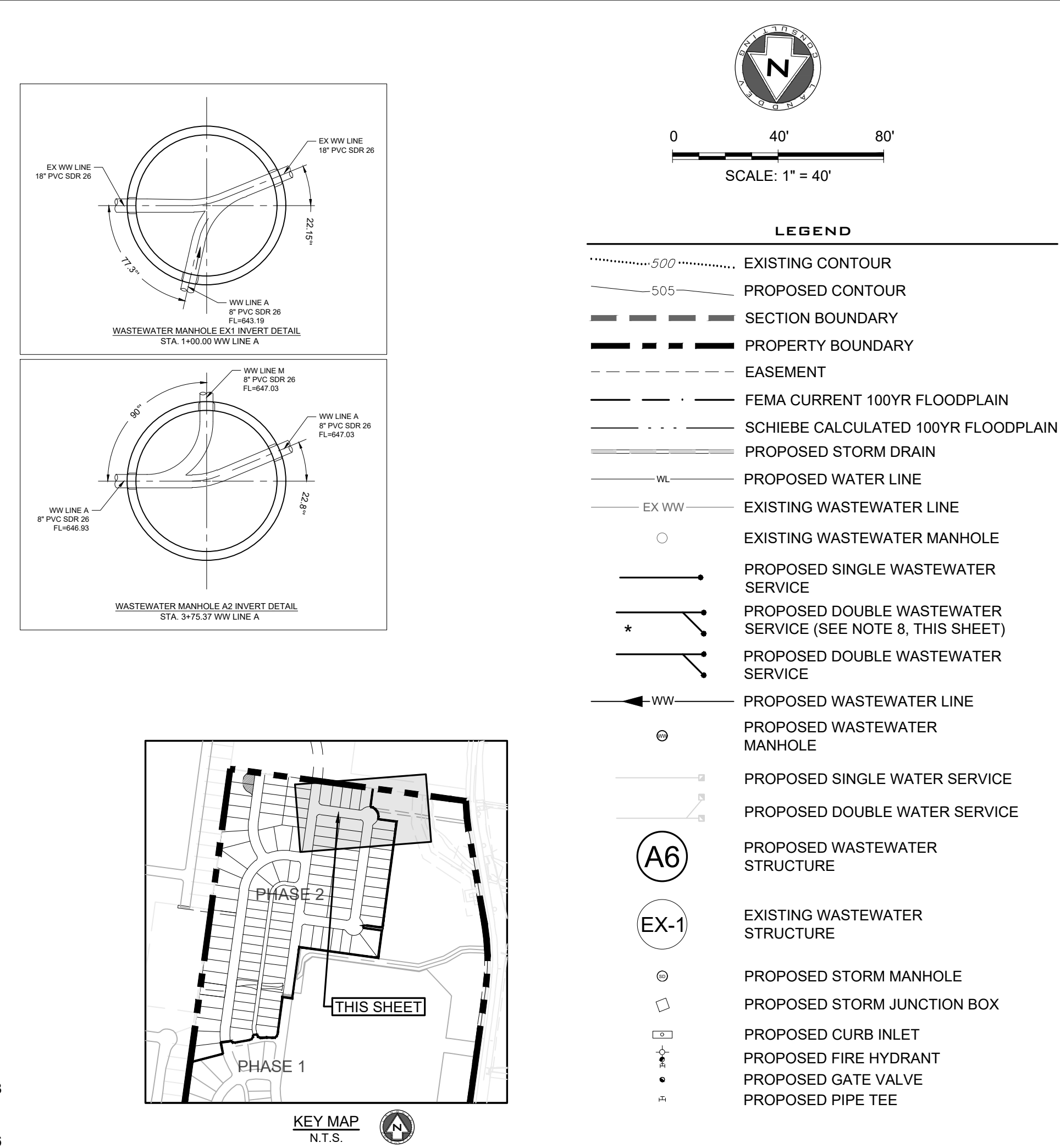
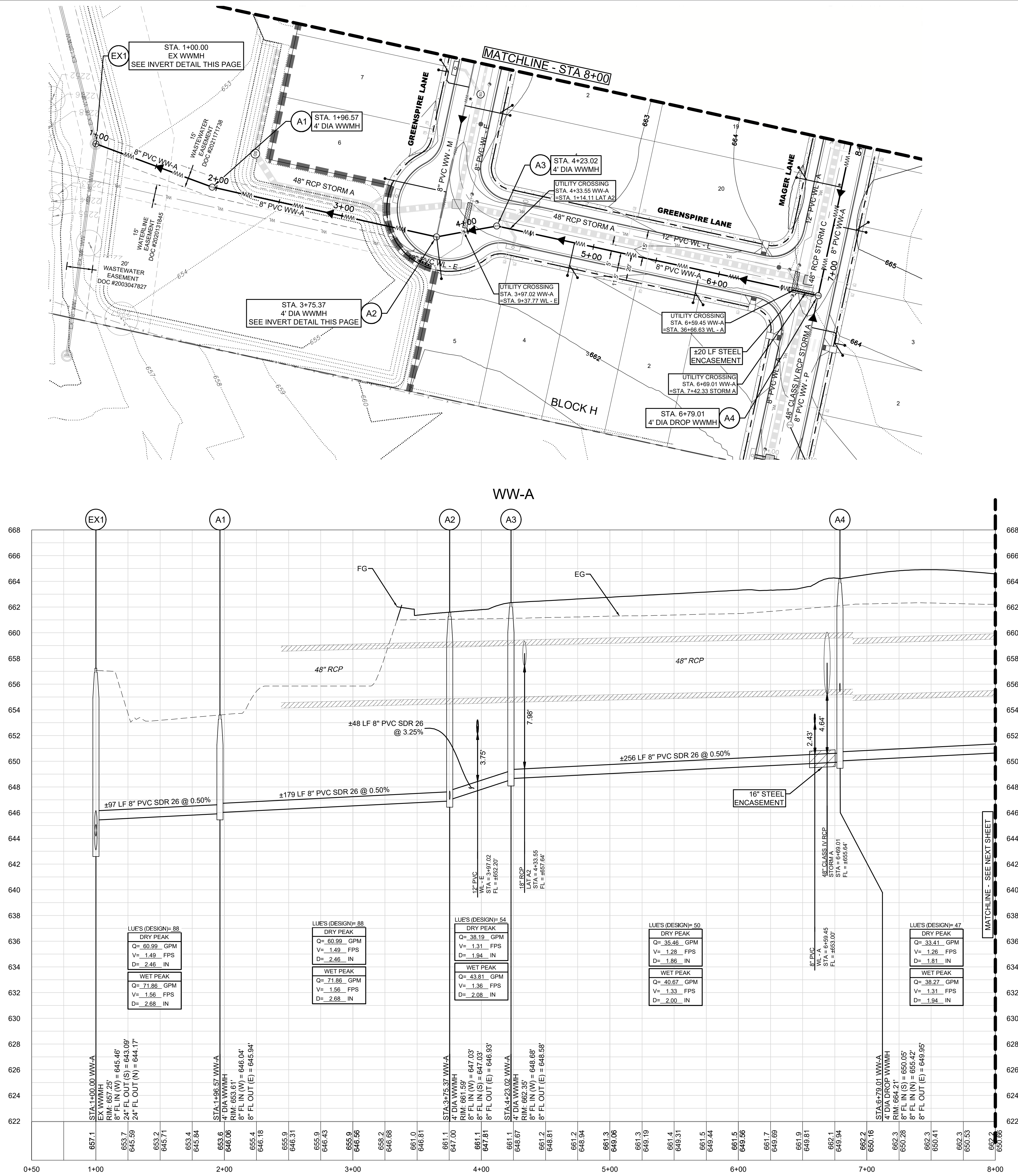
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SHEET **45** OF **68**
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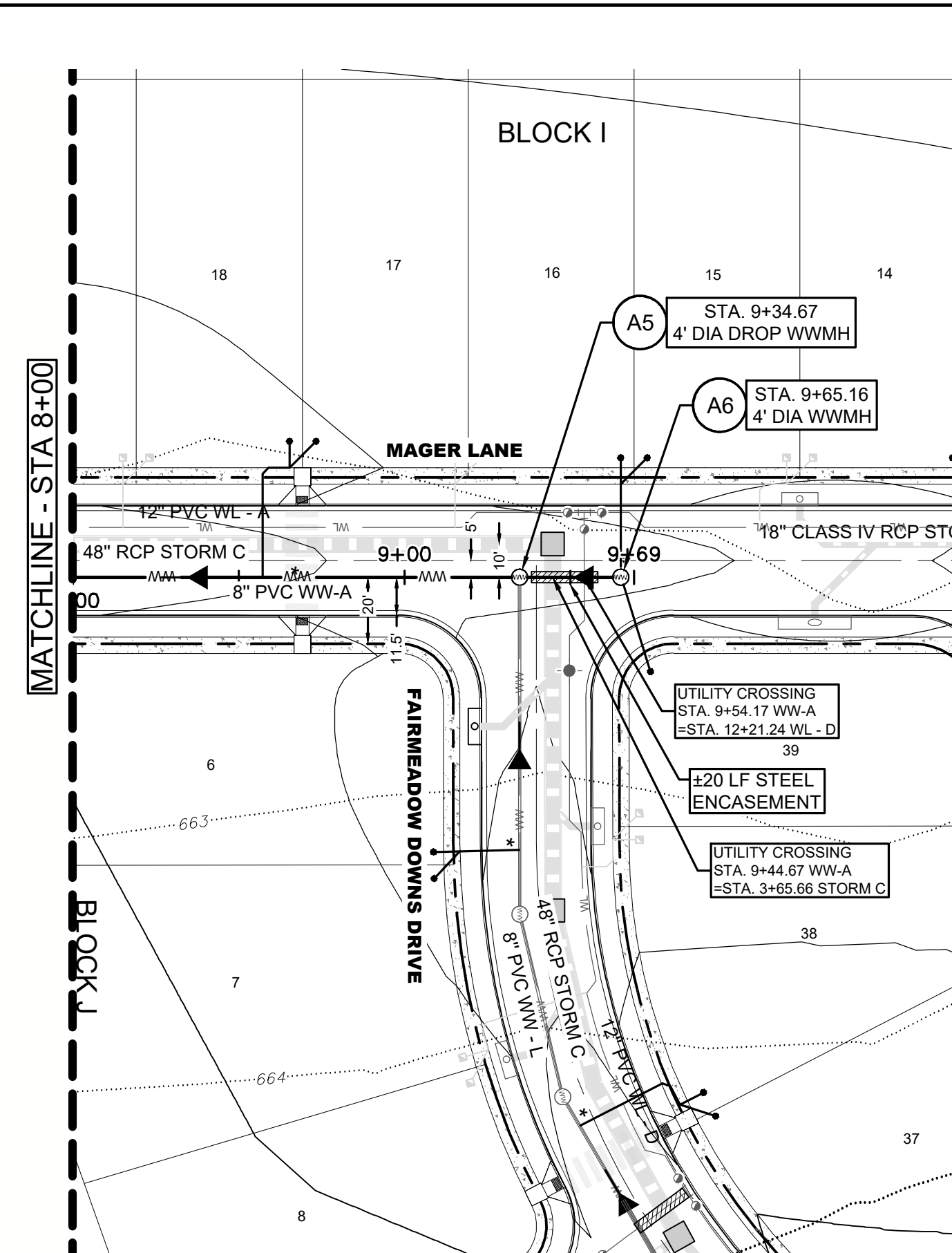
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- WASTEWATER NOTES:**
- ALL WASTEWATER PIPE SHALL BE GREEN-COLORED ASTM D3034 SDR26.
 - 6" WIDE MAGNETIC TAPE GREEN IN COLOR MARKED "WASTEWATER" SHALL BE PLACED 24" ABOVE THE TOP OF PIPE.
 - CONTRACTOR IS RESPONSIBLE FOR MANDREL TESTING ON ALL GRAVITY MAINS 30 DAYS OR MORE AFTER TRENCHES HAVE BEEN BACKFILLED.
 - AT ALL WATER/WASTEWATER CROSSINGS,
 - THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WATER AND WASTEWATER PIPE. THE WASTEWATER MAIN AND LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES (12") BEYOND THE JOINT ON EACH END.
 - PROVIDE 20 FOOT (20') SEGMENT OF 150 PSI SDR-26 ASTM 2241 PVC PIPE CENTERED ON CROSSING WITH ROYAL BUILDING PRODUCTS PVC GASKETED COUPLING, OR APPROVED EQUAL.
 - 150 PSI CASING PIPE SHALL BE SEALED AT BOTH ENDS WITH A MANUFACTURED JOINT SEAL, PER TAC 217(D)(7)(C)(i).
 - CEMENT STABILIZED SAND BEDDING SHALL HAVE MINIMUM 10% CEMENT PER CUBIC YARD OF MIXTURE, BASED ON LOOSE DRY WEIGHT. THE BEDDING SHALL BE A MINIMUM OF 6 INCHES (6") ABOVE AND 4 INCHES (4") BELOW THE WASTEWATER MAIN AND LATERAL.
 - TOP OF MANHOLES SHALL BE INSTALLED FLUSH WITH FINAL PAVEMENT ELEVATIONS.
 - IF THE GIVEN TOP OF MANHOLE DOES NOT AGREE WITH ACTUAL GROUND SURFACE OR FINISHED PAVEMENT, THE CONTRACTOR SHALL ADJUST ELEVATIONS SUCH THAT THE TOP OF MANHOLE SHALL BE 6" ABOVE EXISTING GROUND OR FLUSH TO FINISH ASPHALT PAVEMENT.
 - WHERE ***** AT PROPOSED DOUBLE WASTEWATER SERVICE CROSSES WATER LINE USE PRESSURE PIPE CONNECTION TO NOTE 4.B
 - FOR ALL MANHOLES SHOWING RESIDENTIAL CONNECTIONS, NO CORING OF MANHOLES SHALL BE ALLOWED TO MAKE THESE CONNECTIONS. MANHOLES SHALL BE ORDERED AND DELIVERED WITH THE CONNECTIONS AND INVERTS SHOWN ON THE PLANS.
 - ALL FILL AREAS SHALL BE COMPACTED TO 95% PROCTOR DENSITY PRIOR TO INSTALLATION OF UTILITIES.
 - NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%) AS SPECIFIED BY GEORGETOWN CONSTRUCTION SPECIFICATIONS CIP 12.05.H.
- FRANCHISE UTILITY NOTE:**
OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ECT, MAY SHARE THE WASTEWATER SERVICE LINE TRENCH PROVIDED SUCH UTILITIES ARE OFFSET A MINIMUM OF 5' FROM THE WASTEWATER SERVICE LINE.
- FIELD VERIFICATION NOTE:**
CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING CITY OF LIBERTY HILL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF A PROPOSED CITY OF LIBERTY HILL UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A CITY OF LIBERTY HILL REPRESENTATIVE.

AS BUILTS

DATE	
REVISION	
NO.	
LAND DEV CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TX 78735 OFFICE: 512.872.6696 FAX: 512.872.6696	
11/15/2021	
WW - A PLAN & PROFILE 1+00.00 - 8+00.00 DURANGO FARMS CONSTRUCTION PLAN PHASE 2 WILLIAMSON COUNTY, HUTTO, TEXAS	
DESIGNED BY:	MK/KP
DRAWN BY:	GS/DA/MK
CHECKED BY:	KP
APPROVED BY:	JW
SHEET	47 OF 68
1795-ENG	



- LEGEND**

 -500..... EXISTING CONTOUR
 - 505— PROPOSED CONTOUR
 - — — SECTION BOUNDARY
 - — — — — PROPERTY BOUNDARY
 - - - - - EASEMENT
 - — — — — FEMA CURRENT 100YR FLOODPLAIN
 - - - - - SCHIEBE CALCULATED 100YR FLOODPLAIN
 - ===== PROPOSED STORM DRAIN
 - WL ——— PROPOSED WATER LINE
 - EX WW ——— EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - — — — — PROPOSED SINGLE WASTEWATER SERVICE
 - — — — — * — — — — PROPOSED DOUBLE WASTEWATER SERVICE (SEE NOTE 8, THIS SHEET)
 - — — — — PROPOSED DOUBLE WASTEWATER SERVICE
 - — — — — ◀ — WW — PROPOSED WASTEWATER LINE
 - ⊙ PROPOSED WASTEWATER MANHOLE
 - — — — — □ PROPOSED SINGLE WATER SERVICE
 - — — — — □ PROPOSED DOUBLE WATER SERVICE
 - (A6) PROPOSED WASTEWATER STRUCTURE
 - (EX-1) EXISTING WASTEWATER STRUCTURE
 - ⊙ PROPOSED STORM MANHOLE
 - ◻ PROPOSED STORM JUNCTION BOX
 - ⊠ PROPOSED CURB INLET
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED GATE VALVE
 - ⊙ PROPOSED PIPE TEE

PROFILE SCALE

VERTICAL

4

0

1"=40' HORIZ
1"=4' VERT.

PROFILE LEGEND

 - - - - - EXISTING GRADE - CENTERLINE
 - PROPOSED GRADE - CENTERLINE
 - ===== PIPE

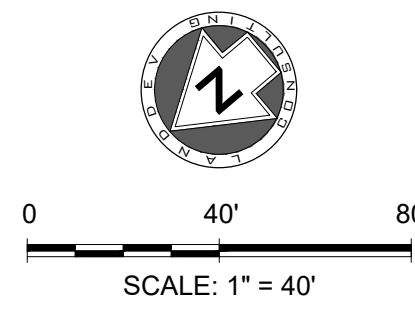
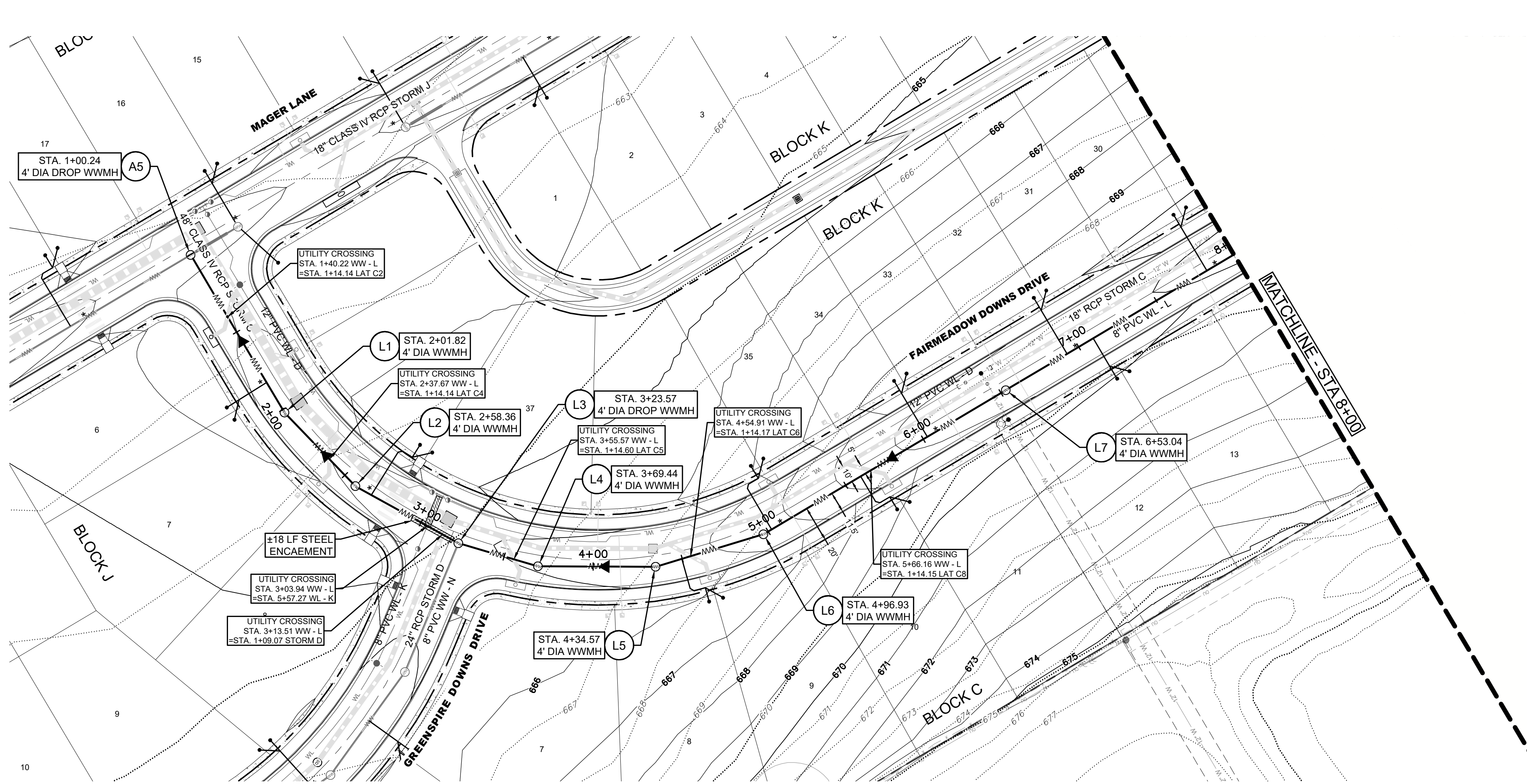
EXISTING GROUND 900.1 PROPOSED FLOWLINE 897.10

FIELD VERIFICATION NOTE:
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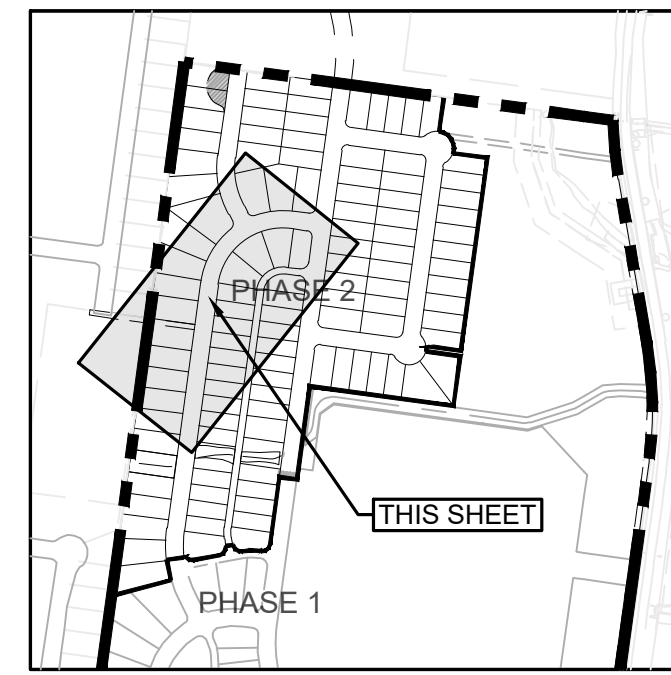
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811 Know what's below. Call before you dig.		NO. _____		REVISION _____		BY _____		DATE _____	
LAND DEV CONSULTING, LLC 5500 WYATT ROAD, SUITE 150 HOUSTON, TX 77035 OFFICE: 512.872.6696 FIRM NO. 16384		STATE OF TEXAS KEITH E. PARKAN 88601 LICENSED PROFESSIONAL ENGINEER 11/15/2021		WW - A PLAN & PROFILE 8+00.00 - 9+69.27 DURANGO FARMS CONSTRUCTION PLAN PHASE 2 WILLIAMSON COUNTY, HUTTO, TEXAS		DESIGNED BY: <u>MK/KP</u> DRAWN BY: <u>GS/DA/MK</u> CHECKED BY: <u>KP</u> APPROVED BY: <u>JW</u>		SHEET 48 OF 68 1795-ENG	

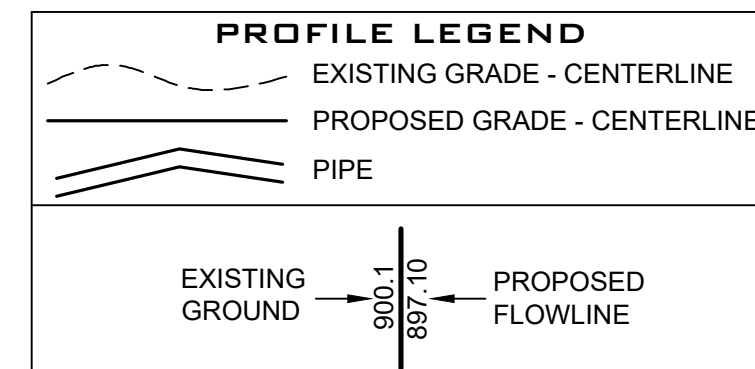
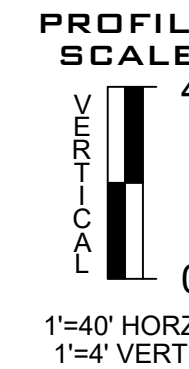
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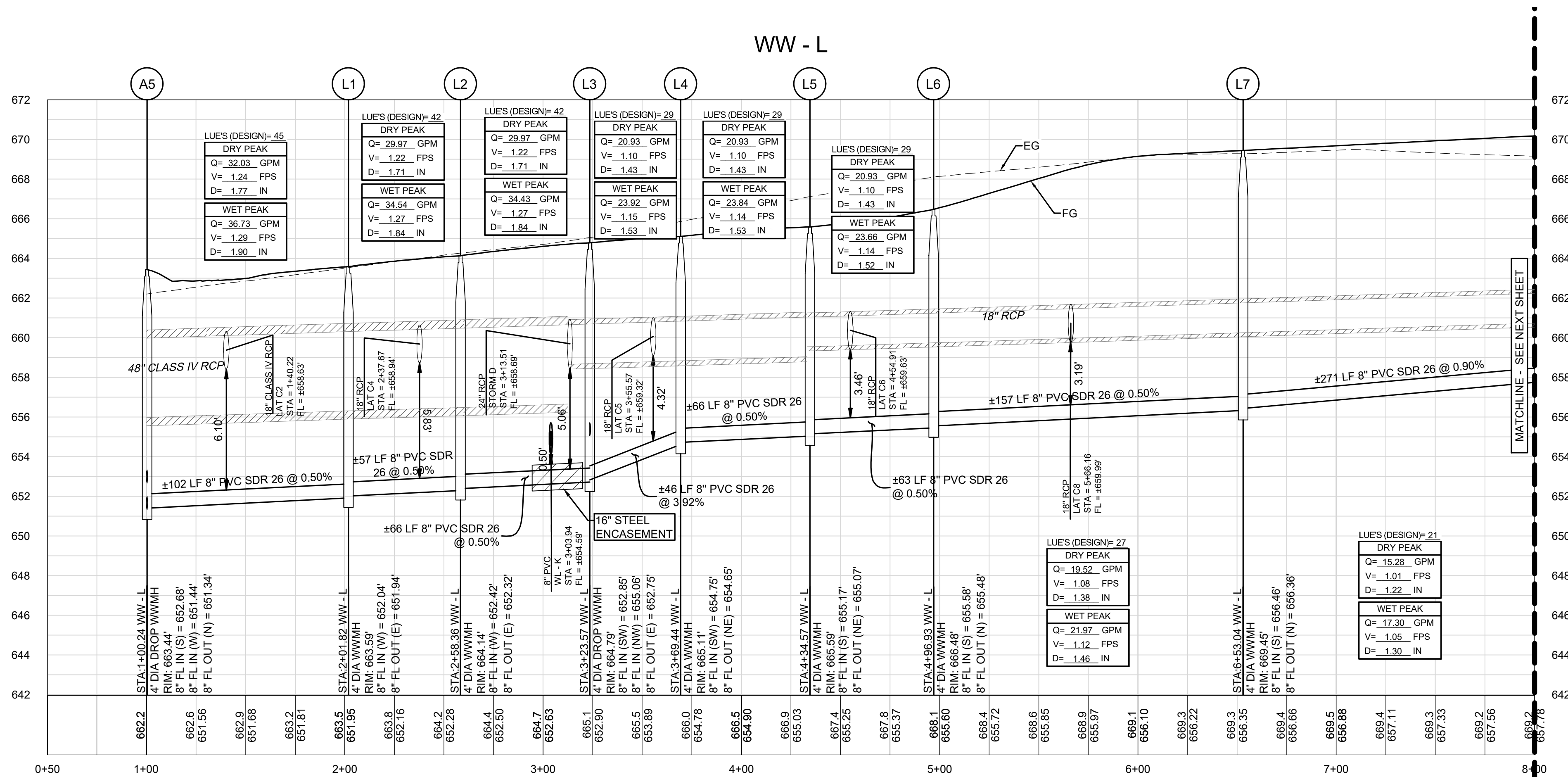
- LEGEND**
-500..... EXISTING CONTOUR
 -505..... PROPOSED CONTOUR
 - SECTION BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - FEMA CURRENT 100YR FLOODPLAIN
 - SCHIEBE CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - WL --- PROPOSED WATER LINE
 - EX WW --- EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - PROPOSED SINGLE WASTEWATER SERVICE
 - * → PROPOSED DOUBLE WASTEWATER SERVICE (SEE NOTE 8, THIS SHEET)
 - PROPOSED DOUBLE WASTEWATER SERVICE
 - WW --- PROPOSED WASTEWATER LINE
 - ⊙ PROPOSED WASTEWATER MANHOLE
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 - PROPOSED DOUBLE WATER SERVICE
 - ⊙ A6 PROPOSED WASTEWATER STRUCTURE
 - ⊙ EX-1 EXISTING WASTEWATER STRUCTURE
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ PROPOSED STORM JUNCTION BOX
 - ⊙ PROPOSED CURB INLET
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED GATE VALVE
 - ⊙ PROPOSED PIPE TEE



KEY MAP
N.T.S.



WW - L



WASTEWATER NOTES:

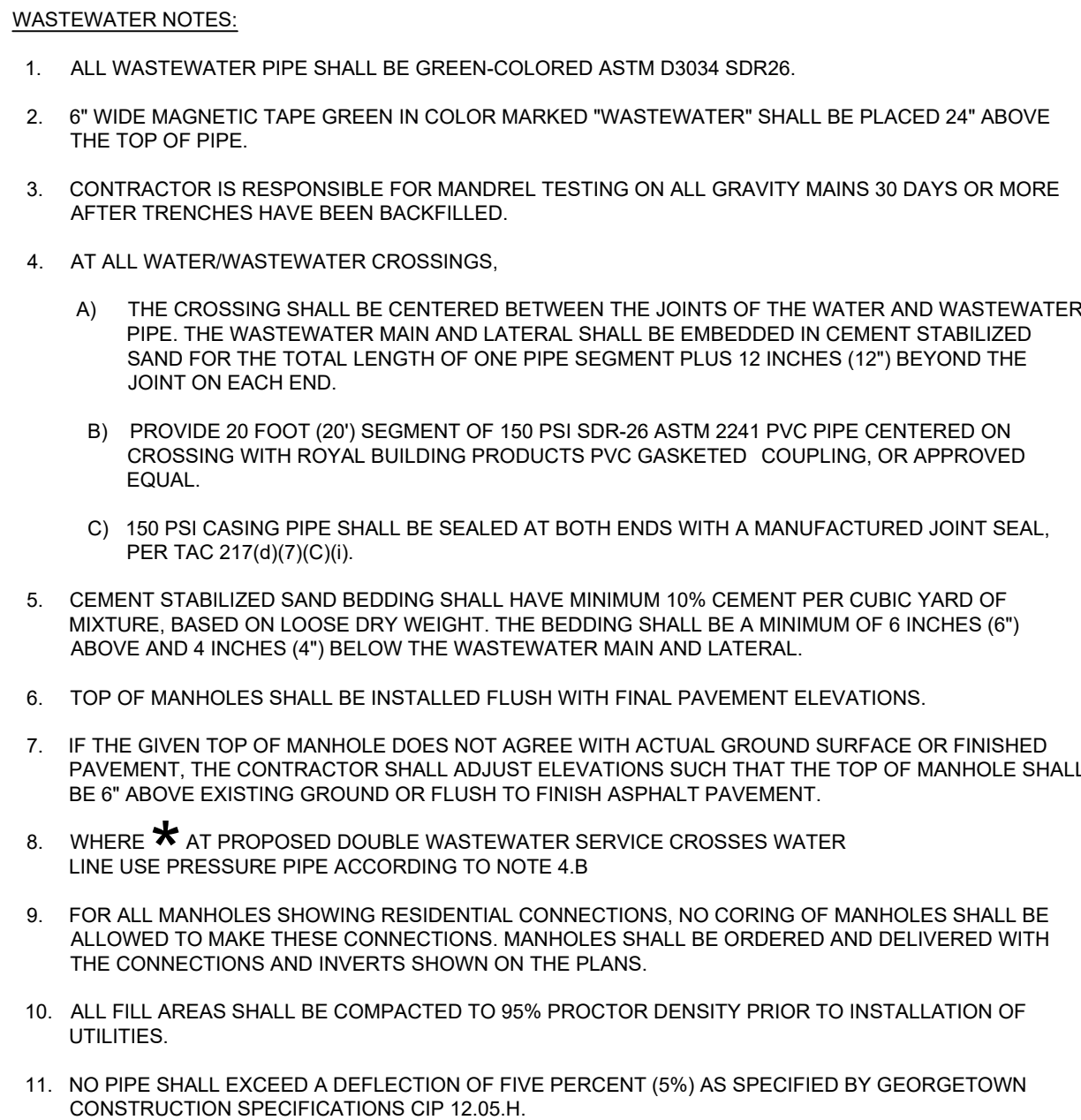
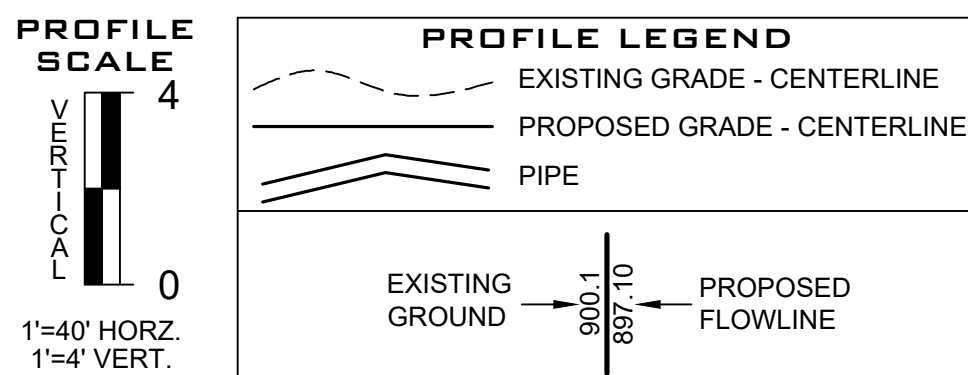
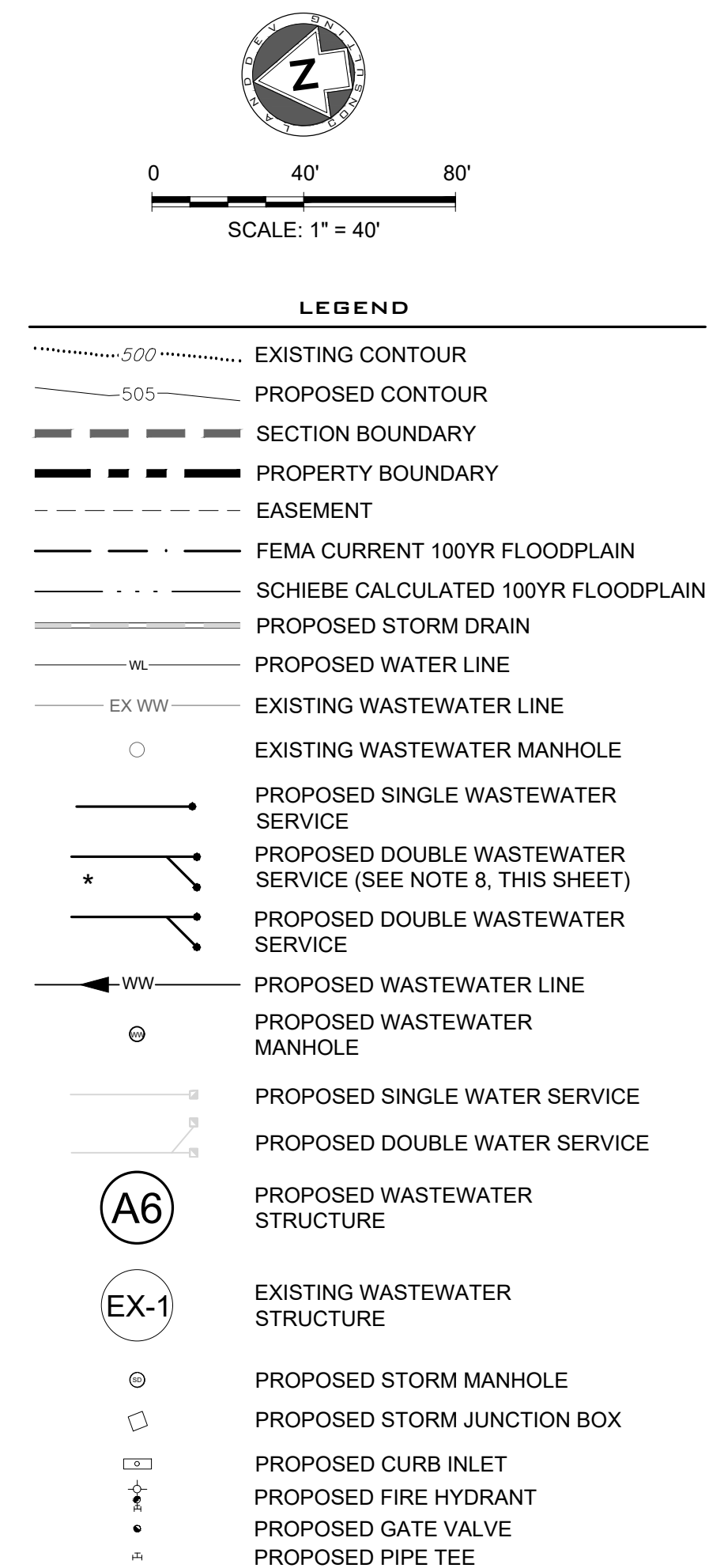
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STATE OF TEXAS KEITH E. PARKAN 88601 Professional Engineer 11/15/2021	
WW - L PLAN & PROFILE 1+00.00 - 8+00.00 DURANGO FARMS CONSTRUCTION PLAN PHASE 2 WILLIAMSON COUNTY, HUTTO, TEXAS	
DESIGNED BY: MK/KP	
DRAWN BY: GS/DA/MK	
CHECKED BY: KP	
APPROVED BY: JW	
SHEET 49 OF 68	
1795-ENG	

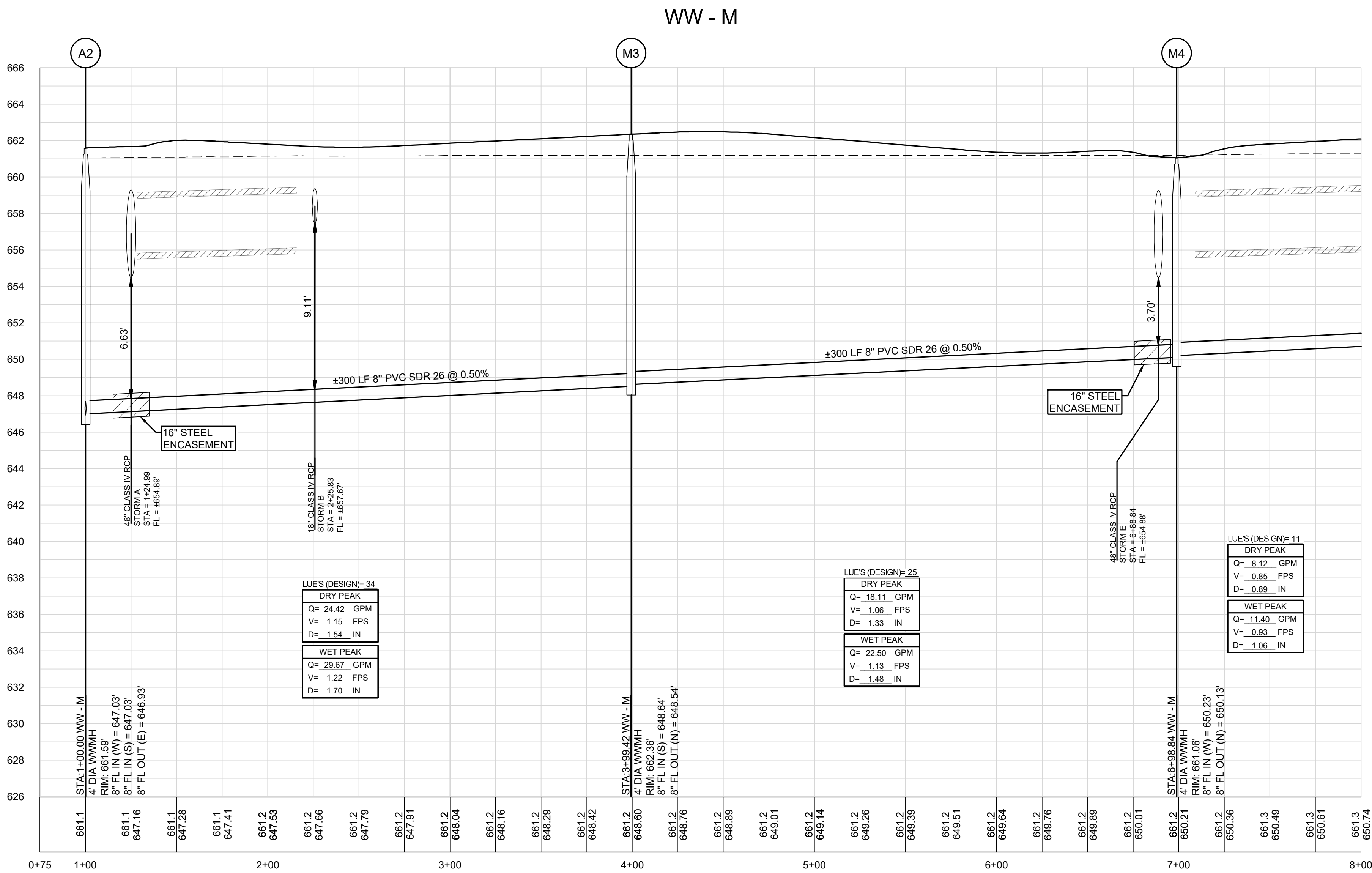
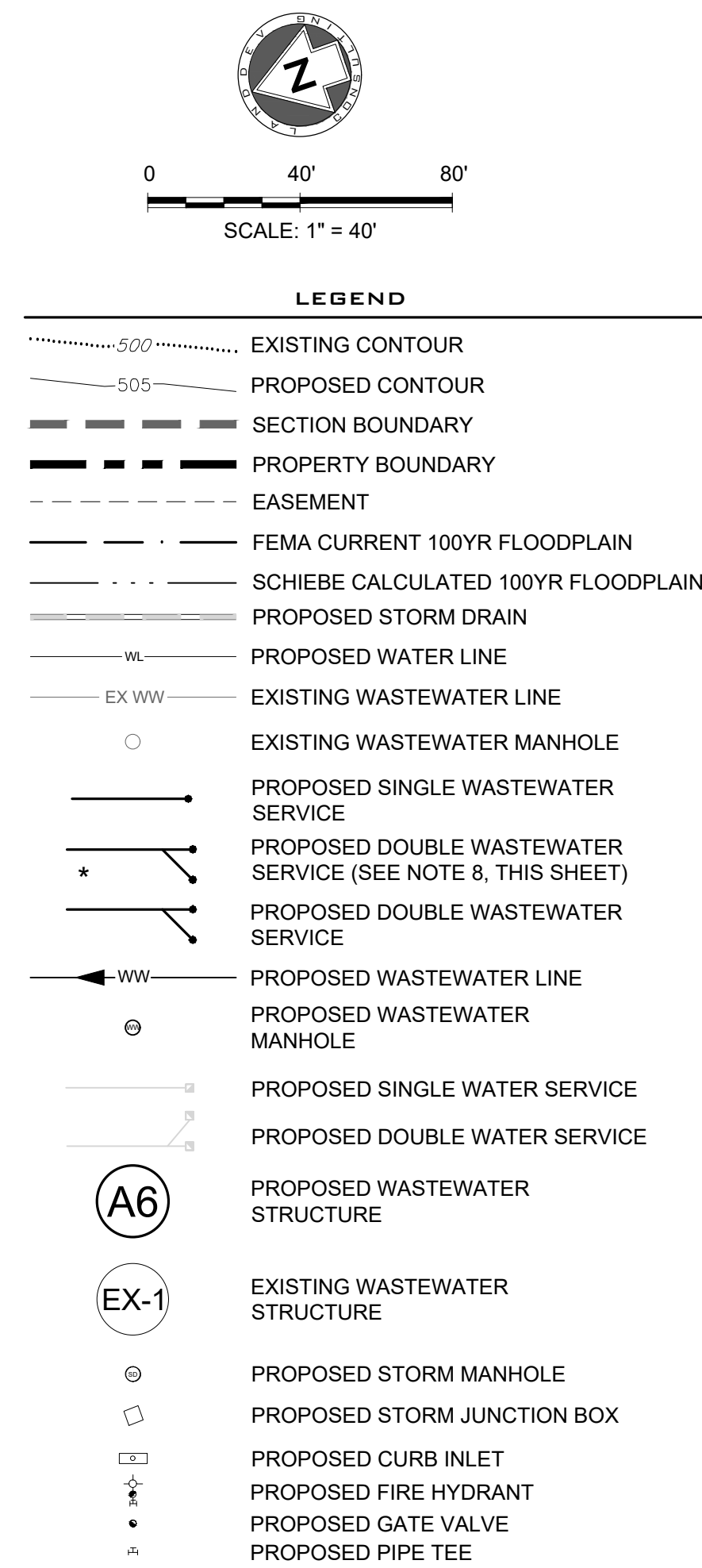
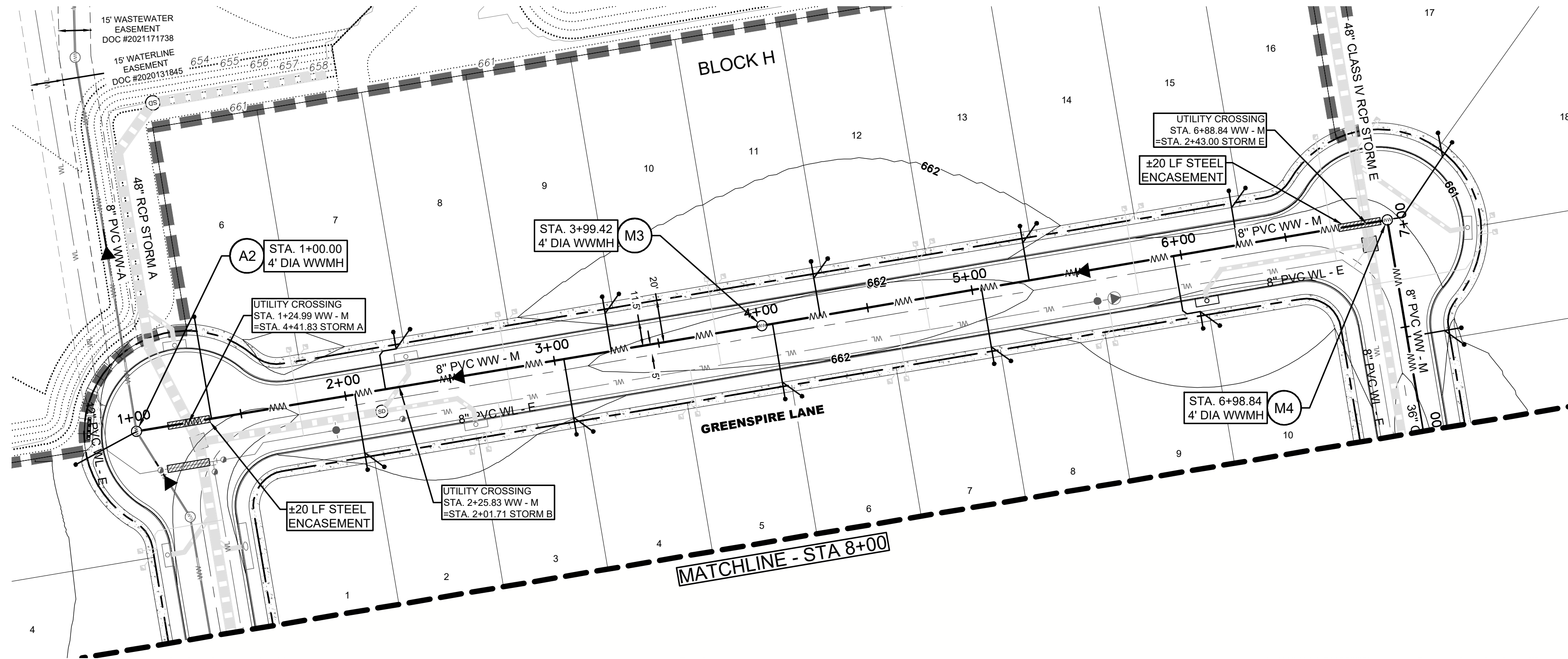


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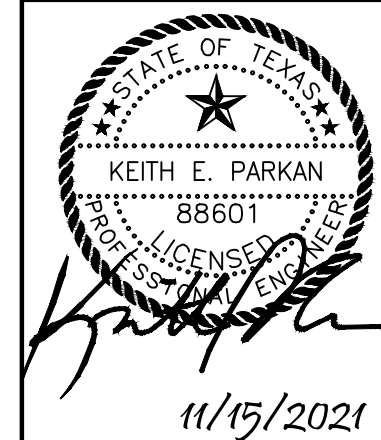
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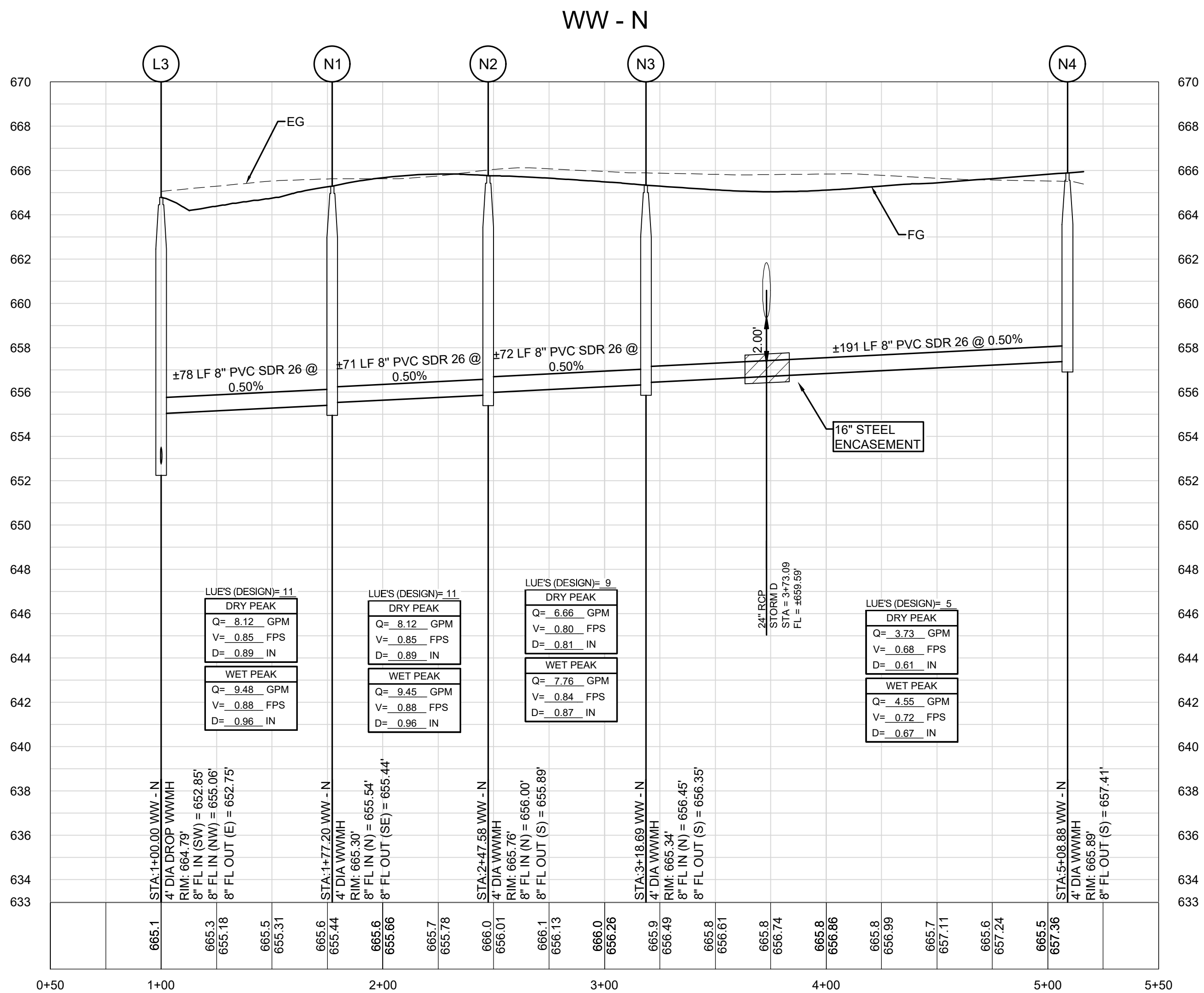
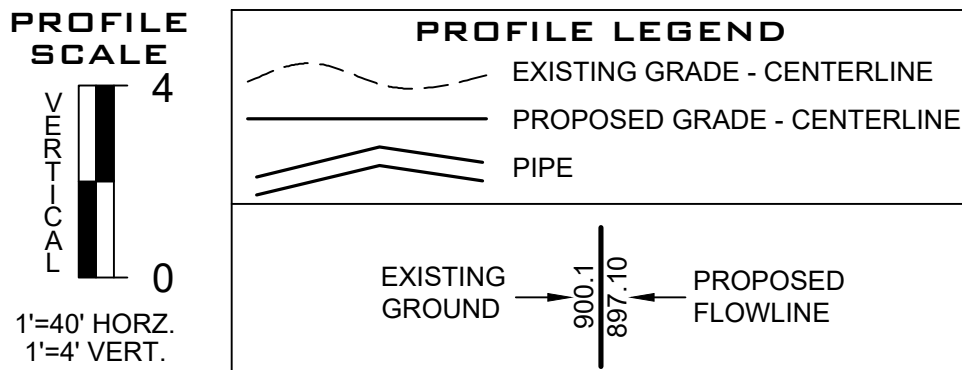
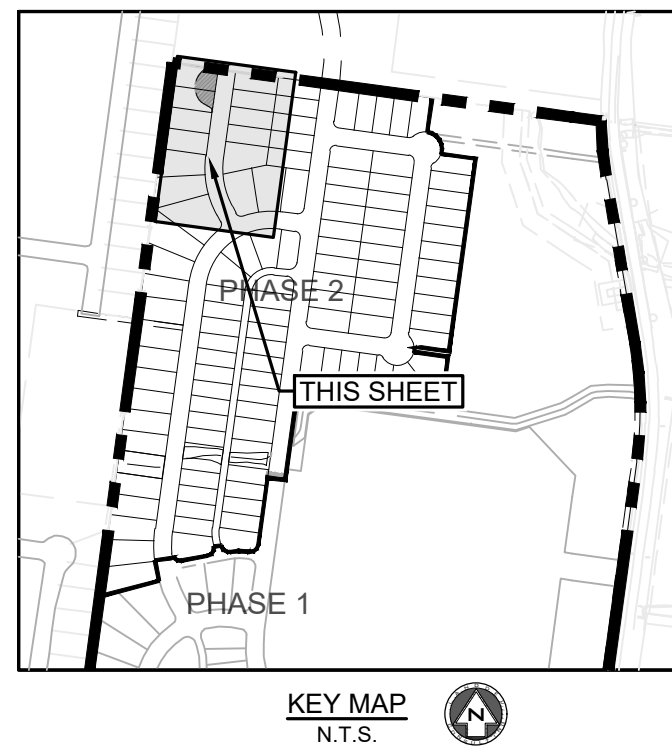
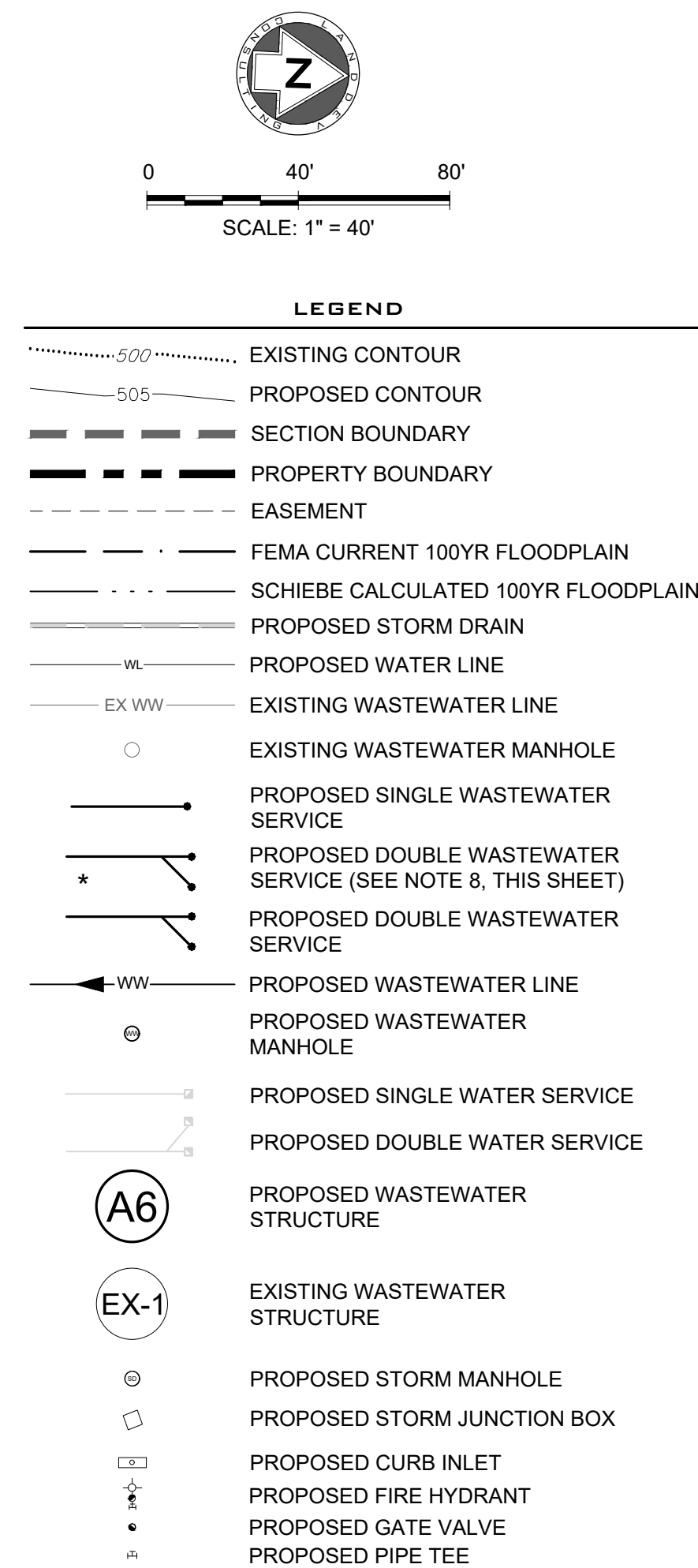
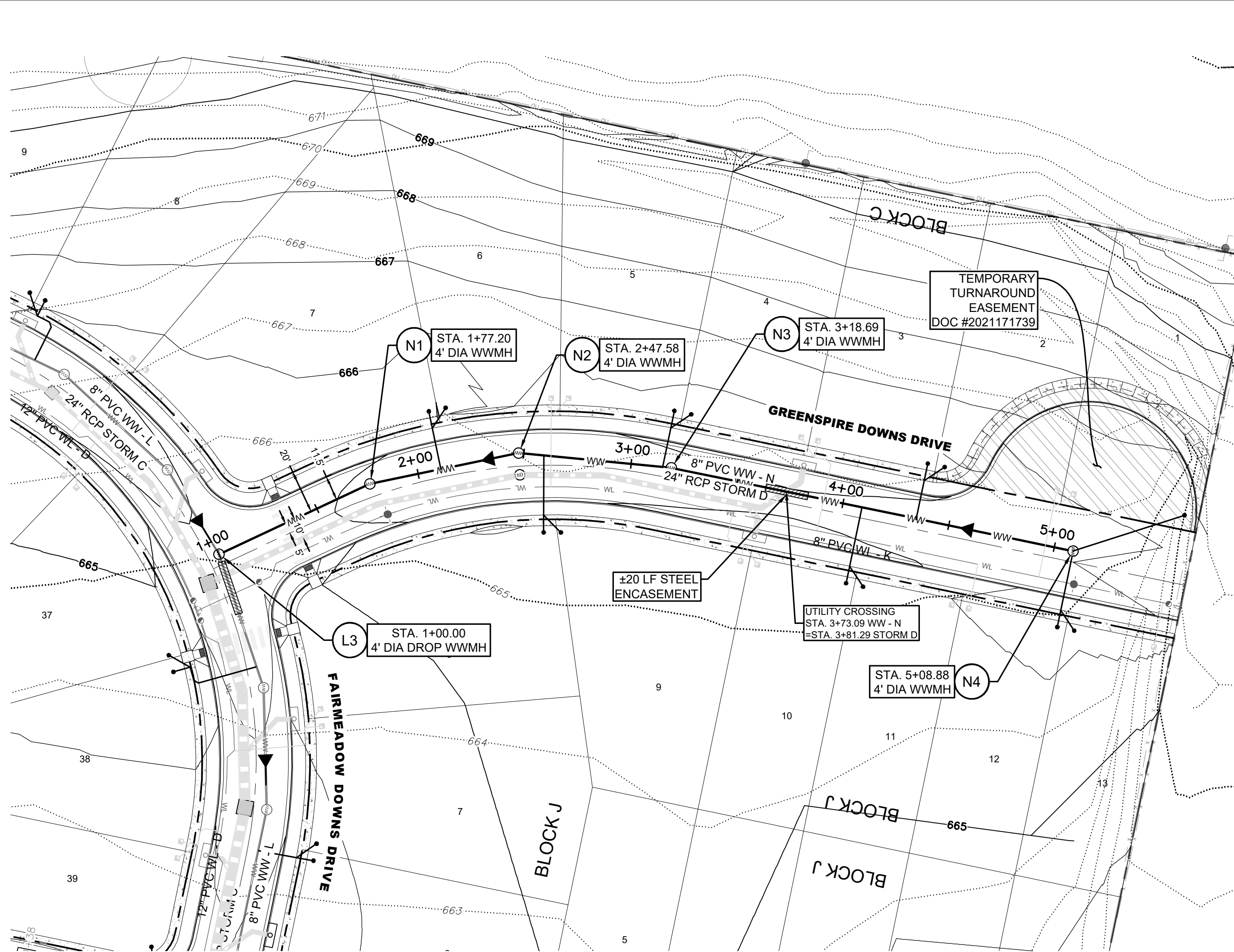
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.163.894



WW - M PLAN & PROFILE
1+00.00 - 8+00.00
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: **MK/KP**
DRAWN BY: **GS/DA/MK**
CHECKED BY: **KP**
APPROVED BY: **JW**
SHEET **51** OF **68**
1795-ENG

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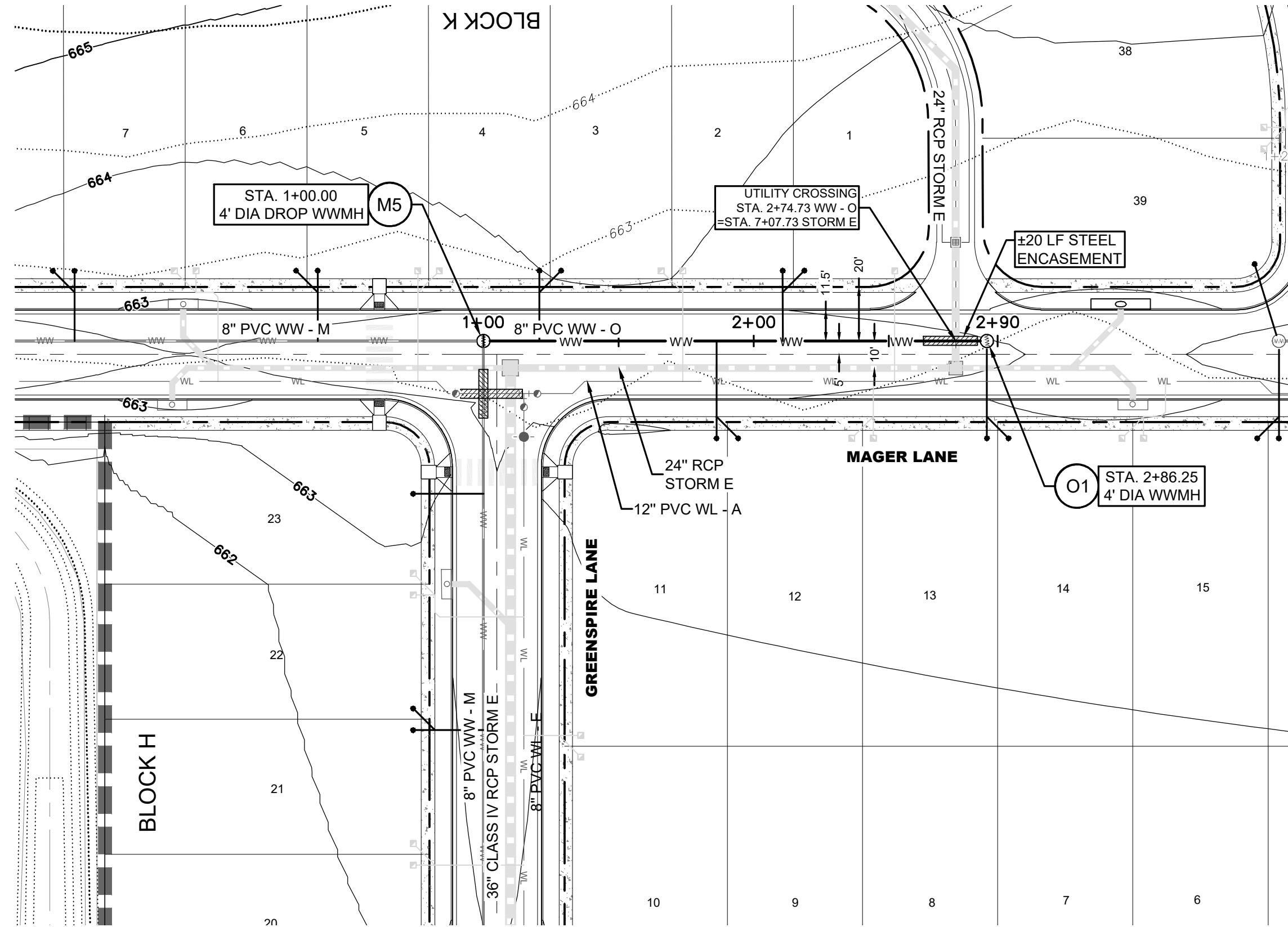
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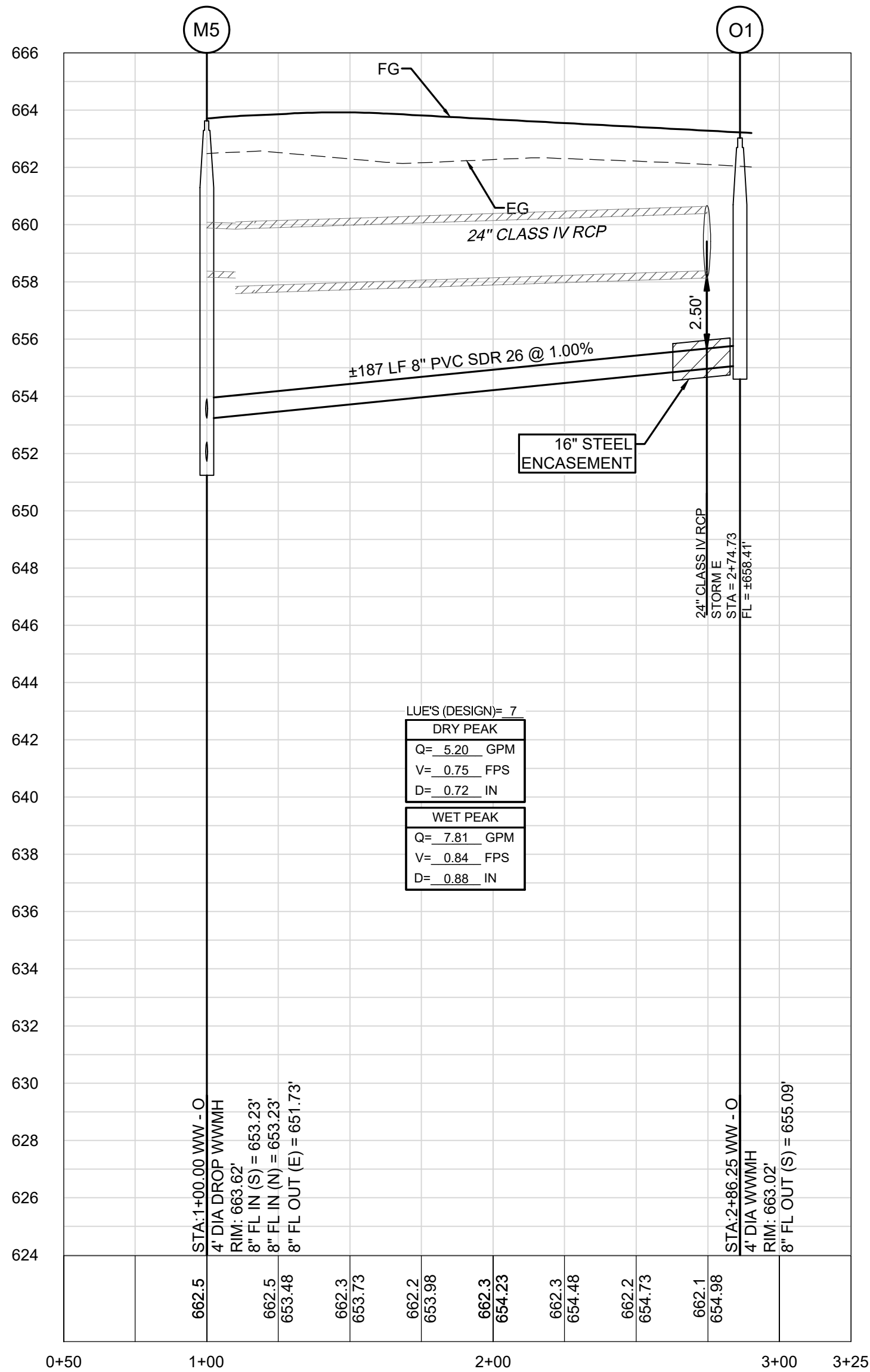
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SHEET **53** OF **68**
1795-ENG

P:\Merrill\AutoCAD\15452\015_Burrows\03_ACOAD\PHASE 2\Plan\WASTEWATER-WW-O PLAN & PROFILE.dwg, WWO PLAN & PROFILE 1+00.00 - 2+90.25, November 15, 2021, 2:20 PM, JKennedy



WW - O



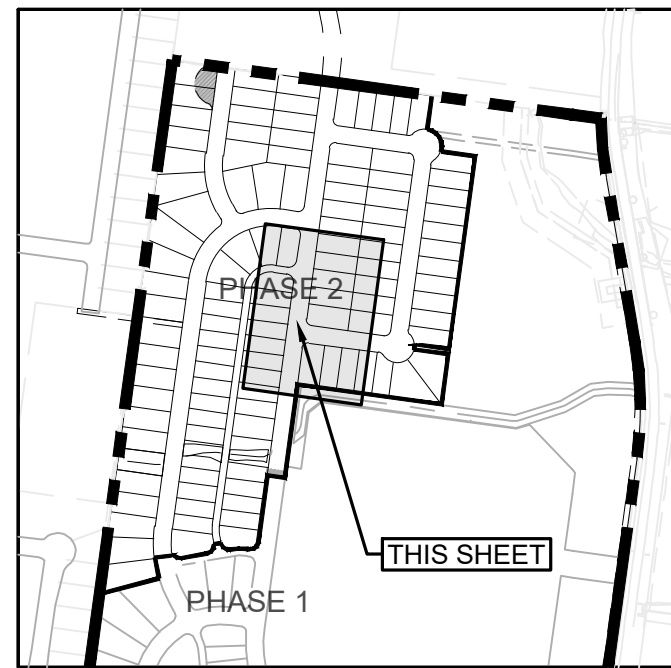
LIVES (DESIGN)= 7			
DRY PEAK			
Q=	5.20	GPM	
V=	0.75	FPS	
D=	0.72	IN	
WET PEAK			
Q=	7.81	GPM	
V=	0.84	FPS	
D=	0.88	IN	



0 40' 80'
SCALE: 1" = 40'

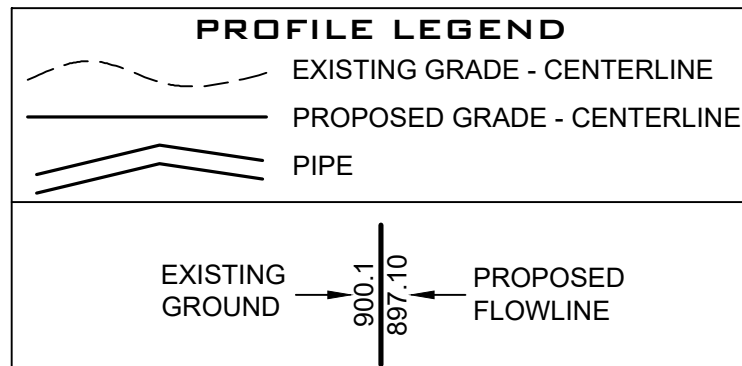
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SECTION BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT
- FEMA CURRENT 100YR FLOODPLAIN
- SCHIEBE CALCULATED 100YR FLOODPLAIN
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- PROPOSED SINGLE WASTEWATER SERVICE
- PROPOSED DOUBLE WASTEWATER SERVICE (SEE NOTE 8, THIS SHEET)
- PROPOSED DOUBLE WASTEWATER SERVICE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED WASTEWATER STRUCTURE
- EXISTING WASTEWATER STRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED PIPE TEE



KEY MAP
N.T.S.

PROFILE
SCALE
4
0
1'=40' HORZ.
1'=4' VERT.



WASTEWATER NOTES:

- ALL WASTEWATER PIPE SHALL BE GREEN-COLORED ASTM D3034 SDR26.
- 6" WIDE MAGNETIC TAPE GREEN IN COLOR MARKED "WASTEWATER" SHALL BE PLACED 24" ABOVE THE TOP OF PIPE.
- CONTRACTOR IS RESPONSIBLE FOR MANDREL TESTING ON ALL GRAVITY MAINS 30 DAYS OR MORE AFTER TRENCHES HAVE BEEN BACKFILLED.
- AT ALL WATER/WASTEWATER CROSSINGS,
 - THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WATER AND WASTEWATER PIPE. THE WASTEWATER MAIN AND LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES (12") BEYOND THE JOINT ON EACH END.
 - PROVIDE 20 FOOT (20') SEGMENT OF 150 PSI SDR-26 ASTM 2241 PVC PIPE CENTERED ON CROSSING WITH ROYAL BUILDING PRODUCTS PVC GASKETED COUPLING, OR APPROVED EQUAL.
 - 150 PSI CASING PIPE SHALL BE SEALED AT BOTH ENDS WITH A MANUFACTURED JOINT SEAL, PER TAC 217(d)(7)(C)(i).
- CEMENT STABILIZED SAND BEDDING SHALL HAVE MINIMUM 10% CEMENT PER CUBIC YARD OF MIXTURE, BASED ON LOOSE DRY WEIGHT. THE BEDDING SHALL BE A MINIMUM OF 6 INCHES (6") ABOVE AND 4 INCHES (4") BELOW THE WASTEWATER MAIN AND LATERAL.
- TOP OF MANHOLES SHALL BE INSTALLED FLUSH WITH FINAL PAVEMENT ELEVATIONS.
- IF THE GIVEN TOP OF MANHOLE DOES NOT AGREE WITH ACTUAL GROUND SURFACE OR FINISHED PAVEMENT, THE CONTRACTOR SHALL ADJUST ELEVATIONS SUCH THAT THE TOP OF MANHOLE SHALL BE 6" ABOVE EXISTING GROUND OR FLUSH TO FINISH ASPHALT PAVEMENT.
- WHERE  AT PROPOSED DOUBLE WASTEWATER SERVICE CROSSES WATER LINE USE PRESSURE PIPE ACCORDING TO NOTE 4.B
- FOR ALL MANHOLES SHOWING RESIDENTIAL CONNECTIONS, NO CORING OF MANHOLES SHALL BE ALLOWED TO MAKE THESE CONNECTIONS. MANHOLES SHALL BE ORDERED AND DELIVERED WITH THE CONNECTIONS AND INVERTS SHOWN ON THE PLANS.
- ALL FILL AREAS SHALL BE COMPACTED TO 95% PROCTOR DENSITY PRIOR TO INSTALLATION OF UTILITIES.
- NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%) AS SPECIFIED BY GEORGETOWN CONSTRUCTION SPECIFICATIONS CIP 12.05.H.

FRANCHISE UTILITY NOTE:

OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ECT. MAY SHARE THE WASTEWATER SERVICE LINE TRENCH PROVIDED SUCH UTILITIES ARE OFFSET A MINIMUM OF 5' FROM THE WASTEWATER SERVICE LINE.

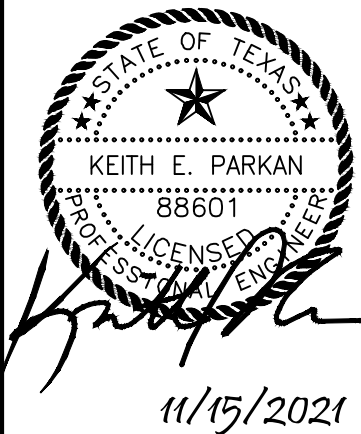
FIELD VERIFICATION NOTE:

CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING CITY OF LIBERTY HILL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED CITY OF LIBERTY HILL UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A CITY OF LIBERTY HILL REPRESENTATIVE.

AS BUILTS



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696



WW - O PLAN & PROFILE
1+00.00 - 2+90.25
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP

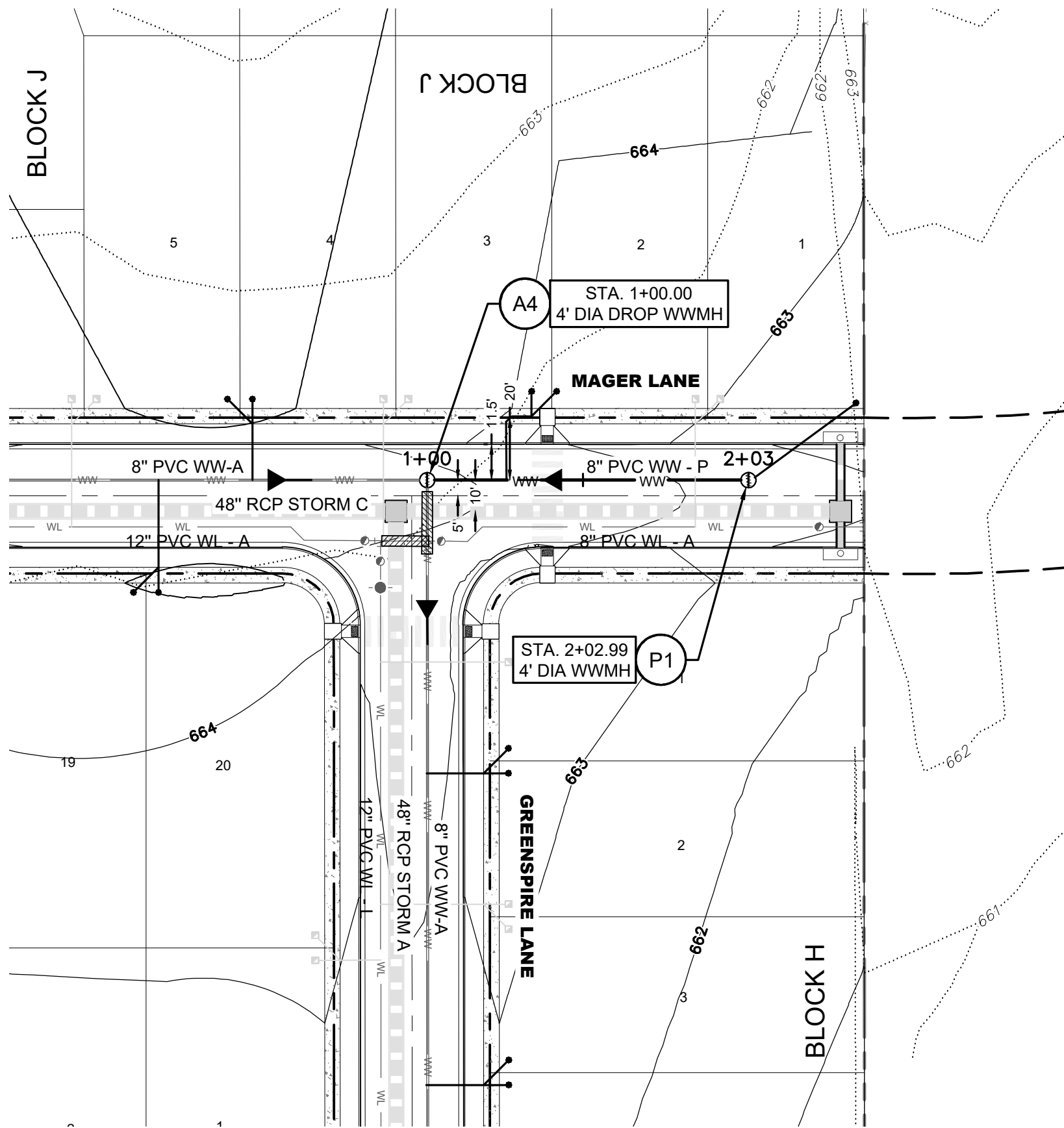
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CHECKED BY: KP

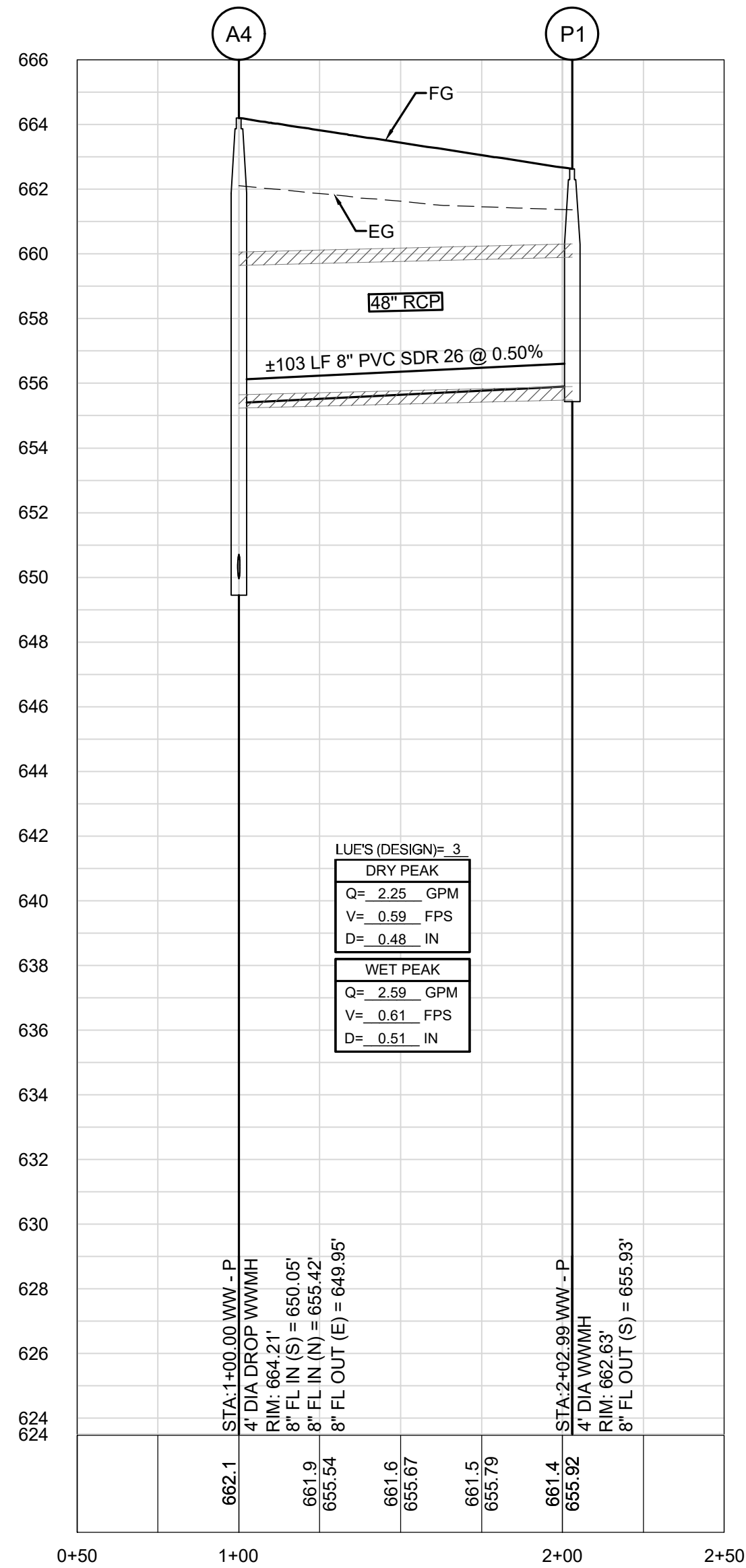
APPROVED BY: JW

SHEET **54** OF **68**
1795-ENG

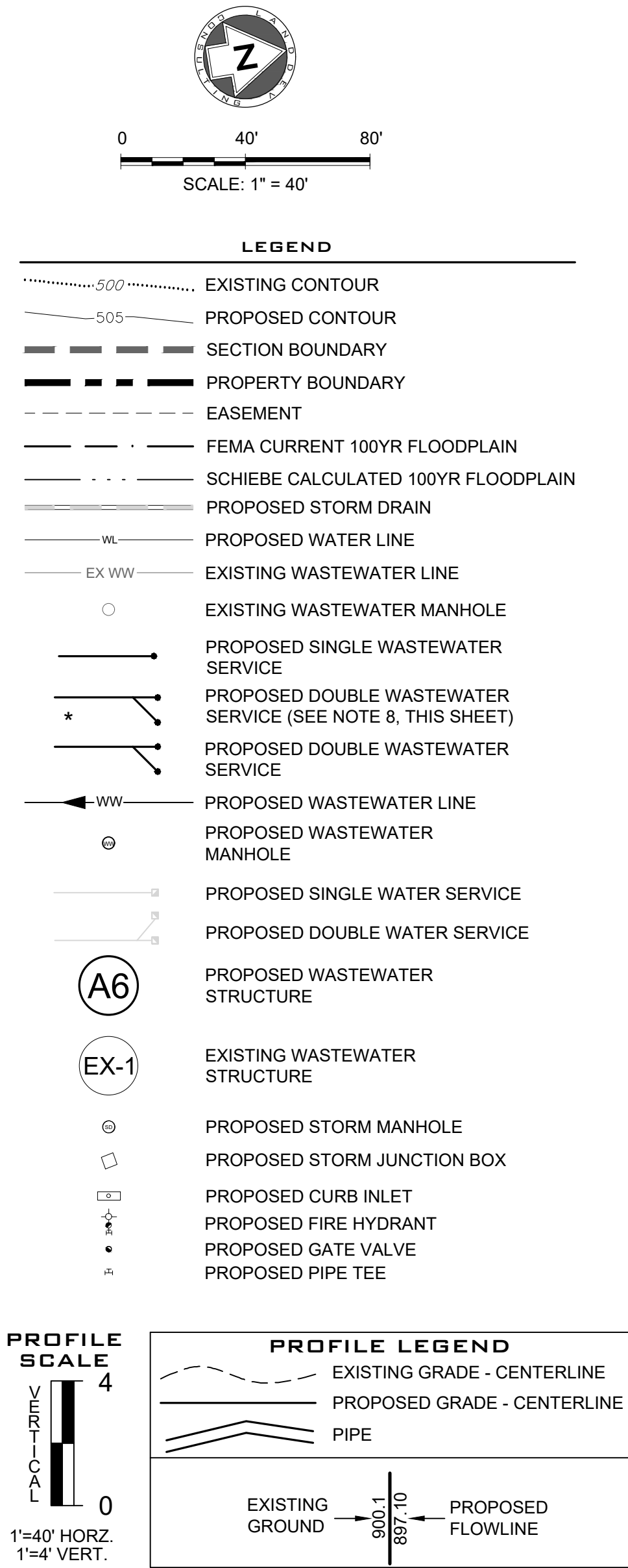
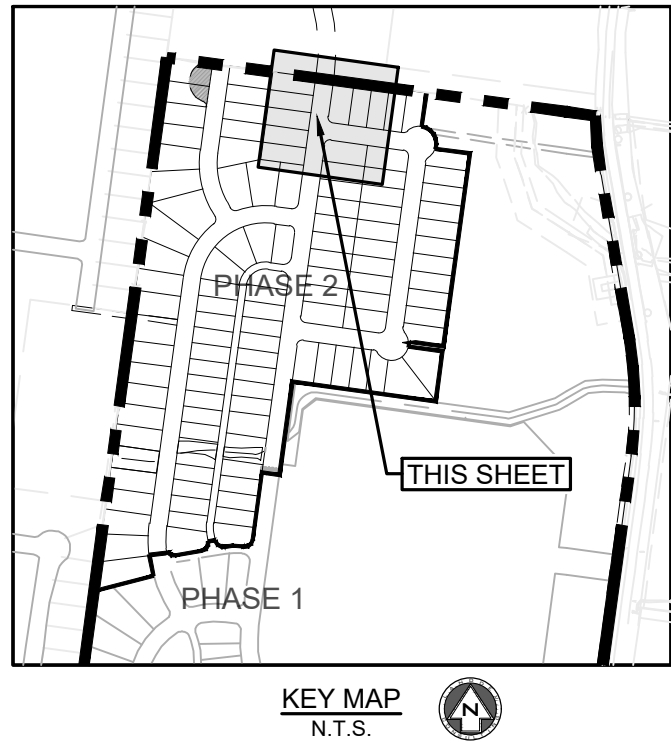
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WW - P



LUE'S (DESIGN) = 3	
DRY PEAK	
Q=	2.25 GPM
V=	0.59 FPS
D=	0.48 IN
WET PEAK	
Q=	2.99 GPM
V=	0.61 FPS
D=	0.51 IN



WASTEWATER NOTES:

- ALL WASTEWATER PIPE SHALL BE GREEN-COLORED ASTM D3034 SDR26.
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AS BUILTS



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FAX: 512.872.6696



WW - P PLAN & PROFILE
1+00.00 - 2+02.99
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: **MK/KP**

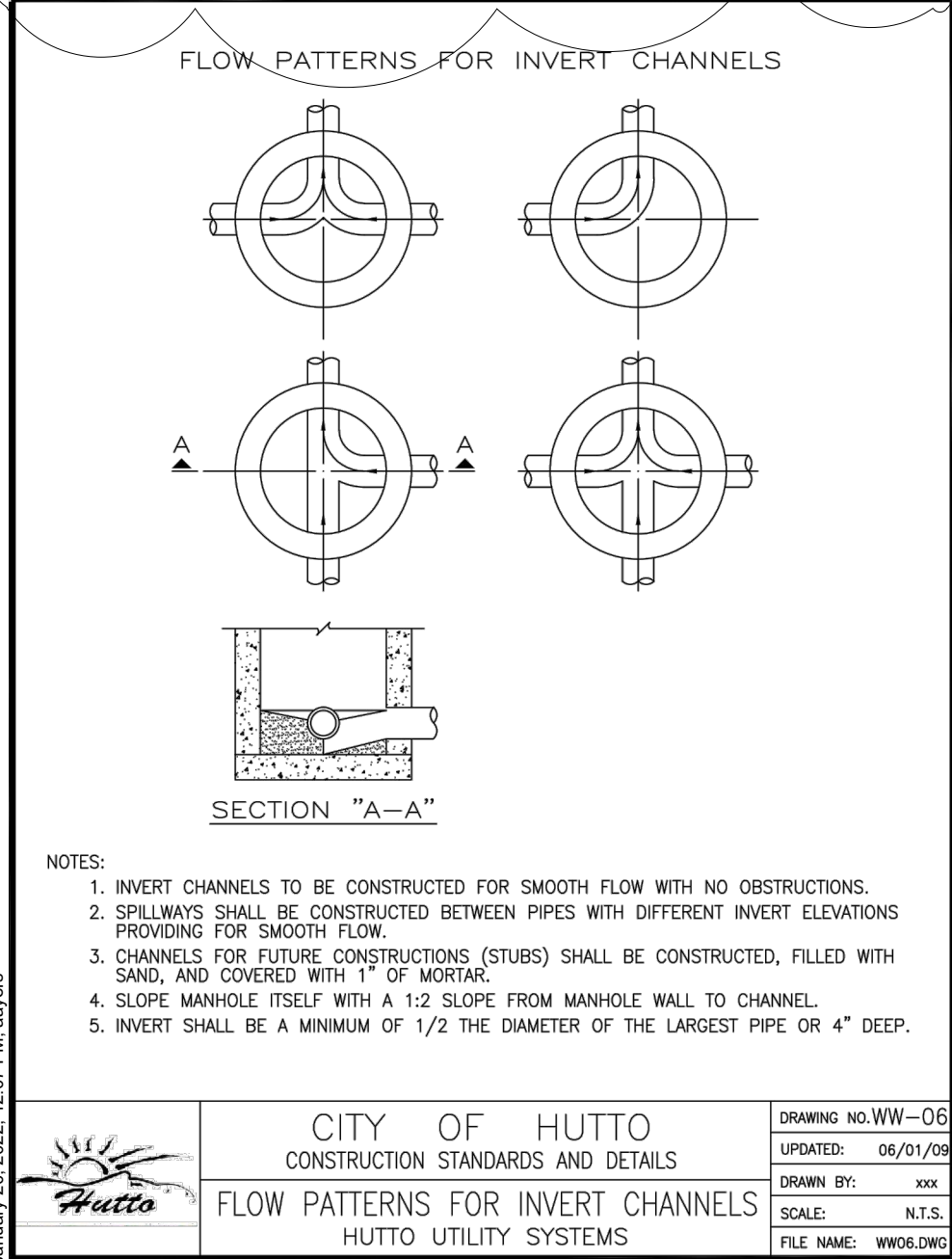
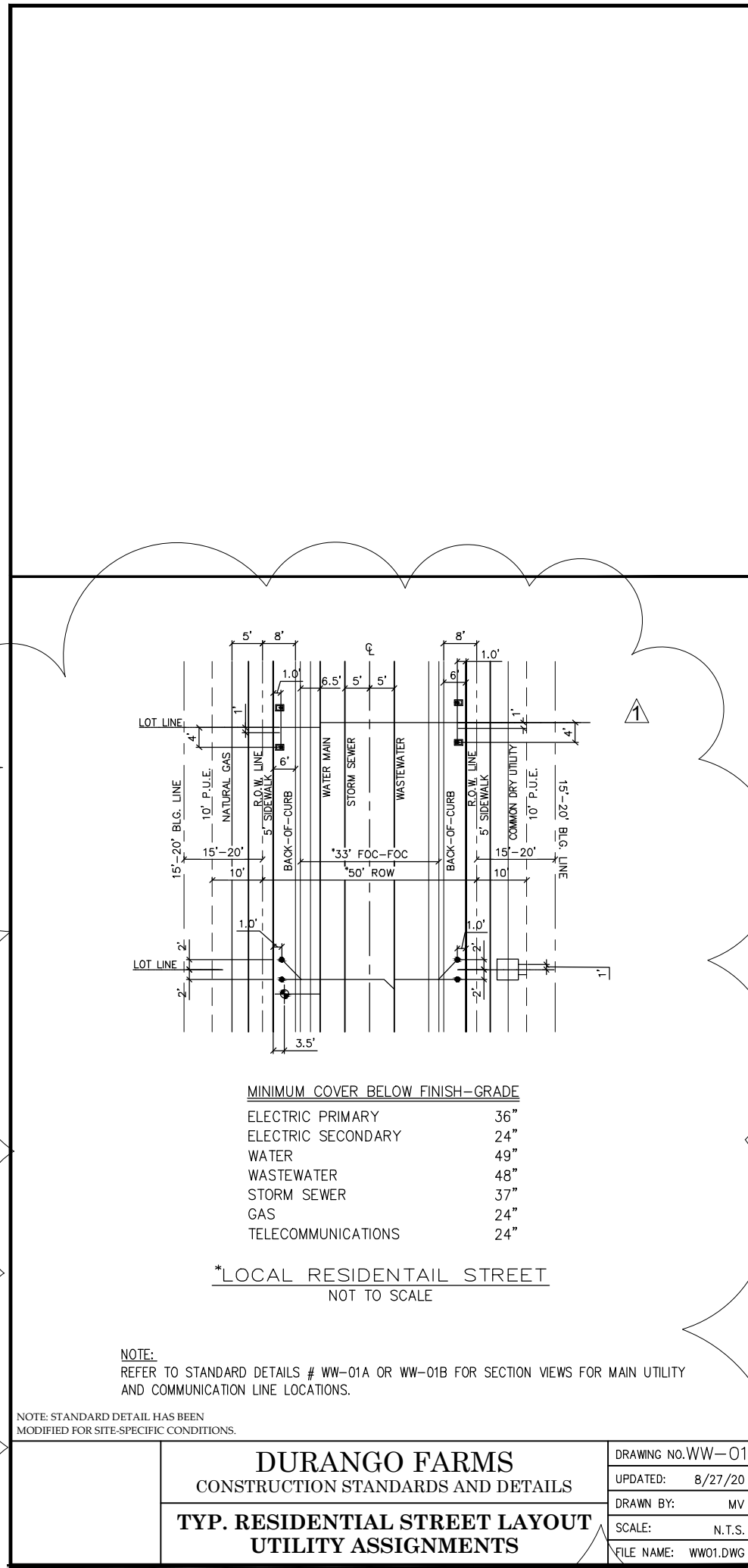
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CHECKED BY: **KP**

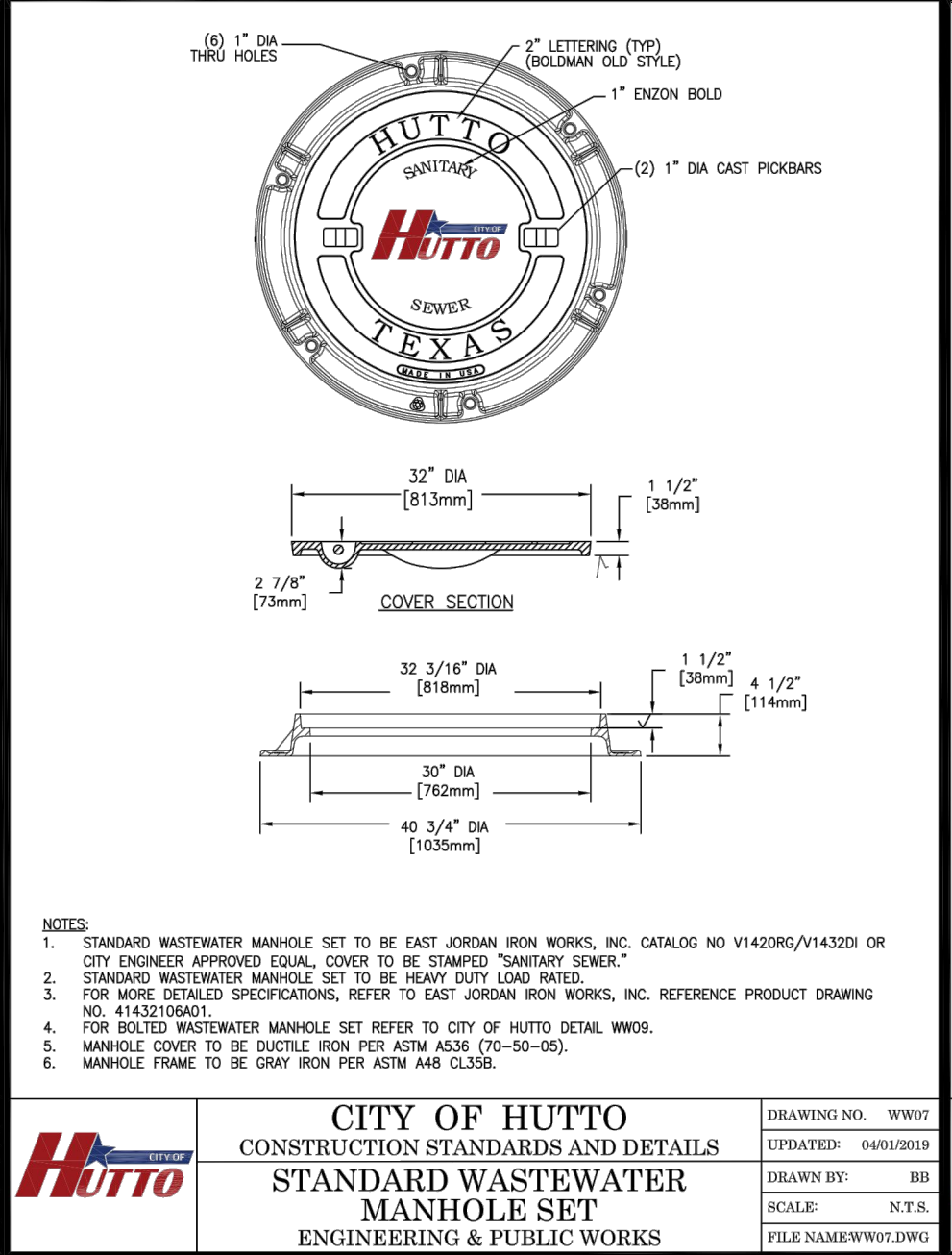
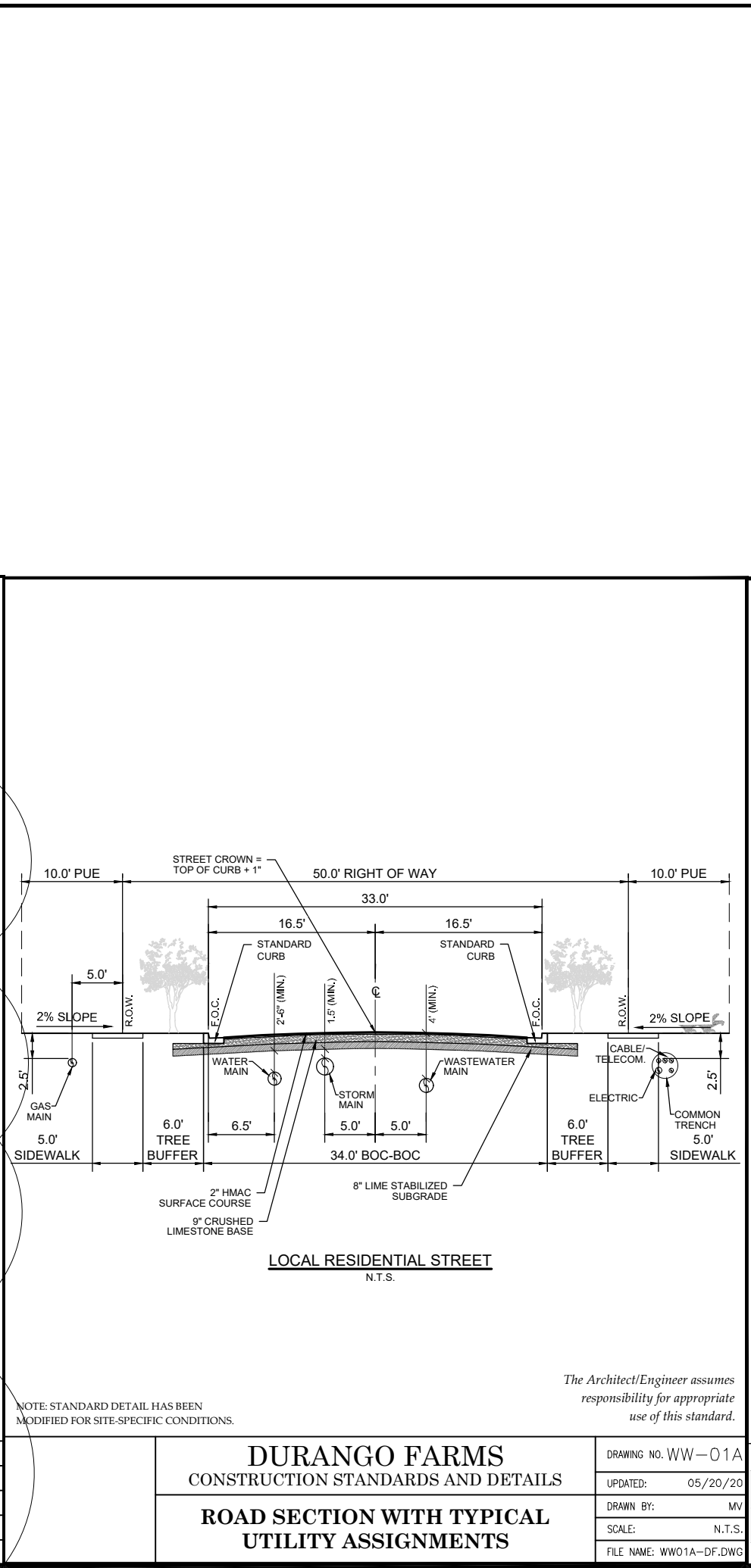
APPROVED BY: **JW**

SHEET **55** OF **68**

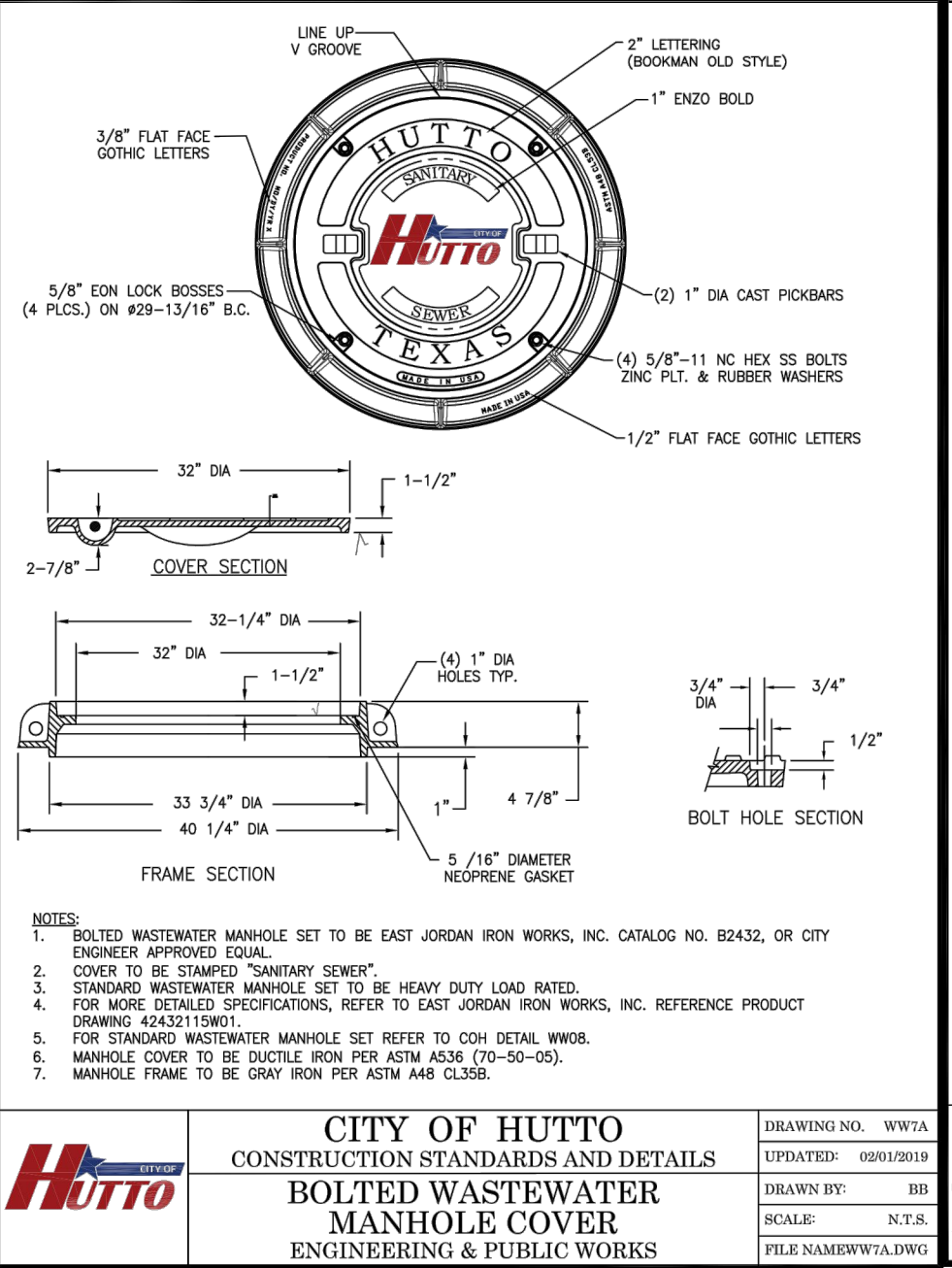
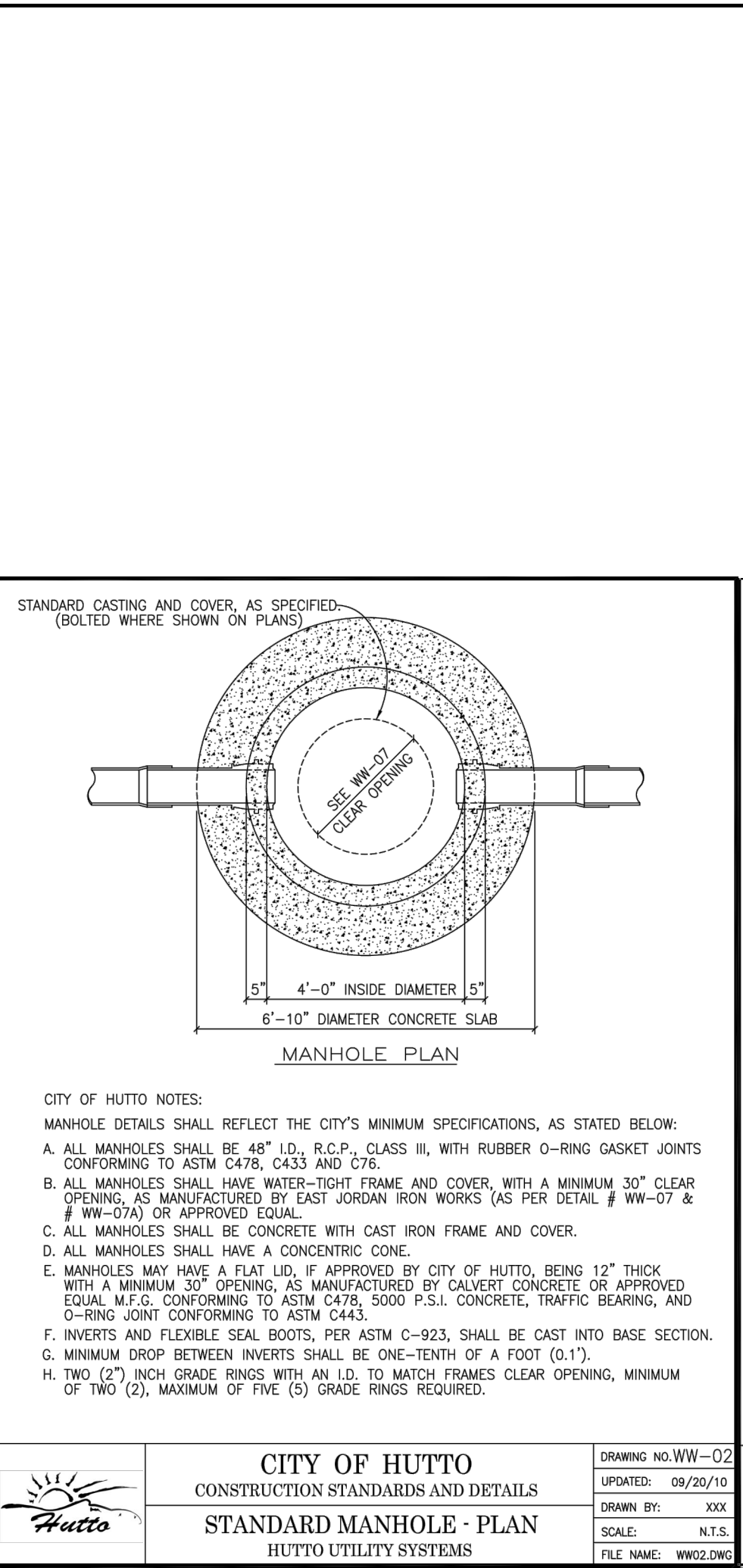
1795-ENG



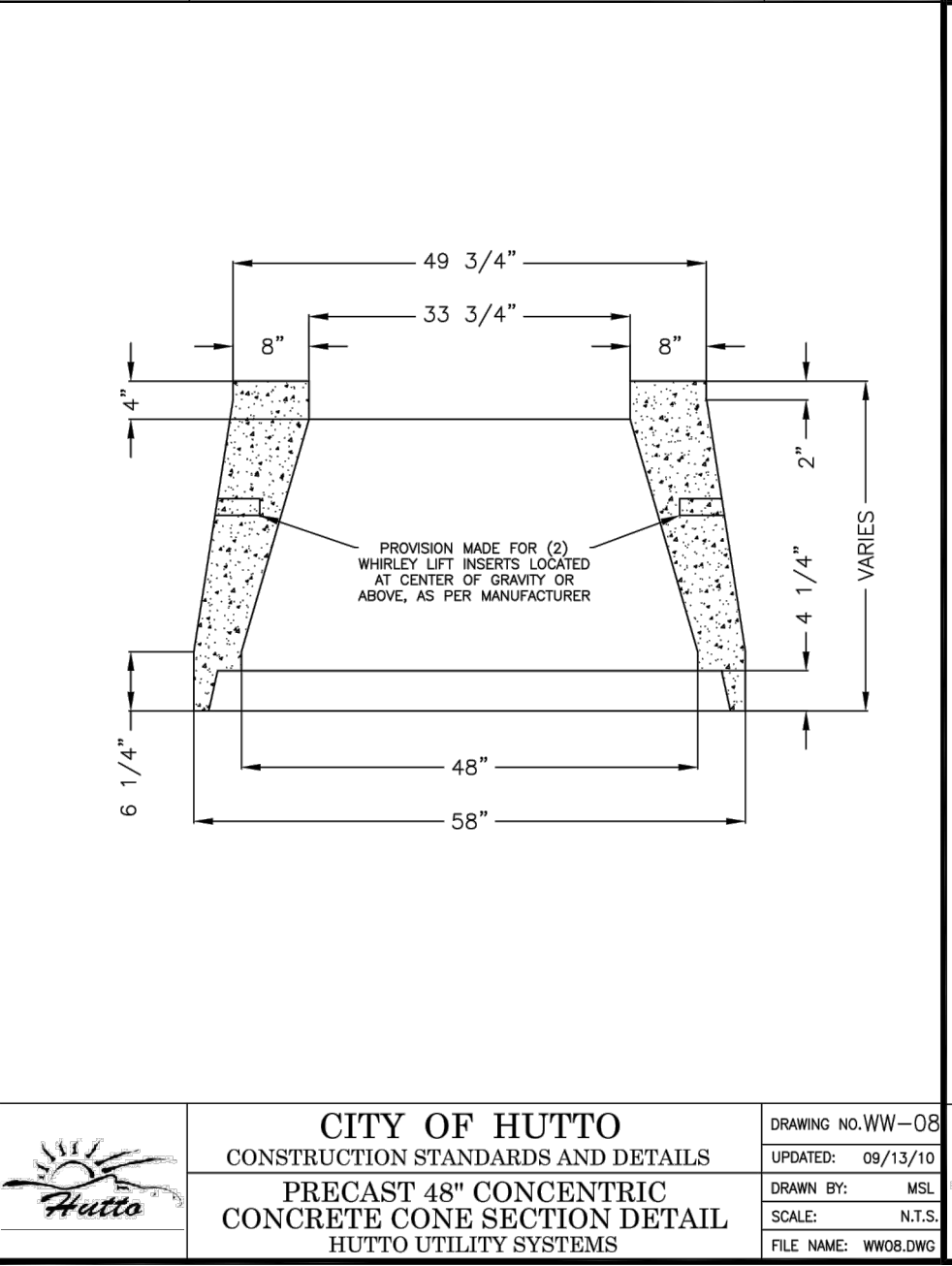
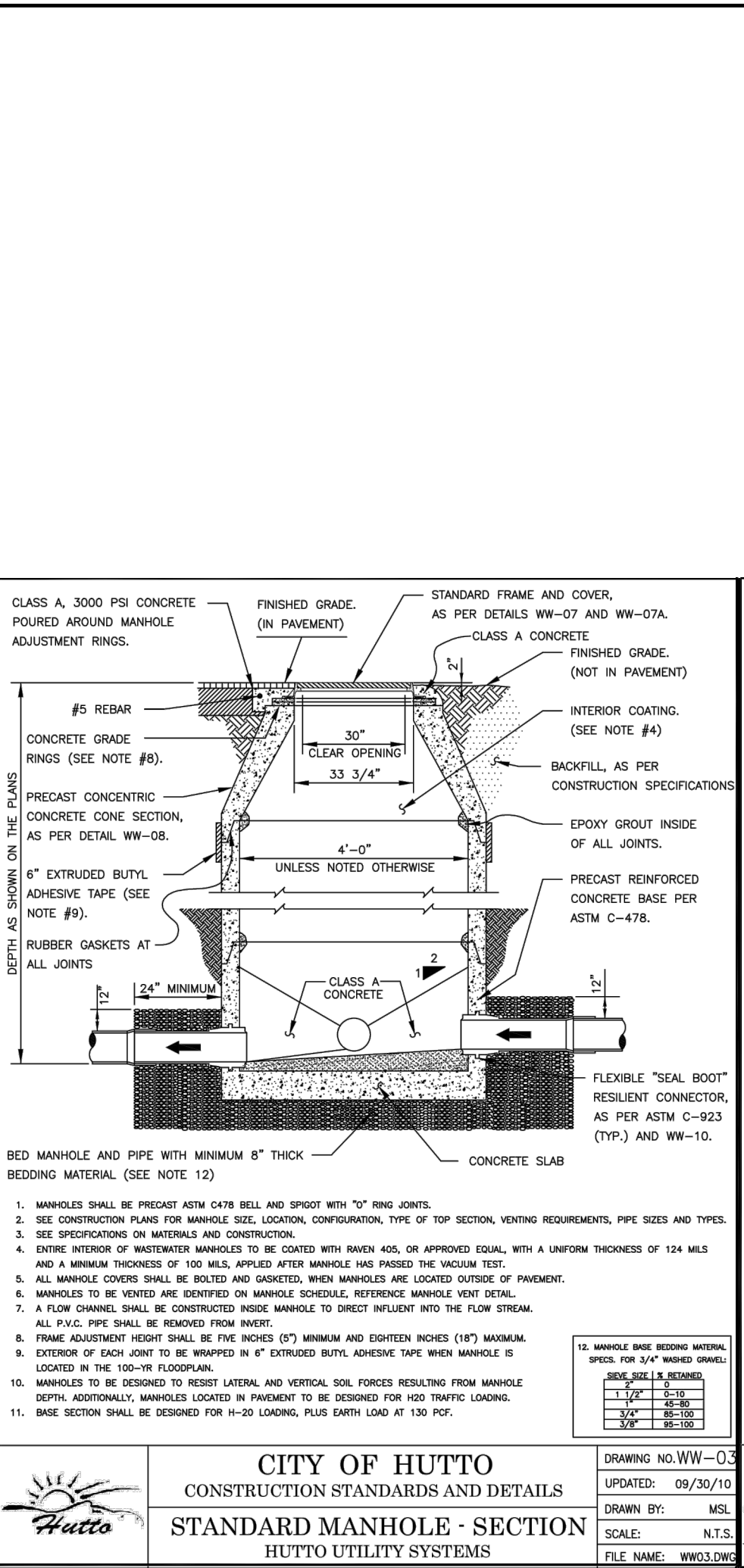
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		UPDATED: 06/01/09
		DRAWN BY: xxx
		SCALE: N.T.S.



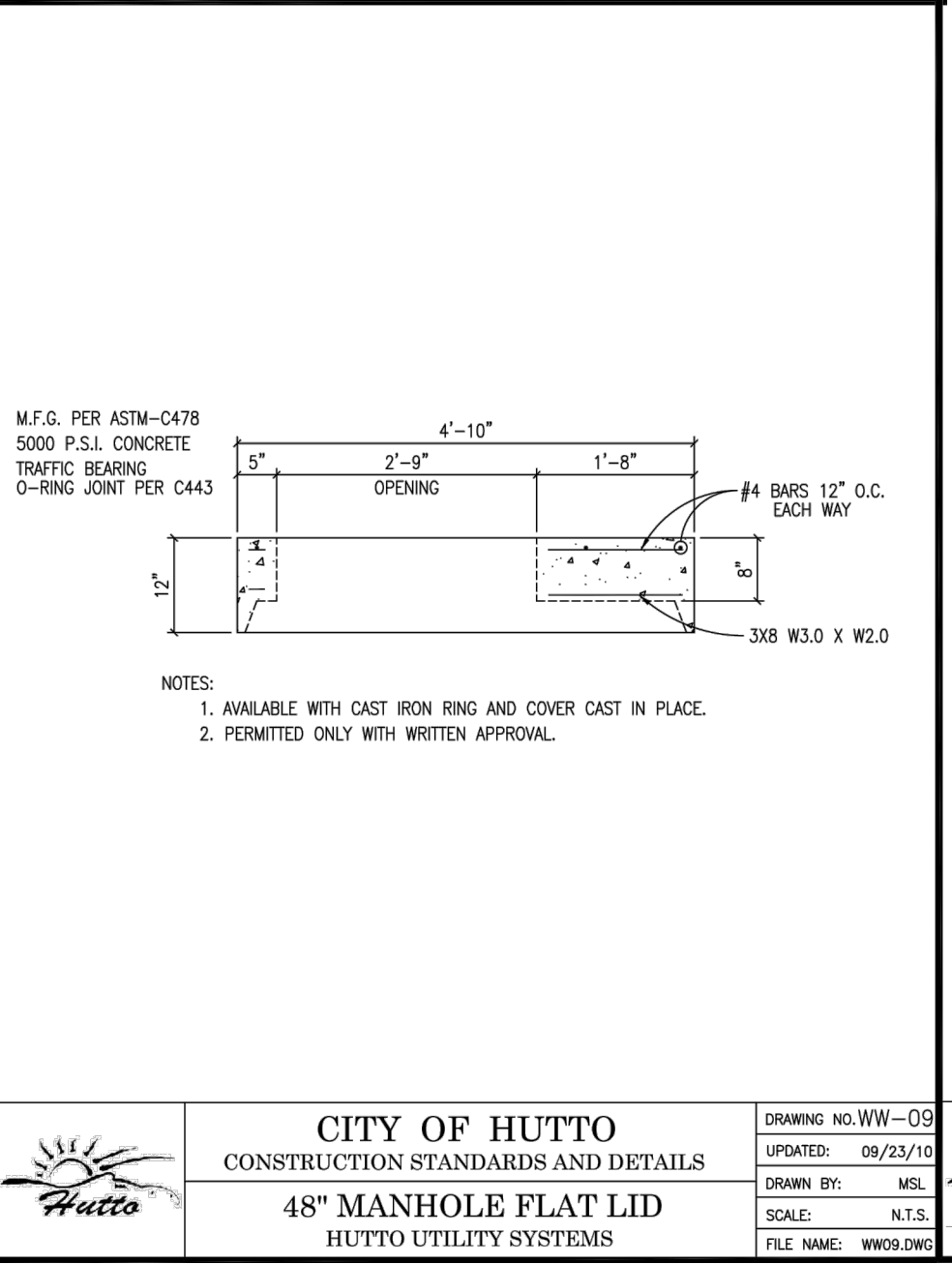
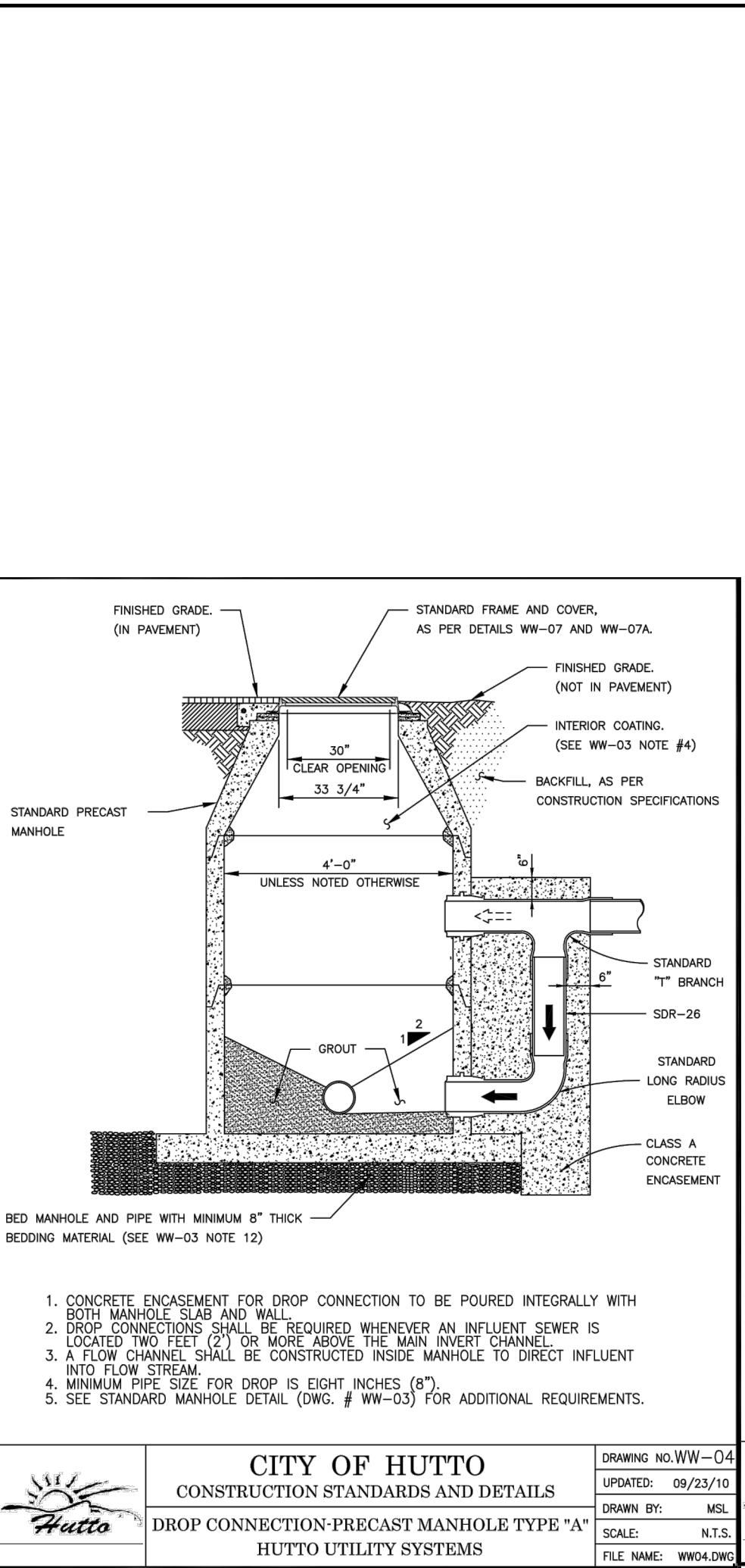
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		DRAWN BY: xxx
		SCALE: N.T.S.



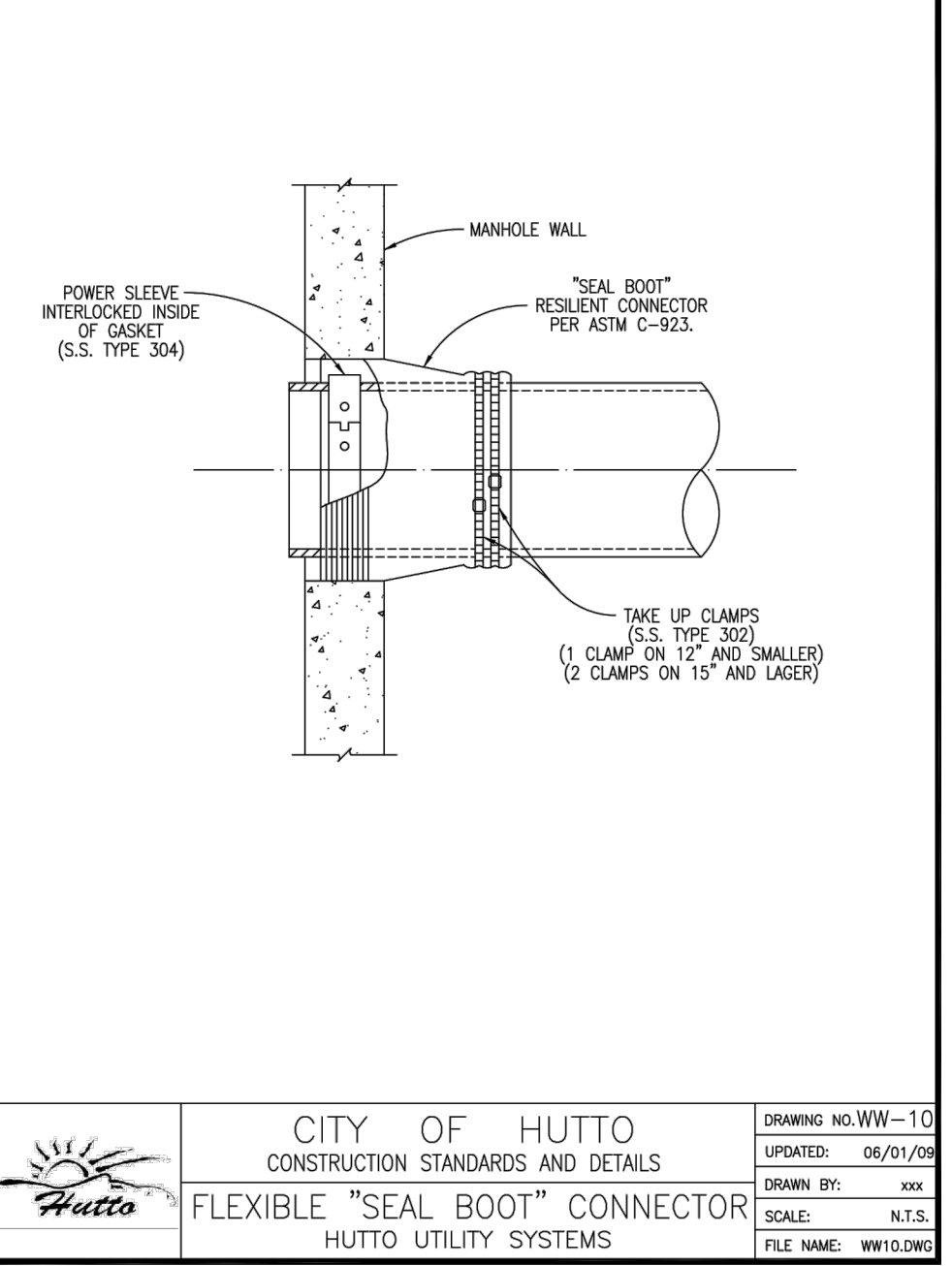
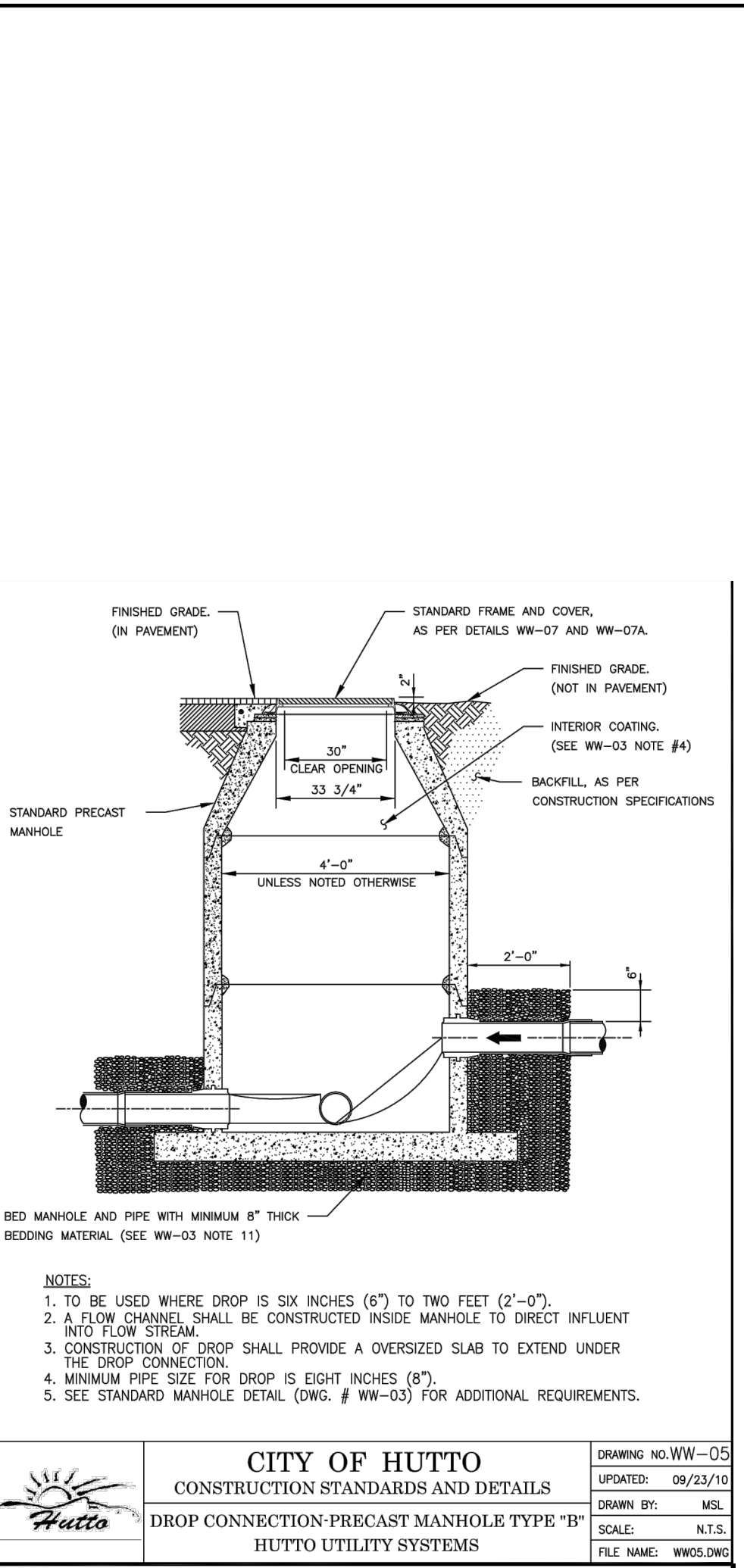
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	CITY OF HUTTO CONSTRUCTION STANDARDS AND DETAILS PRECAST 48\"/>	DRAWING NO. WW-09
		UPDATED: 09/13/10
		DRAWN BY: MSL
		SCALE: N.T.S.



	CITY OF HUTTO CONSTRUCTION STANDARDS AND DETAILS 48\"/>	DRAWING NO. WW-09
		UPDATED: 09/23/10
		DRAWN BY: MSL
		SCALE: N.T.S.



	CITY OF HUTTO CONSTRUCTION STANDARDS AND DETAILS FLEXIBLE "SEAL BOOT" CONNECTOR HUTTO UTILITY SYSTEMS	DRAWING NO. WW-10
		UPDATED: 06/01/09
		DRAWN BY: xxx
		SCALE: N.T.S.

REPLACEMENT
SHEET

811
Know what's below.
Call before you dig.

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5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6636
FIRM NO. 16934

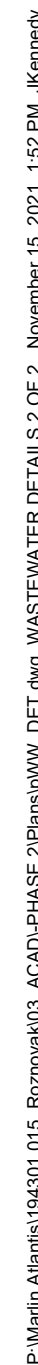
01/20/2022

**WASTEWATER DETAILS
(1 OF 2)**
**DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2**
WILLIAMSON COUNTY, HUTTO, TEXAS

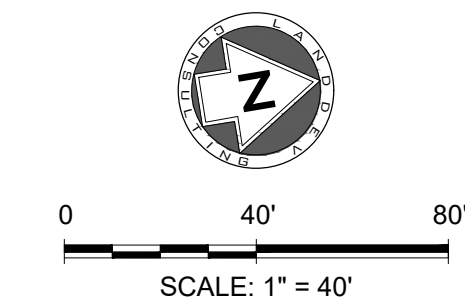
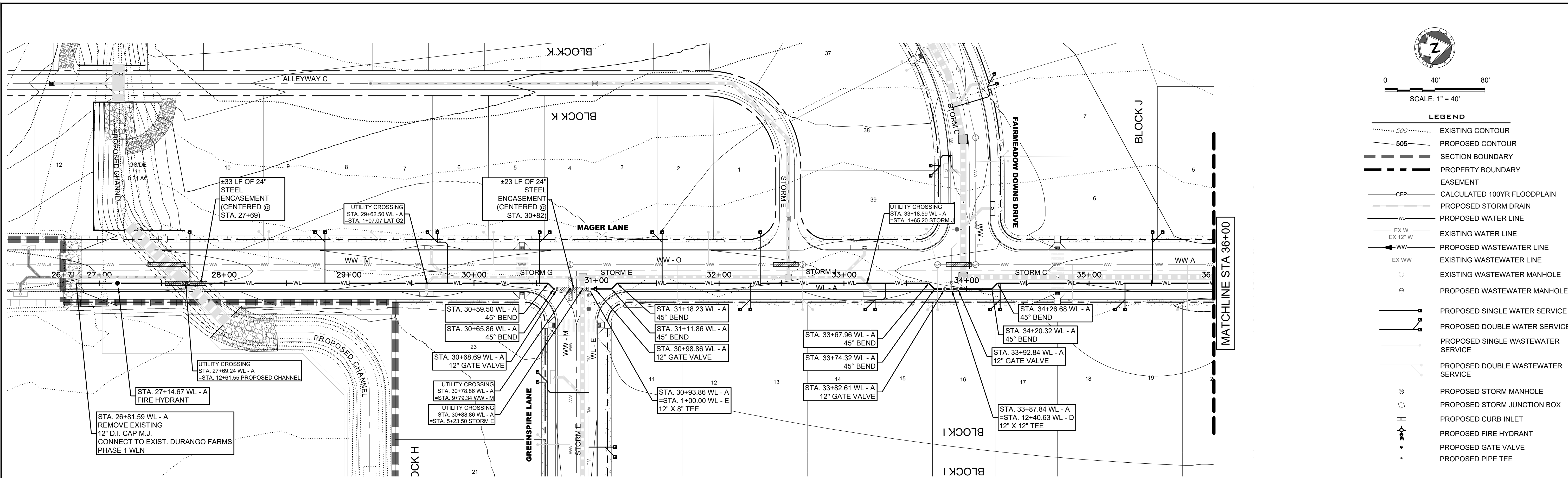
DESIGNED BY: **MK/KP**
DRAWN BY: **GS/DA/MK**
CHECKED BY: **KP**
APPROVED BY: **JW**
SHEET **56** OF **68**
1795-ENG

DETAIL - TYPE RESIDENTIAL STREET LAYOUT UTILITY ASSIGNMENT
11/20/2022
KP
BY
REVISION
NO.
DATE

AS BUILTS

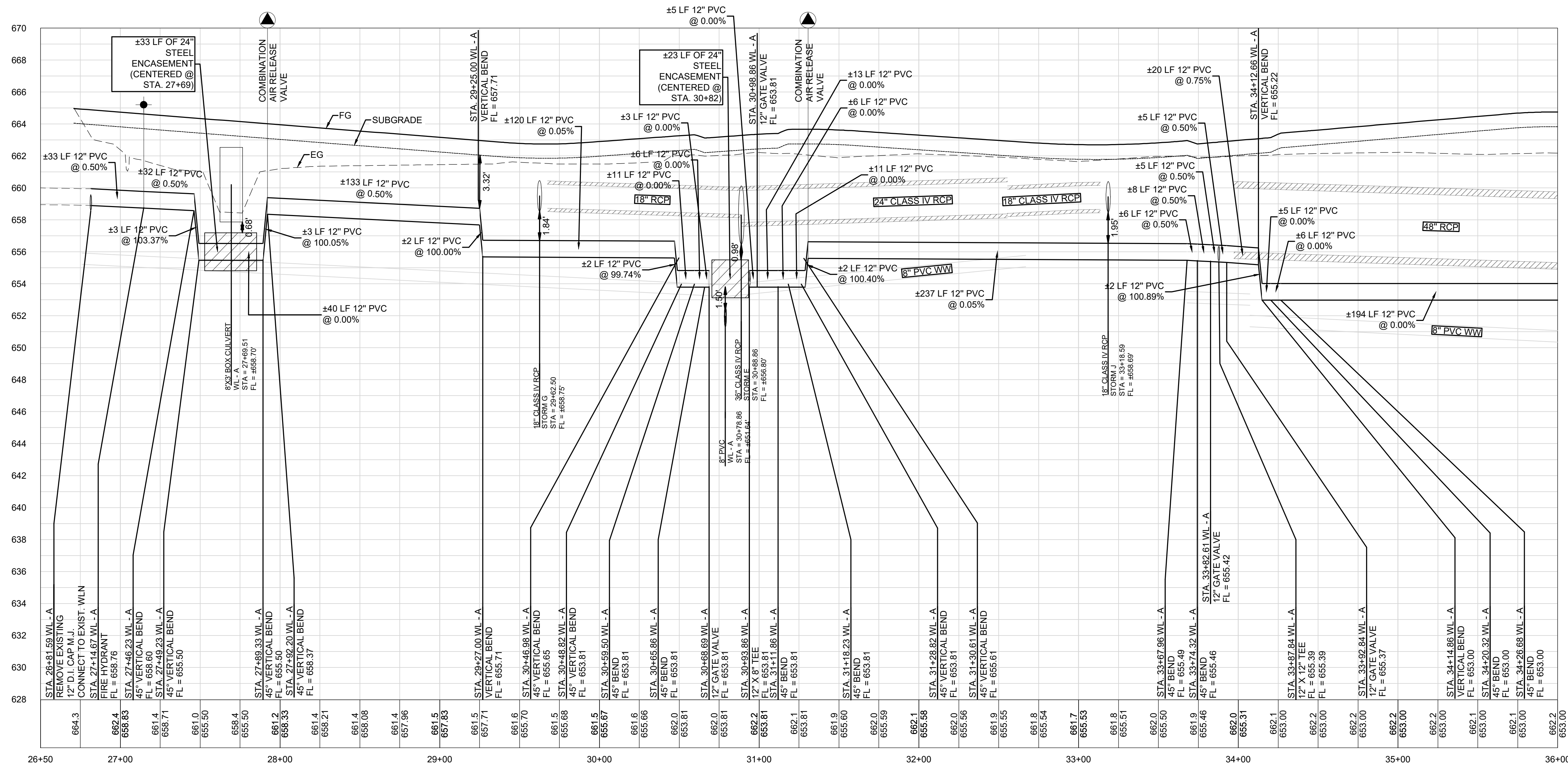


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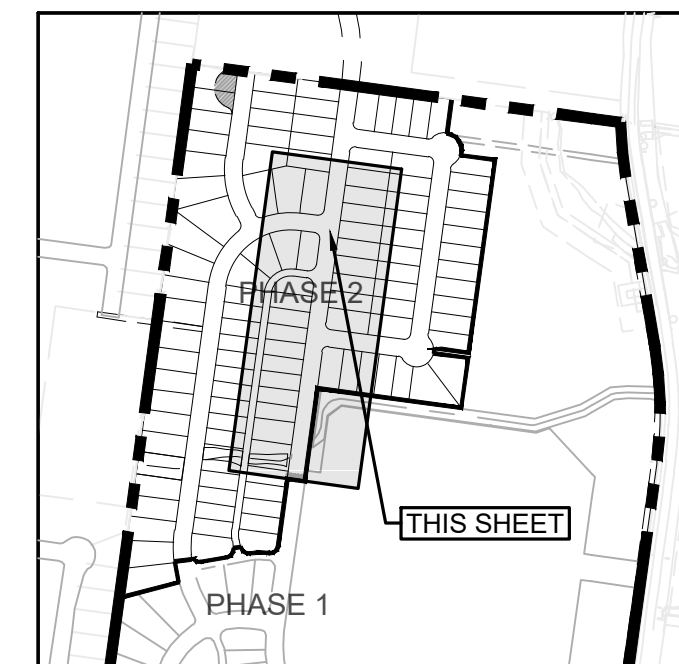
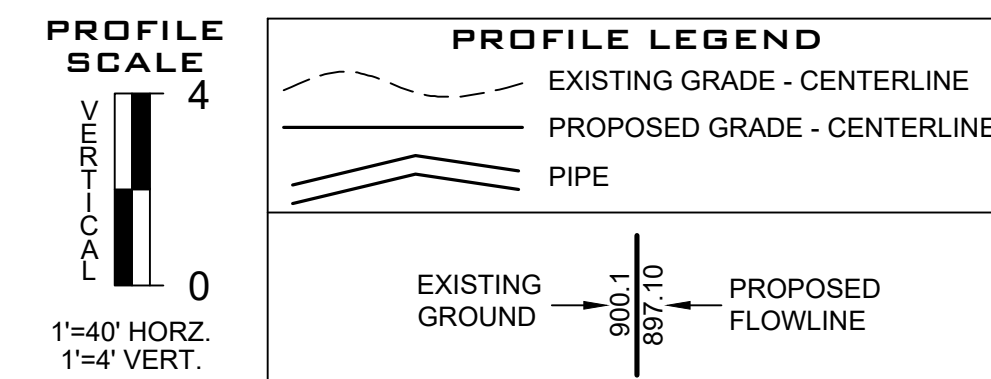
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SECTION BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - CFP
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED WASTEWATER LINE
 - EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED SINGLE WATER SERVICE
 - PROPOSED DOUBLE WATER SERVICE
 - PROPOSED SINGLE WASTEWATER SERVICE
 - PROPOSED DOUBLE WASTEWATER SERVICE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED PIPE TEE

WL - A



THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

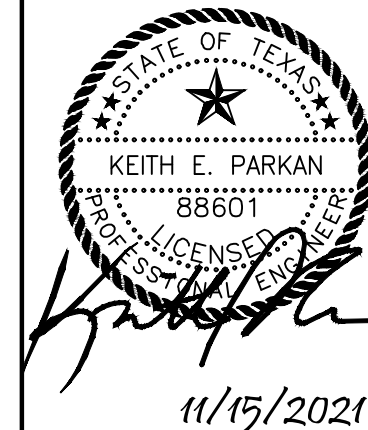
NOTE: MAXIMUM AND MINIMUM PRESSURES WILL BE A FUNCTION OF PUMP SETTINGS AND OPERATIONAL SET POINTS OF THE TESTS IN THIS ZONE.



AS BUILTS

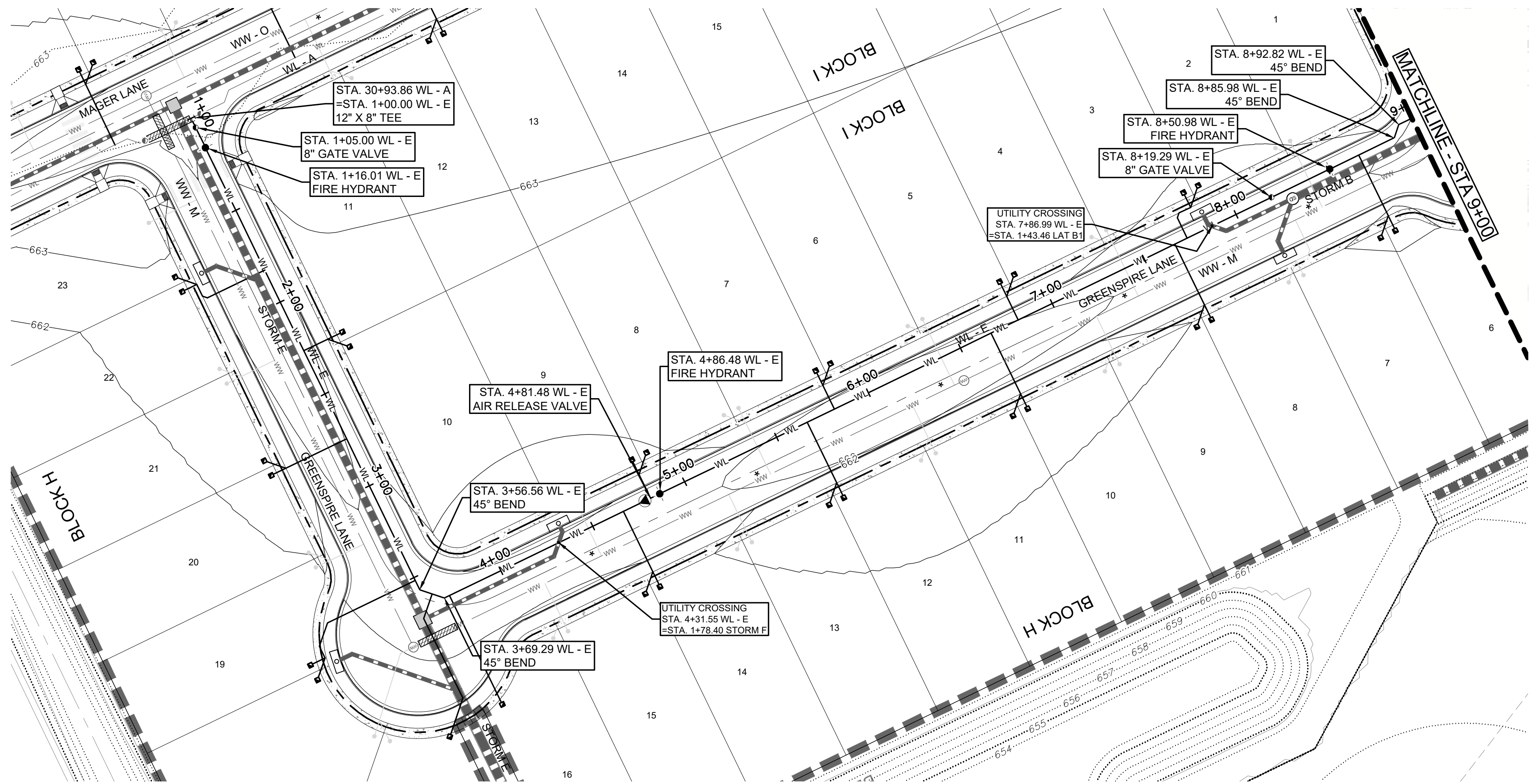


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CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696

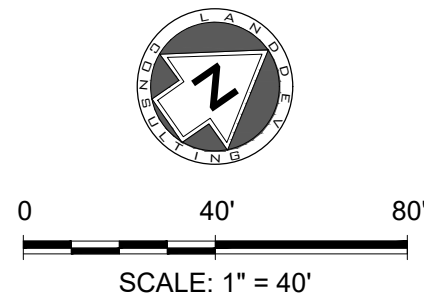
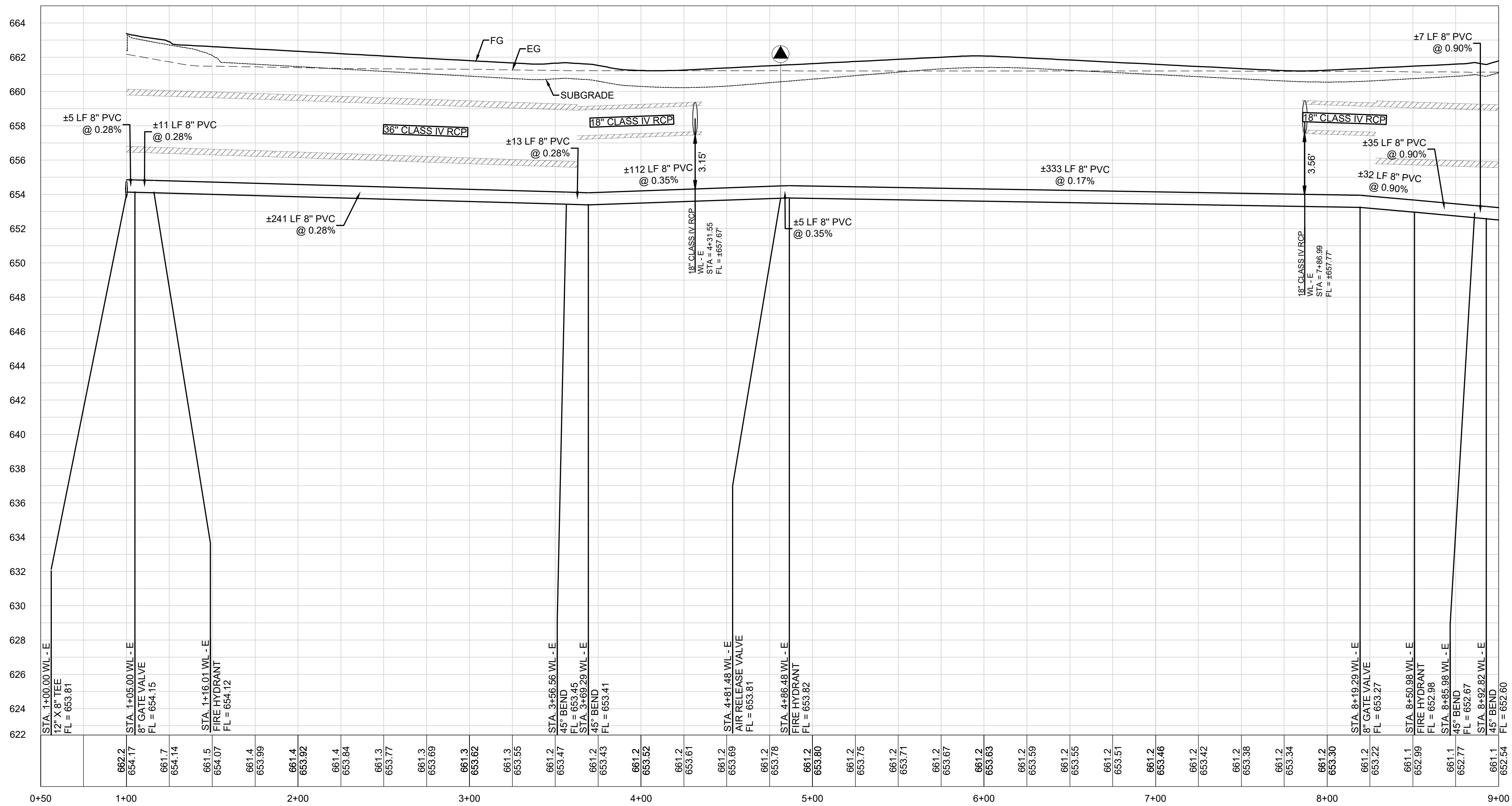


WL - A PLAN & PROFILE
26+50.00 - 36+00.00
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET **59** OF **68**
1795-ENG



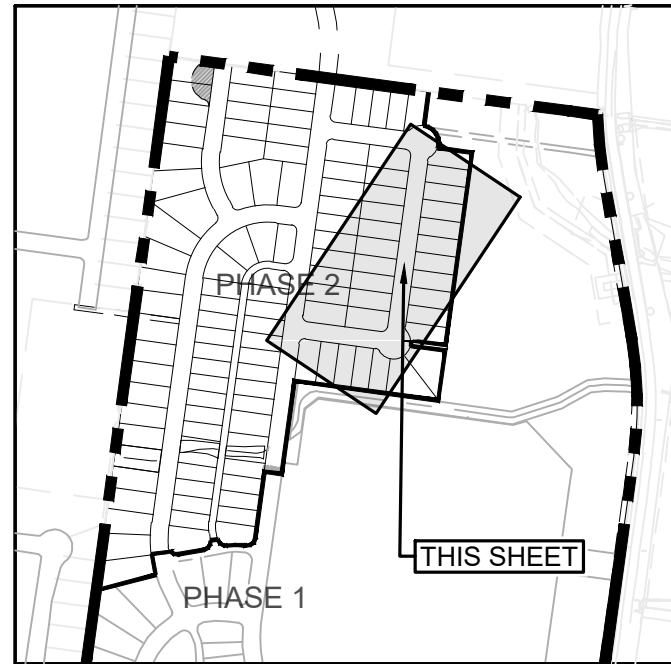
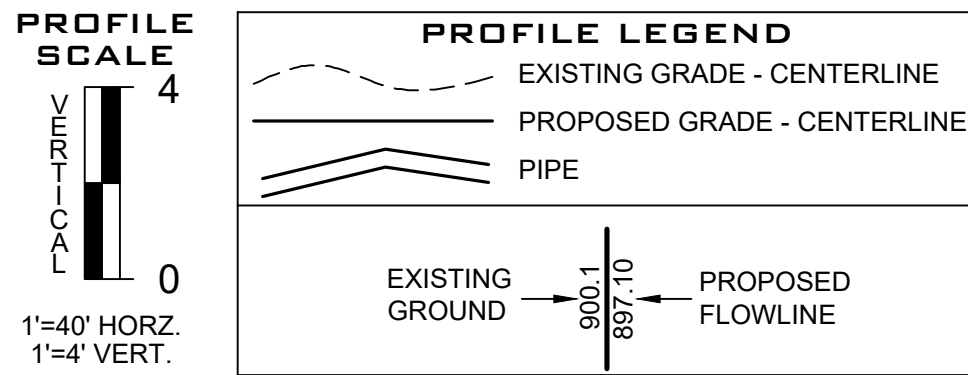
WL - E



- LEGEND**
- 500'..... EXISTING CONTOUR
 - 505'—— PROPOSED CONTOUR
 - SECTION BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT
 - CFP —— CALCULATED 100YR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - WL —— PROPOSED WATER LINE
 - EX WL —— EXISTING WATER LINE
 - EX 12\" W ——
 - WW —— PROPOSED WASTEWATER LINE
 - EX WW —— EXISTING WASTEWATER LINE
 - EXISTING WASTEWATER MANHOLE
 - ⊕ PROPOSED WASTEWATER MANHOLE
 - PROPOSED SINGLE WATER SERVICE
 - PROPOSED DOUBLE WATER SERVICE
 - PROPOSED SINGLE WASTEWATER SERVICE
 - PROPOSED DOUBLE WASTEWATER SERVICE
 - ⊙ PROPOSED STORM MANHOLE
 - PROPOSED STORM JUNCTION BOX
 - PROPOSED CURB INLET
 - ⚡ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED GATE VALVE
 - PROPOSED PIPE TEE

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NOTE:
MAXIMUM AND MINIMUM PRESSURES WILL BE A FUNCTION OF PUMP SETTINGS AND OPERATIONAL SET POINTS OF THE TESTS IN THIS ZONE.



KEY MAP
N.T.S.

AS BUILTS

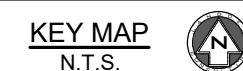
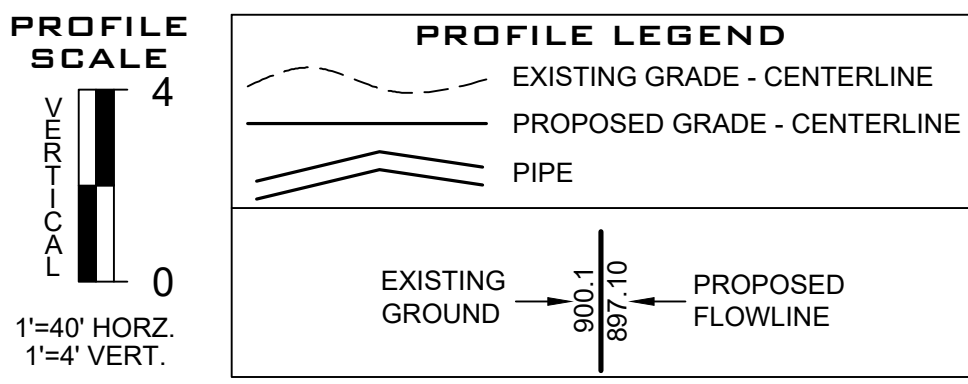
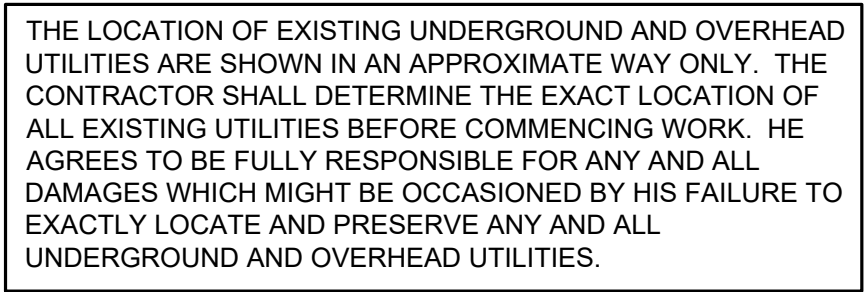


LAND DEV
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AUSTIN, TX 78735
OFFICE: 512.872.6696
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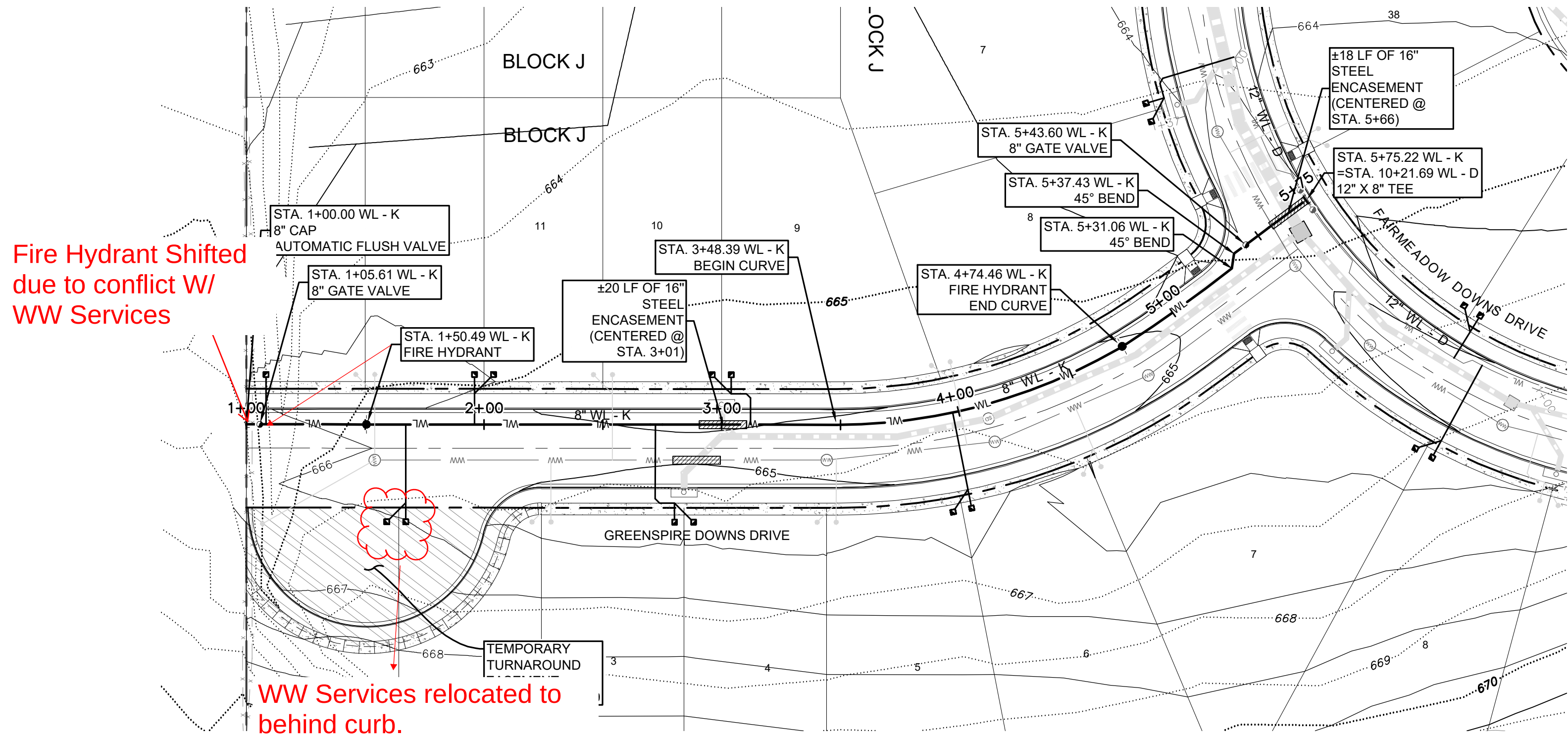
WL - E PLAN & PROFILE
1+00.00 - 9+00.00
DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW
SHEET **62** OF **68**
1795-ENG



DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

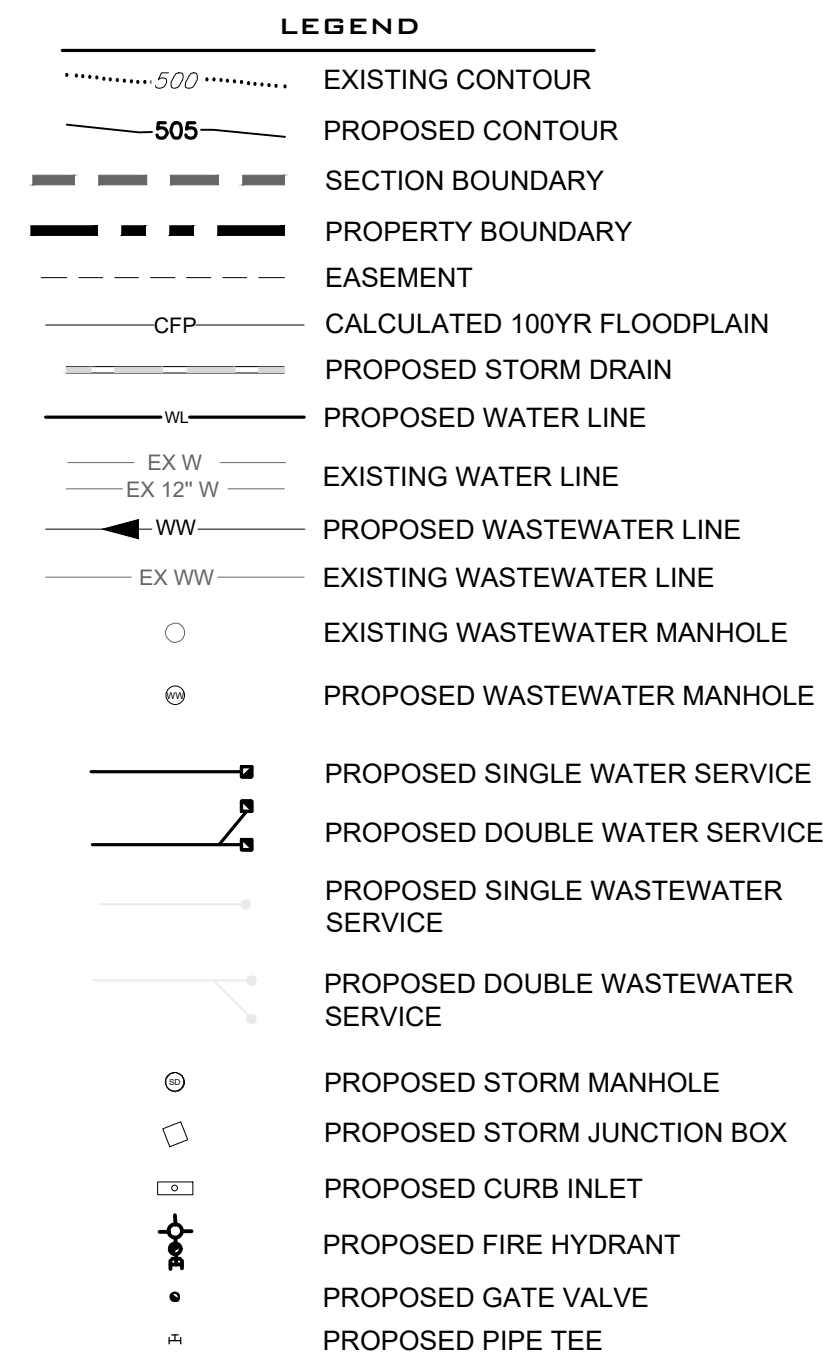
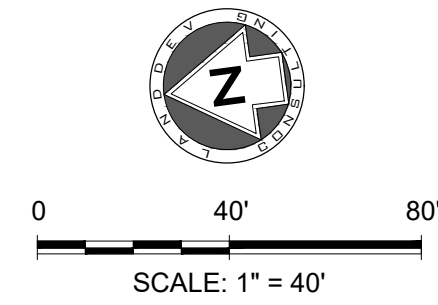
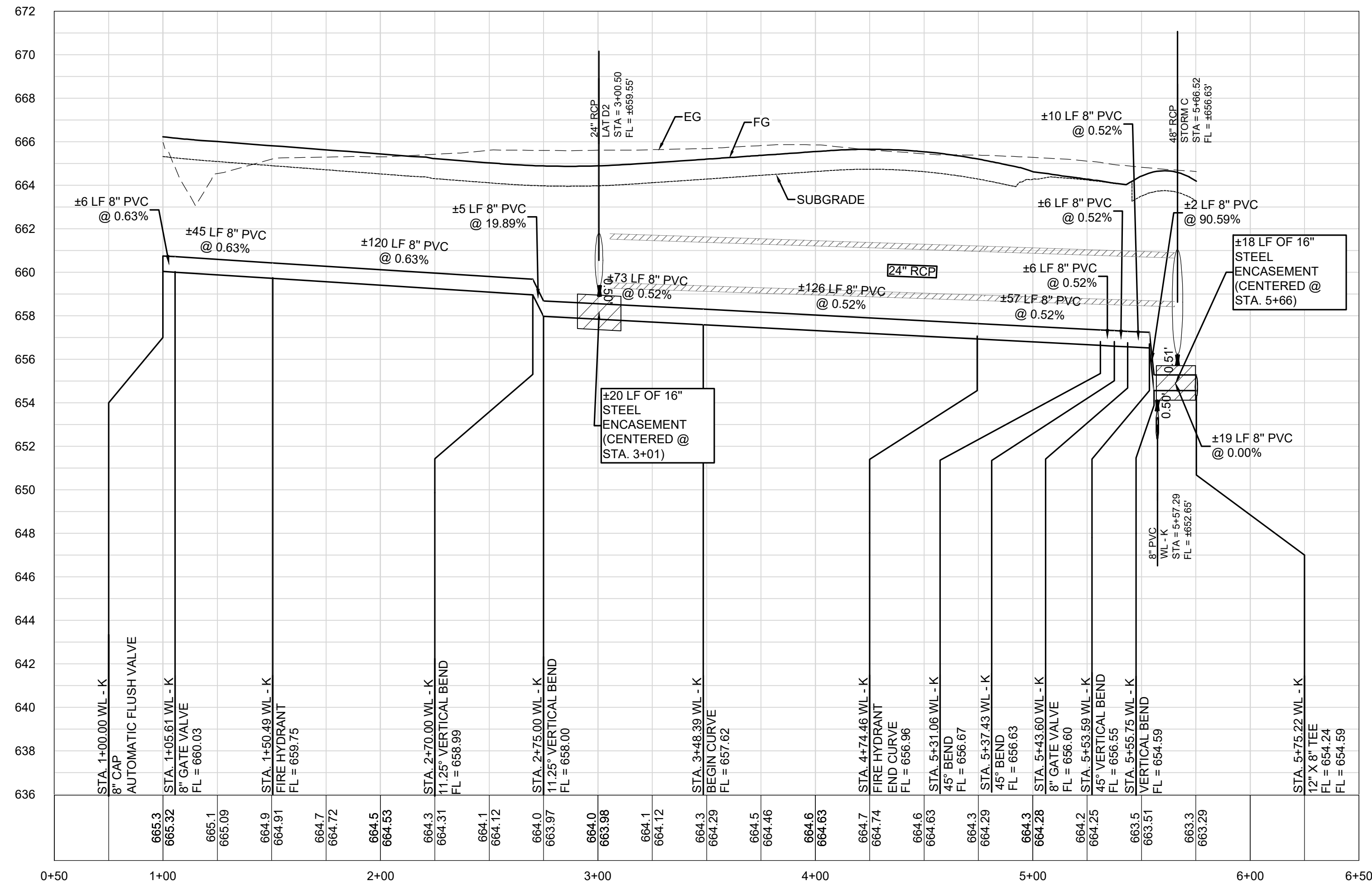
SHEET 64 OF 68
1795-ENG



Fire Hydrant Shifted
due to conflict W/
WW Services

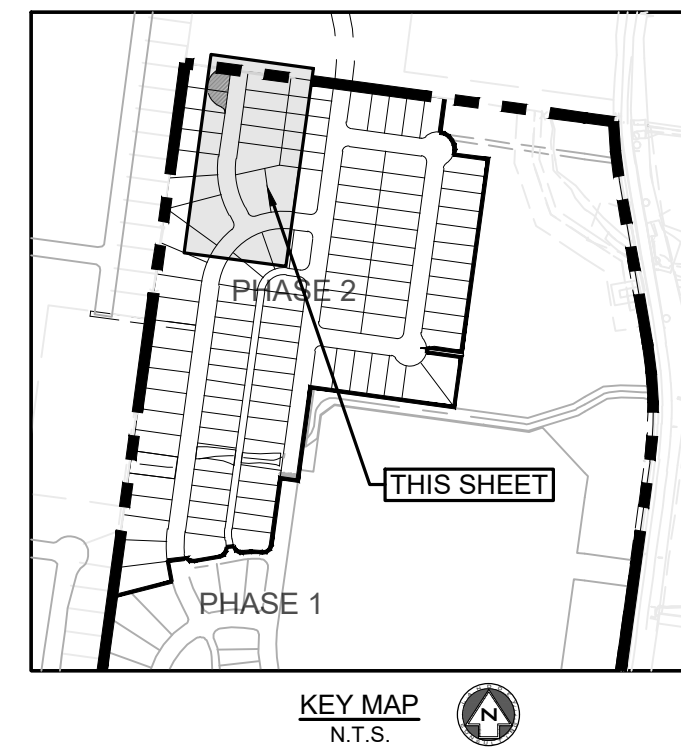
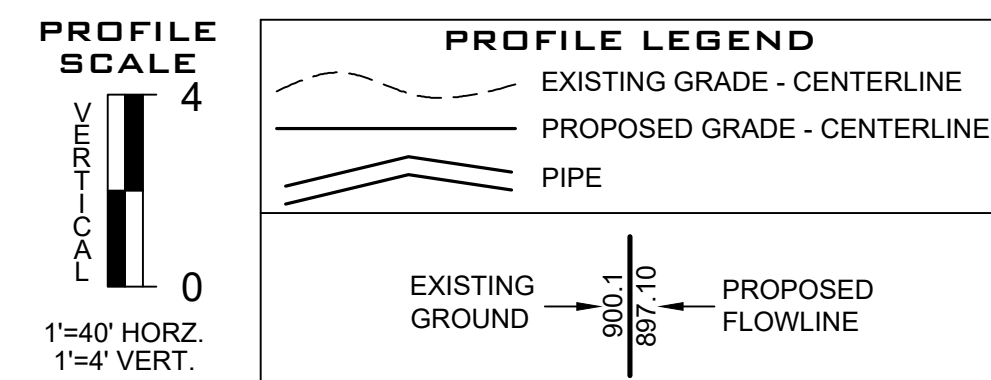
WW Services relocated to
behind curb.

WL - K



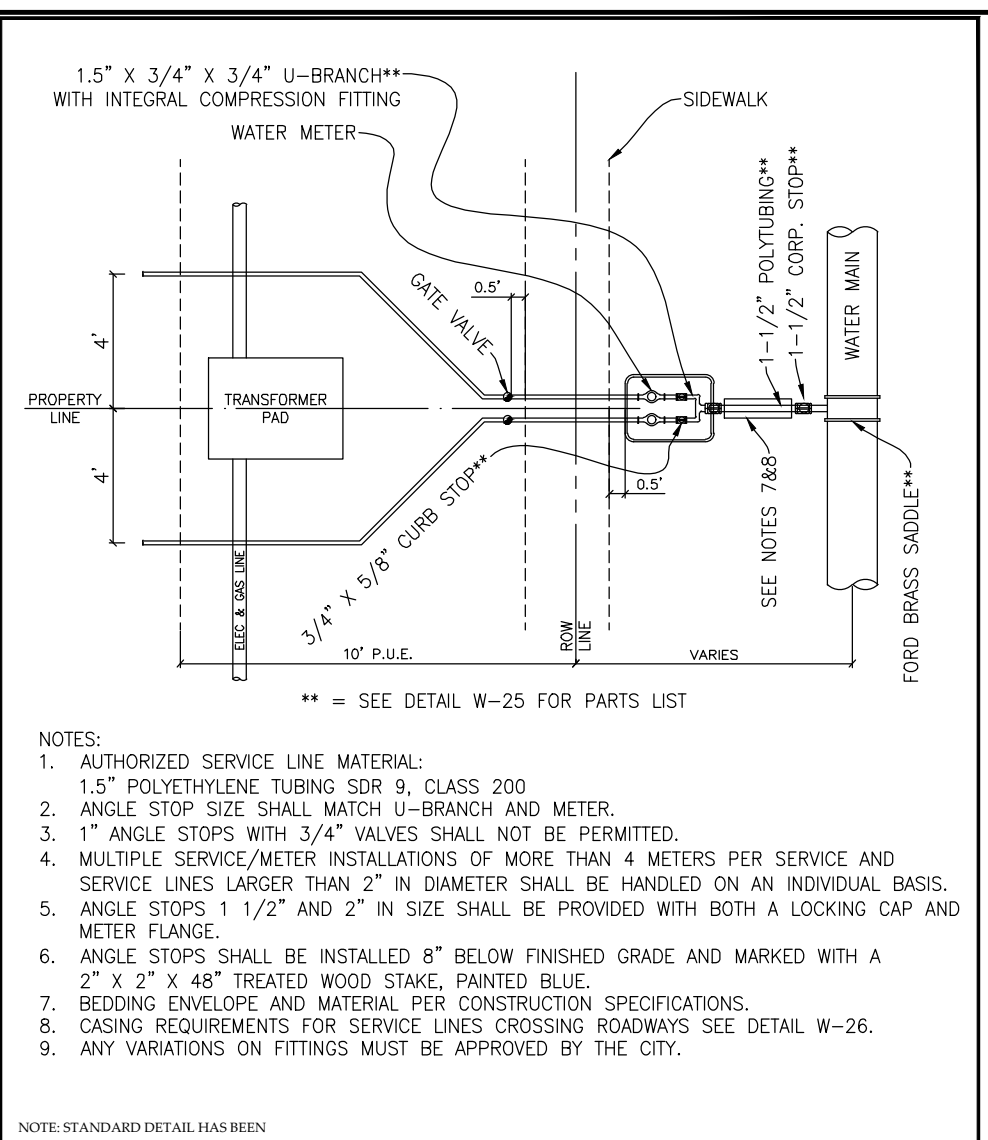
THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

NOTE:
MAXIMUM AND MINIMUM PRESSURES WILL BE A FUNCTION OF PUMP SETTINGS AND OPERATIONAL SET POINTS OF THE TESTS IN THIS ZONE.

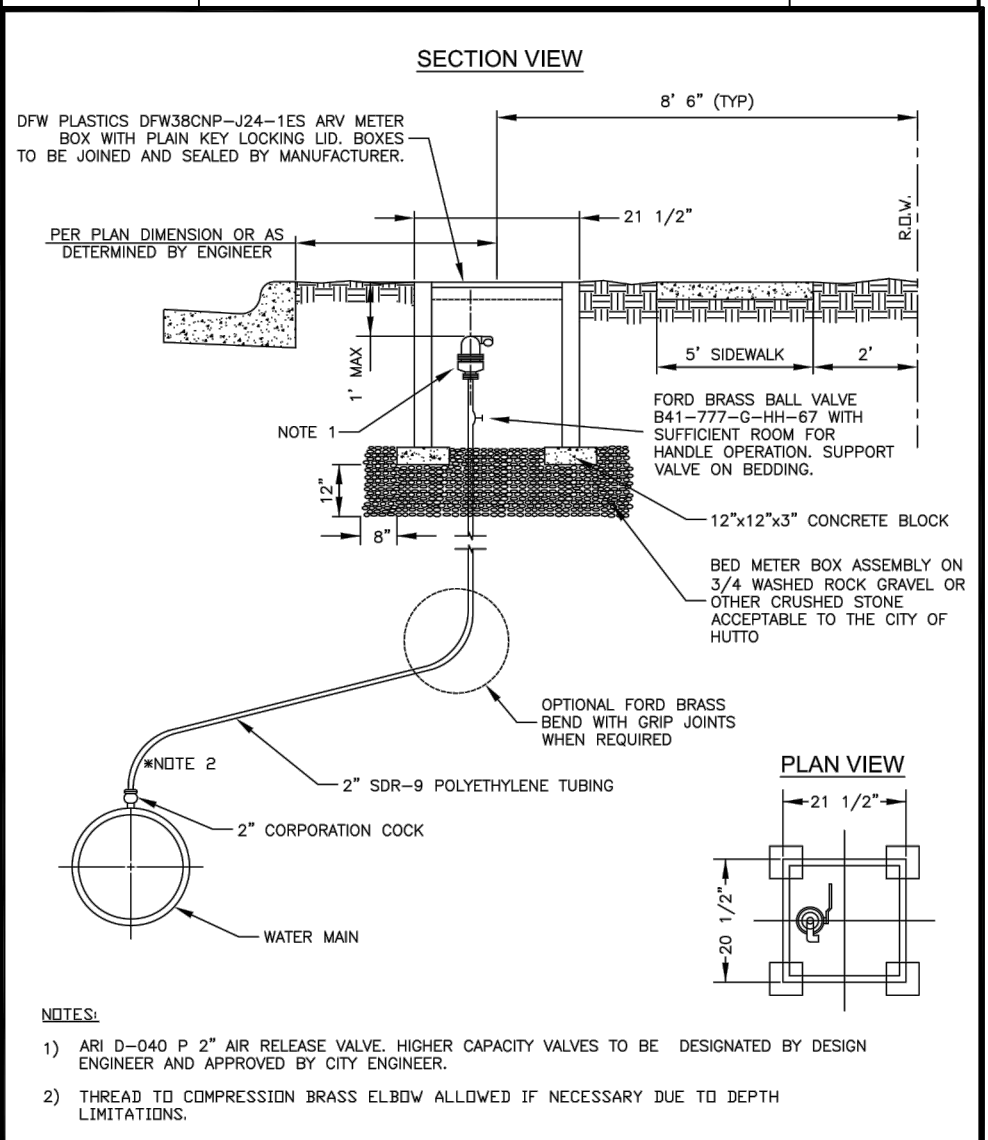


AS BUILTS

		BY	DATE
		REVISION	
		NO.	
LAND DEV			
CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TX 78735 OFFICE: 512.872.6696 FIRM NO. 16384			
11/15/2021			
WL - K PLAN & PROFILE 1+00.00 - END			
DURANGO FARMS CONSTRUCTION PLAN PHASE 2			
WILLIAMSON COUNTY, HUTTO, TEXAS			
DESIGNED BY: MK/KP			
DRAWN BY: GS/DA/MK			
CHECKED BY: KP			
APPROVED BY: JW			
SHEET 65 OF 68			
1795-ENG			



MODIFIED FOR SITE-SPECIFIC CONDITIONS.	
DURANGO FARMS CONSTRUCTION STANDARDS AND DETAILS DOUBLE WATER SERVICE - PLAN	DRAWING NO. W-05
	UPDATED: 8/27/20
	DRAWN BY: MV
	SCALE: N.T.S.
	FILE NAME: W05.DWG



	CITY OF HUTTO	DRAWING NO. W-12
	CONSTRUCTION STANDARDS AND DETAILS	UPDATED: 3/01/12
	STANDARD AIR RELEASE VALVE FOR WATER MAINS HUTTO UTILITY SYSTEMS	DRAWN BY: MSJ SCALE: N.T.S. FILE NAME: W12.DWG

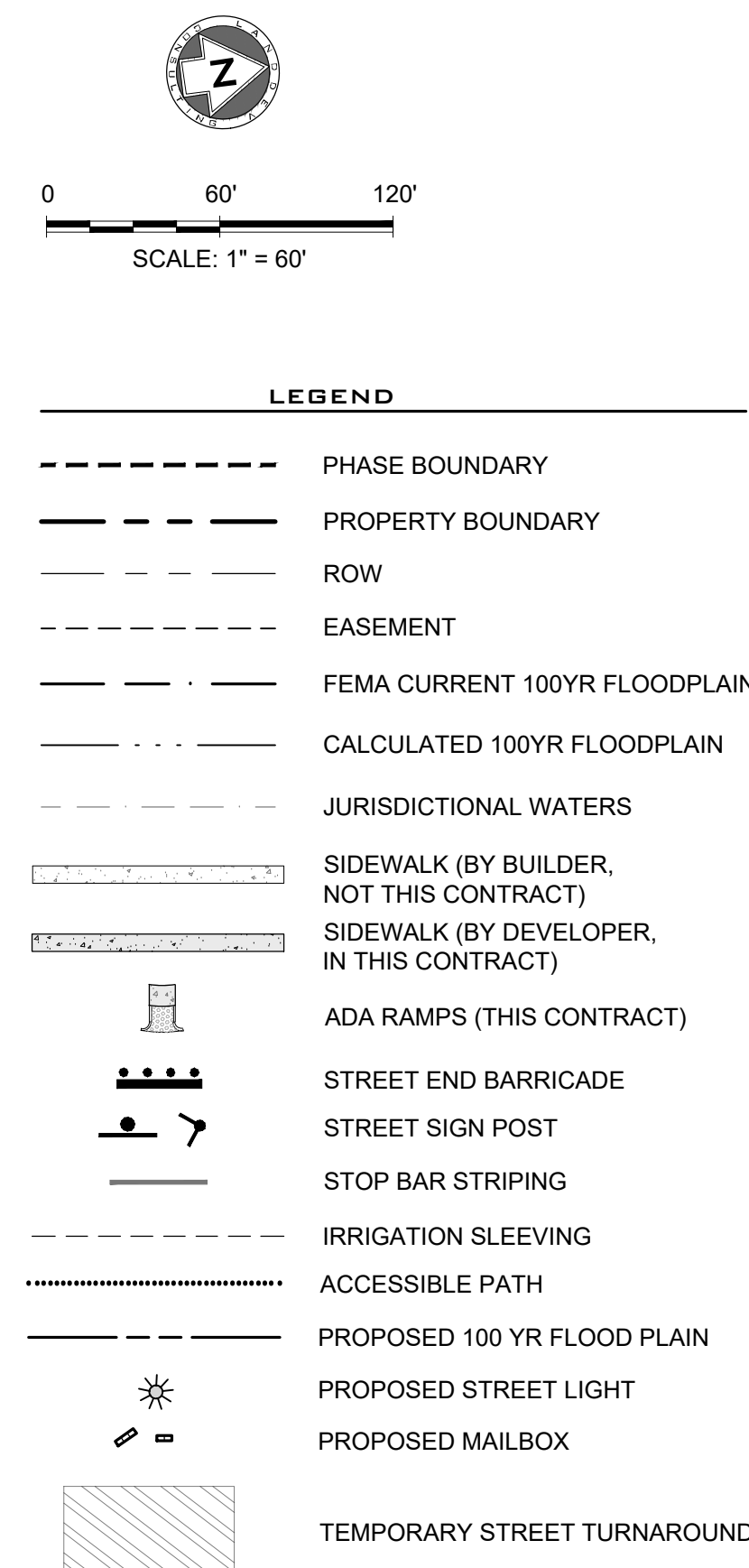


Water contains less than 0.25% of lead by weight.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications in Watts products previously or subsequently sold.

 **WATTS®**

WATER DETAILS (2 OF 2) DURANGO FARMS CONSTRUCTION PLAN PHASE 2 WILLIAMSON COUNTY, HUTTO, TEXAS		 <i>Keith E. Parkman</i> 11/15/2021	LAND DEV CONSULTING, LLC 5506 HIGHWAY 200 WEST, SUITE 150 AUSTIN, TX 78735 OFFICE: 512.872.6696 FIRM NO. 16384		NO. REVISION BY DATE
DESIGNED BY: <u>MK/KP</u> DRAWN BY: <u>GS/DA/MK</u> CHECKED BY: <u> </u> <u>KP</u> APPROVED BY: <u> </u> <u>JW</u>		SHEET 67 OF 68 1795-ENG			



NOTES:

1. PER TXMUTCD, ALL SIGNS MUST MAINTAIN A MINIMUM 2' DISTANCE BETWEEN FACE OF STANDARD CURB AND AT EDGE OF SIGN.
2. STREET SIGNS TO BE WHITE LETTERS ON A GREEN BACKGROUND IN ACCORDANCE WITH TXMUTCD. REFER TO TXMUTCD DETAIL, SHEET 22. ANCHOR SYSTEM TO BE INSTALLED IN ACCORDANCE WITH TXMUTCD DETAIL SHEET 22.
3. PER FIRE HYDRANT DETAIL SHEET 51, DOUBLE BLUE REFLECTORS ARE TO BE INSTALLED ALONG PAVEMENT CENTERLINE.
4. IF ACCESSIBLE ROUTE IS LESS THAN 5' WIDE, A 5' X 5' PASSING SPACE IS REQUIRED EVERY 200'.
5. WHEN ROADWAY SLOPES EXCEED 5% THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED THE SLOPE OF THE ADJACENT ROADWAY.
6. CONTRACTOR TO PLACE TOPSOIL AND REVEGETATION ON LOCAL ROAD AREAS ONLY.
7. STREETLIGHTS TO BE 1220 TINLEY SERIES TYPE: A LUMINAIRE SINGLE:
1-1220/HTPS/250HP/SMT MOGULL/03/CA/DBT TWIN: JARE
1-1220/HTPS/TWIN/250HP/SMT I
NON-TAPERED STEEL POLE. S
8. GREENSPIRE DOWNS DRIVE "NO OUTLET SIGN TO BE REMOVED AT CONSTRUCTION PROPERTY TO THE NORTH."
9. ALL STREET LIGHTS ALONG PROPOSED PUBLIC STREETS MUST CONFORM TO LIGHTING REGULATIONS IN HUTTO UDC SECTION 10.409 AND 10.605.9.

SIGNAGE & STRIPING PLAN

**DURANGO FARMS
CONSTRUCTION PLAN
PHASE 2**

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: MK/KP
DRAWN BY: GS/DA/MK
CHECKED BY: KP
APPROVED BY: JW

SHEET 68 OF 68
1795-ENG

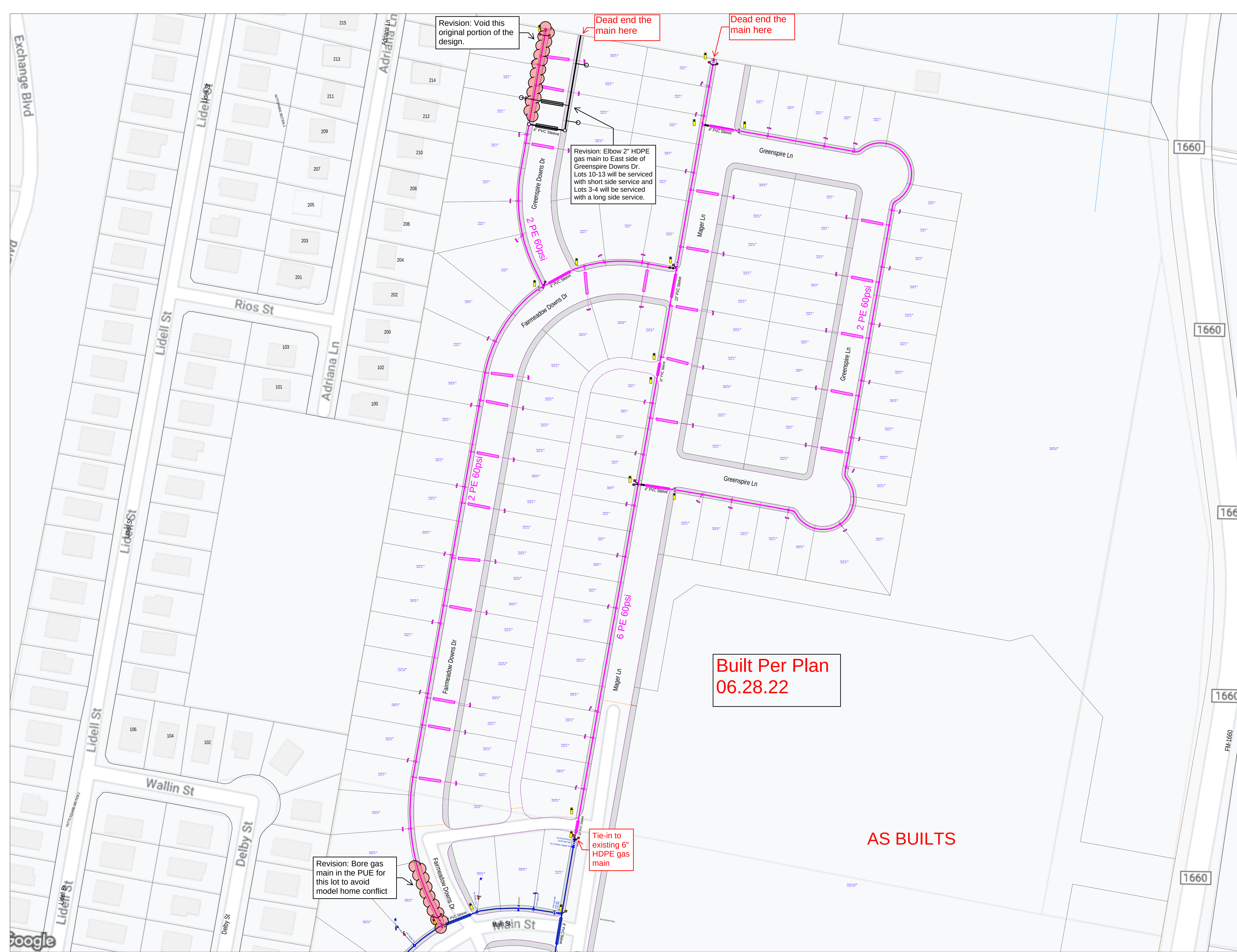


**Know what's below.
Call before you dig.**

LAND DEV
CONSULTING, LLC
1508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 10384



STATE OF TEXAS
KEITH E. PARKAN
88601
PROF. ENGINEER
11/15/2021



Legend

Abc Def

Casing.Remarks Annotation

Casing.Existing Casing Route

Casing.Proposed Casing Route

Casing.Existing Casing Extent

Casing.Proposed Casing Extent

Main.Existing Intermediate Pressure Route

Main.Proposed Intermediate Pressure Route

Main.Unknown Under Pressure Route

Pipe Change.Existing Location

Pipe Change.Station Plus Annotation

Service.Existing Intermediate Pressure Route

Service.Proposed Intermediate Pressure Route

Service Riser.Existing Location

Cap.Existing Location

Abc Def

Cap.Remarks Annotation - Existing

Cap.Proposed Location

Excess Flow Valve.Existing Location

Excess Flow Valve.Proposed Location

Flow Control Device.Existing Tapping Tee Location

Flow Control Device.Proposed Tapping Tee Location

Abc Def

Flow Control Device.Station Plus Annotation - Existing

Reducer.Existing Location

Reducer.Proposed Location

Abc Def

Reducer.Station Plus Annotation - Existing

Squeeze.Existing Location

Tee.Existing Location

Abc Def

Tee.Remarks Annotation

Tee.Proposed Location

Valve.Existing Non Critical Location - Open

Valve.Proposed Non Critical Location - Open

Abc Def

Valve.Station Plus Annotation - Existing

CP Anode.Existing Location

CP Anode.Proposed Location

CP Test Station.Existing Location

CP Test Station.Proposed Location

Foreign Pipe.Existing Route

Line Marker.Ball Location

Line Marker.Sign Location

-Service stubs are 3/4" w/ EFVs

-All street crossing encased in PVC Sleeves

-All long side service stubs encased in 2" PVC Sleeves

-Gas main will be installed within PUE

OBSERVE CALLOUT NOTES FOR TIE IN

ATMOSenergy

GAS CONSTRUCTION PRINT

PROJECT NO. _____

SHEET 1 OF 1

DATE 02/08/2022

PROJECT Yu, Jacky

MANAGER _____

PHONE _____

MAP # _____

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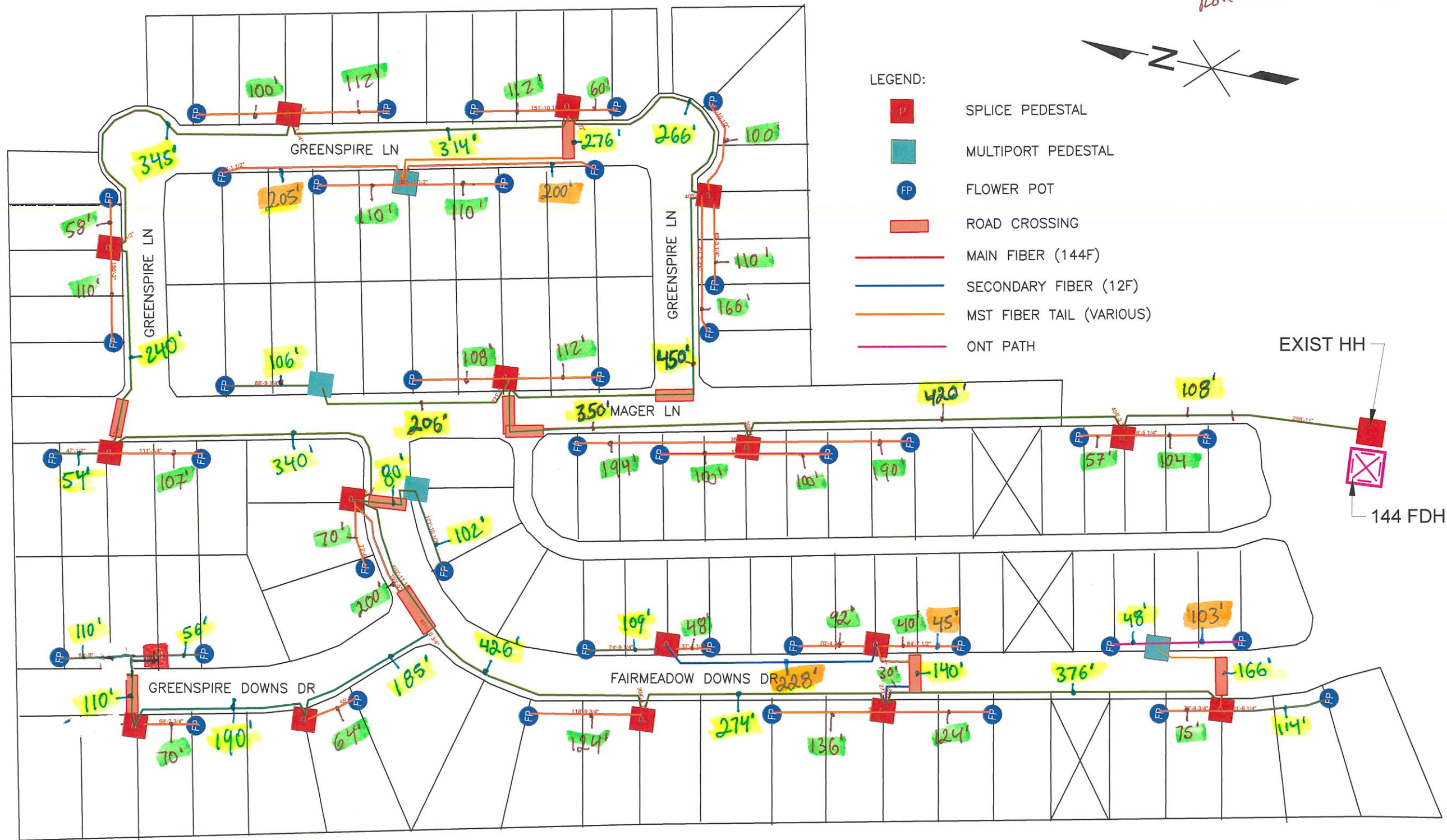
PROJECT NAME Durango Farms Phase 2

CUSTOMER _____

ADDRESS _____

LOCATION _____

Page 222 of 283



LEGEND:

- SPLICE PEDESTAL
- MULTIPOINT PEDESTAL
- FLOWER POT
- ROAD CROSSING
- MAIN FIBER (144F)
- SECONDARY FIBER (12F)
- MST FIBER TAIL (VARIOUS)
- ONT PATH



Roll - First PIPE = $6384' \times 1.70 = 10852'$
 NJT = $781' \times 2.00 = 1562'$
 Roll - second PIPE = $8603' \times 1.70 = 14625.10'$

EXIST HH
 144 FDH

OVERVIEW MAP
 NOT TO SCALE

AS BUILTS

CORNING

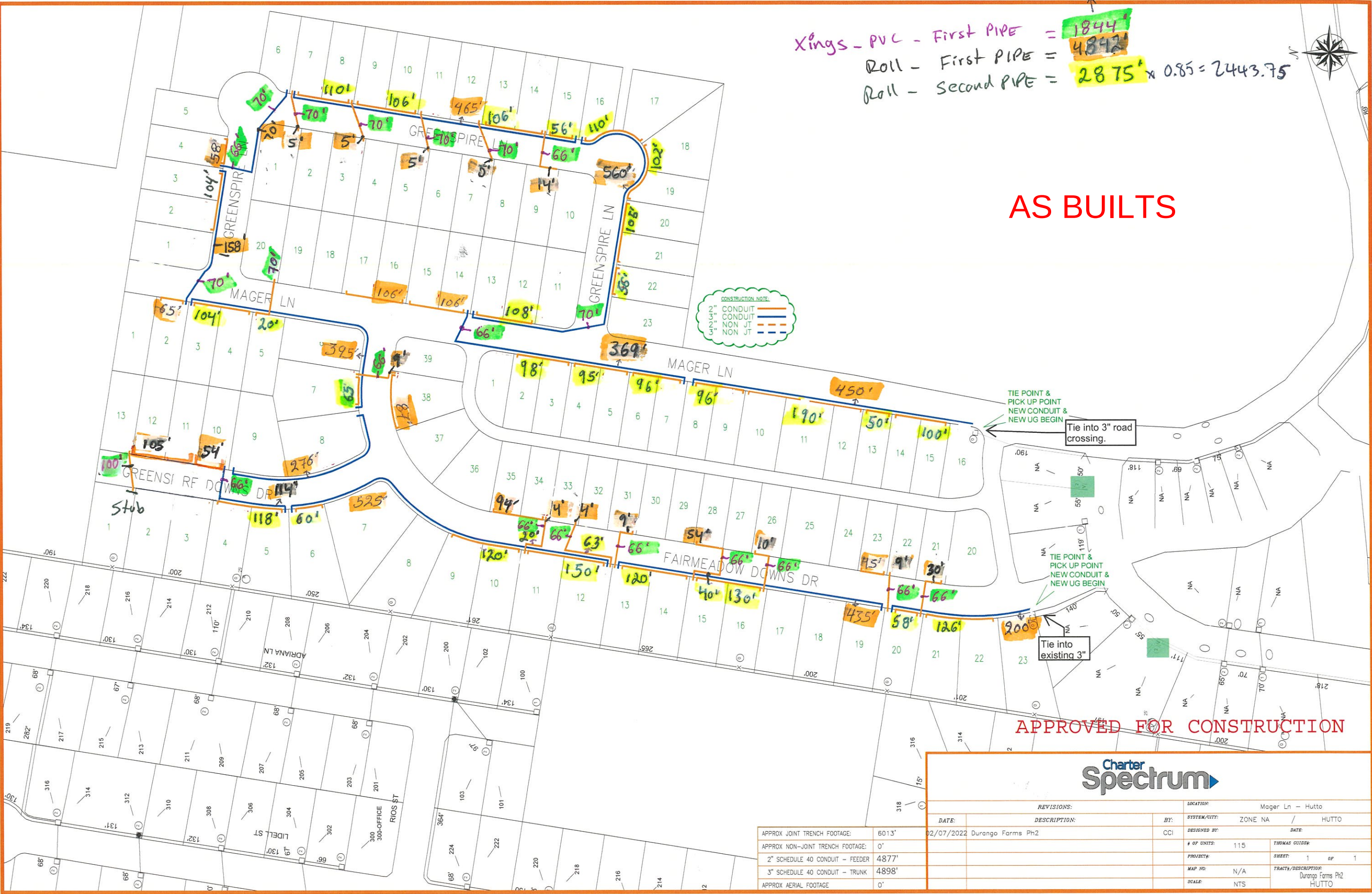
Designer: URANGO FARMS PH 2
 Date: 03/03/2022 PRELIM DESIGN

CTL Number: N.975756
 FSAI Address: MAGER LN

Site Location: HUTTO, TX
 Wire Center: HTTXXA

CTL Engineer: CHRIS MCGUIRE
 Office Number: 254-690-9350





$6,686 \times 2.15 = 14,374.90$

Xings - PVC - First PIPE = 1844'
Roll - First PIPE = 4842'
Roll - Second PIPE = $2875' \times 0.85 = 2443.75'$

AS BUILT

CONSTRUCTION NOTE:

- 2" CONDUIT
- 3" CONDUIT
- 2" NON JT
- 3" NON JT

TIE POINT & PICK UP POINT
NEW CONDUIT &
NEW UG BEGIN

Tie into 3" road crossing.

TIE POINT & PICK UP POINT
NEW CONDUIT &
NEW UG BEGIN

Tie into existing 3"

APPROVED FOR CONSTRUCTION

APPROX JOINT TRENCH FOOTAGE:			6013'
APPROX NON-JOINT TRENCH FOOTAGE:			0'
2" SCHEDULE 40 CONDUIT - FEEDER			4877'
3" SCHEDULE 40 CONDUIT - TRUNK			4898'
APPROX AERIAL FOOTAGE			0'
DATE:			02/07/2022
DESCRIPTION:			Durango Farms Ph2
BY:			CCI
LOCATION:			Mager Ln - Hutto
SYSTEM/CITY:			ZONE NA / HUTTO
DESIGNED BY:			THOMAS GILDER
# OF UNITS:			115
PROJECT:			SHEET: 1 OF 1
MAP NO:			N/A
SCALE:			NTS
TRACTS/DESCRIPTION:			Durango Farms Ph2 HUTTO

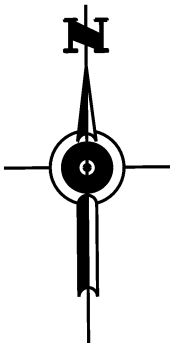
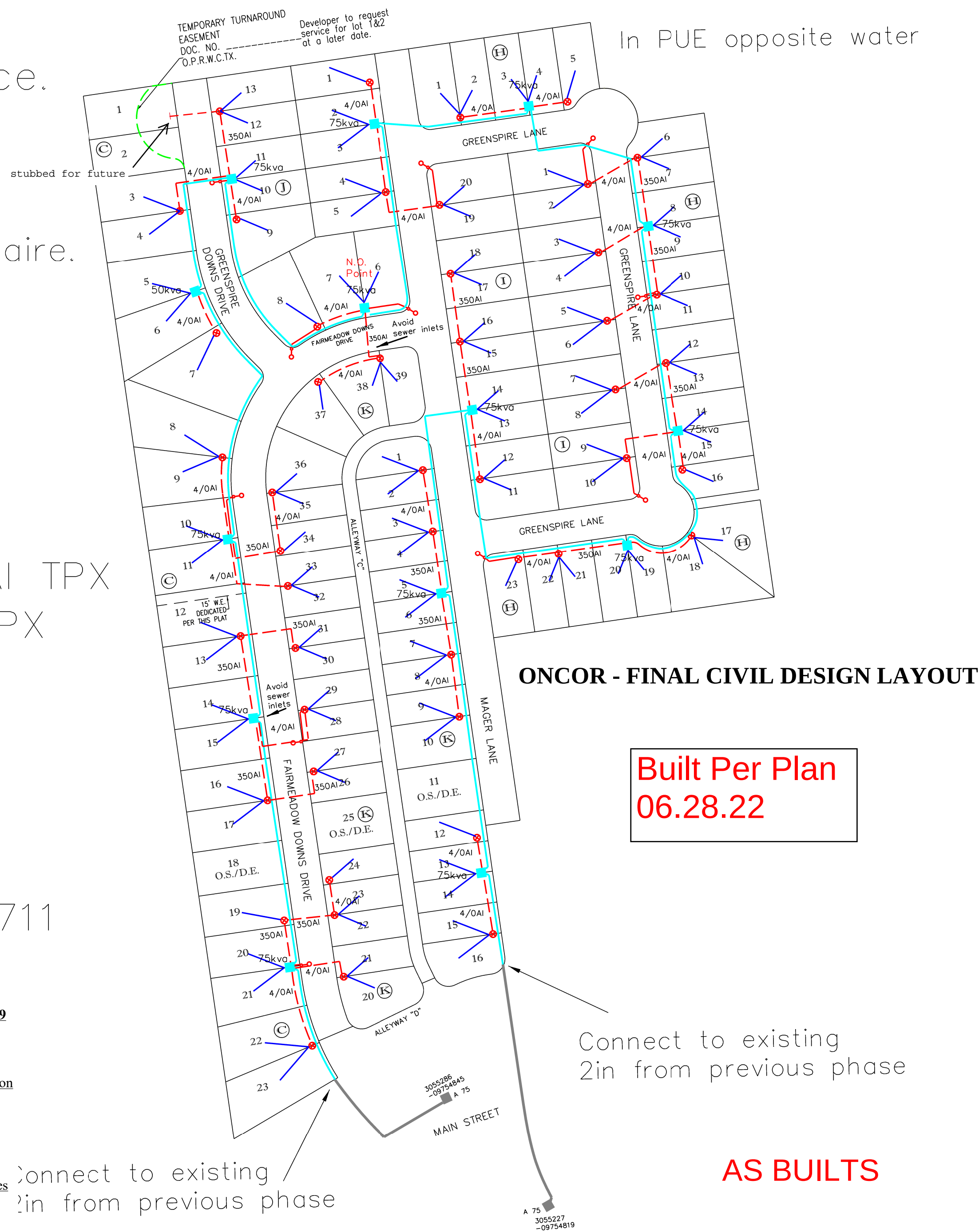
Service calculations based on 60ft service.

Hanover (Philadelphia) street lights being used
Historical Pendant Luminaire.
USE THE FOLLOWING TSN FOR LIGHTS:
TSN 462580; 902689e.

Feeder ID: HUTTO 2711
25KV Line
Secondaries are 4/0AI TPX unless noted 350AI TPX
Service 1/0AI TPX
St LT 4AI DPX
Pad & XFMR Type 1

Protective Device:
Substation Breaker 2711

ONCOR REQUIREMENTS OF CONTRACTOR:
Materials and workmanship must be inspected by Oncor Electric Delivery prior to any cover-up.
Contact **Phillip Redman**, Oncor Electric Delivery Inspector at **254-541-3619** to schedule your inspection.
A twenty-four (24) hour advance notice is needed for scheduling the inspection.
Your contractor must have the attached specification package and construction print in possession at the time of inspections.
Contact **Phillip Redman 254-541-3619** For Questions Concerning
Material delivery: dates, quantities, back ordered items, tracking material delivery, etc.
Conduit sizes, number of bends, pull lengths.
ABC phasing on prints, questions about prints, alignment of existing facilities and proposed facilities.
Types of transformers.



DESIGN CONCURRENCE

☐ APPROVED AS DESIGNED DATE: _____

☐ CHANGES AS REQUESTED DATE: _____

NAME: _____

TITLE: _____

CROSSING SLEEVE INFORMATION

ONCOR Conduit		
1 IN.	REQUIRES	2 IN. SLEEVE
2 IN.	REQUIRES	4 IN. SLEEVE
3 IN.	REQUIRES	6 IN. SLEEVE
4 IN.	REQUIRES	6 IN. SLEEVE
6 IN.	REQUIRES	10 IN. SLEEVE

If crossing sleeves are to be installed place sleeves at all street crossing, and any other location where open trenching might be hindered.

ELECTRICAL FACILITIES LEGEND

- PEDESTAL
- HAND HOLE
- STREET LIGHT
- TRANSFORMER PAD
- SWITCHGEAR PAD
- PULL BOX
- EXISTING ONCOR POLE
- PROPOSED ONCOR POLE
- DOWNGUY

PRIMARY CONDUIT	SIZE	SECONDARY CONDUIT
	1 IN.	
	2 IN.	
	3 IN.	
	4 IN.	
	6 IN.	
EASEMENT LINE		

ONCOR ELECTRIC DELIVERY
DISTRIBUTION PROJECT MANAGEMENT AND DESIGN SERVICES

PROJ. NAME : Durango Farms Ph 2
LOCATION : Hutto, TX
PROJ. MGR. : Clemente Ventura
DESIGNER : Eskarlett Terrozas
W/R # : 3565643
PLOT SCALE : NTS

05/26/2022
01/05/2022
DATE: 11-17-2021

AGENDA ITEM REPORT

8.7.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution R-2022-065 of the City Council of the City of Hutto, Texas, authorizing the creation of an Employee Benefits Trust; designating trustees of said trust; and authorizing the trust to purchase various forms of insurance for the benefit of City officers, employees, qualified retirees, and their dependents. (Angie Rios)
Meeting: Thursday, July 21, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

State law imposes a tax upon the receipt of gross premiums and revenues associated with various employee benefits, including health, dental, and life insurance. The premiums and revenues can be exempted from state law if the City creates and maintains a benefit trust. The creation of this trust could save the city up to \$25,000 in taxes.

SUMMARY OF REQUEST:

Staff recommends establishing a benefits trust for premiums and revenues associated with the employee benefit plan.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

8.7.



ATTACHMENTS:

RESOLUTION NO. R-22-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, AUTHORIZING THE CREATION OF AN EMPLOYEE BENEFITS TRUST; DESIGNATING THE TRUSTEES OF SAID TRUST; AND AUTHORIZING THE TRUST TO PURCHASE VARIOUS FORMS OF INSURANCE FOR THE BENEFIT OF CITY OFFICERS, EMPLOYEES, QUALIFIED RETIREES, AND THEIR DEPENDENTS.

WHEREAS, the City of Hutto, Texas (the “City”) provides or offers various employee benefits to its employees, including health, dental, and life insurance, and disability benefits; and

WHEREAS, state law imposes a tax upon the receipt of gross premiums and revenues associated with such benefits; and

WHEREAS, state law also authorizes the exemption of such premiums and revenues from state law, provided that the City establishes and maintains the funds under the ownership and control of a single, nonprofit trust; and

WHEREAS, the City Council of the City finds it to be in the public interest to authorize the creation of an Employee Benefits Trust for the reasons provided above;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1. The City Council hereby authorizes the creation of an Employee Benefits Trust and approves the Declaration of Trust in substantially the form attached hereto as **Exhibit “A”**, designates the Trustees of said Trust, and authorizes the Trust to purchase various forms of insurance for the benefit of City officers, employees, qualified retirees, and their dependents, all of which is pursuant to the Declaration of Trust.

PASSED, APPROVED, AND RESOLVED this 21st day of July 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

**EXHIBIT “A”
DECLARATION OF TRUST**

I.

CREATION OF TRUST

The City of Hutto (“City”), as creator of the trust, designates the City Manager, Assistant City Manager, Human Resources Director, and Chief Financial Officer to be Trustees.

II.

PURPOSE

This is a nonprofit trust created for the purpose of providing or offering, whether now or possibly in the future, City officers, employees, and qualified retirees and their dependents with life, disability, sickness, accident, and other health benefits either directly or through the purchase of insurance and to perform operations in furtherance thereof. The Trust is intended to qualify as a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code (the “Code”).

III.

DURATION

The Trust shall continue until terminated by operation of law or by a majority vote of the Trustees.

IV.

TRUSTEES: COMPOSITION, OFFICERS, COMPENSATION, AND MEETINGS

A. Composition. The Trustees are the City Manager, Assistant City Manager, Human Resources Director, and Chief Financial Officer, and each Trustee’s term is contemporaneous with his or her employment with the City. Whenever a Trustee ceases to be an employee of the City, the person succeeding him or her will automatically be appointed to serve as a successor Trustee of the Trust.

B. Officers. The City Manager shall serve as Chairman and shall preside at meetings of the Trustees and shall have all such other powers as are conferred herein or by a majority vote of the Trustees at a duly called meeting at which a quorum is present. The Assistant City Manager shall serve as Vice Chairman and shall preside at meetings of the Trustees whenever the Chairman is absent. The Secretary shall rotate, coinciding with the City’s Fiscal Year, between the Human Resources Director and the Chief Financial Officer. The Secretary will oversee the preparation of meeting agendas, giving notice of meetings to the Trustees, and the minutes of the meetings of the Trustees.

C. Compensation. The Trustees shall be reimbursed for all reasonable and necessary expenses incurred by them in the performance of their duties and will otherwise receive no compensation for their service as Trustees.

D. Meetings. A meeting of the Trustees may be called by the Chairman or on written request to the Chairman by two or more Trustees. Trustees shall have at least three days written notice of any meeting. For purposes of this section, electronic mail notice is written notice.

V.

RIGHTS, POWERS, AND DUTIES OF TRUSTEES; QUORUM AND VOTING

A. Rights, Powers, and Duties. In addition to all other powers and duties conferred on them by this Trust document and imposed or authorized by law, the Trustees shall have the following powers and duties, but only to the extent permissible for a single-purpose non-profit trust under Section 222.002(c)(5) of the Texas Insurance Code:

1. The Trustees shall carry out all of the duties necessary for the proper operation and administration of the Trust on behalf of the covered persons and shall have all the powers necessary and desirable for the effective administration of the affairs of the Trust.

2. The Trustees have the general power to make and enter into all contracts, leases, and agreements necessary or convenient to carry out any of the powers granted by this Trust document or by law or to effectuate the purpose of the Trust. All such contracts, leases, and agreements or any other legal documents herein authorized shall be approved by the Trustees by majority vote at a duly called meeting at which a quorum is present and signed by the Chairman on behalf of the Trust. The Trustees may also designate another Trustee to sign such documents.

3. The Trustees shall use the Trust's funds to accomplish the purpose of the Trust, as described in Section II herein, and to operate and administer the Trust solely in the interest of the covered City officers, employees, and qualified retirees and dependents thereof and for the exclusive purpose of providing or offering benefits to such persons and defraying the reasonable expenses of administration of the Trust. To this end, the Trustees may purchase life, disability, or accident and health insurance to provide or offer coverage for participating City officers, employees, and qualified retirees and their dependents. The Trustees may also adopt a health benefits plan that covers eligible City officers, employees, qualified retirees, and their dependents.

4. The Trustees may accept contributions to the Trust funds from any source including contributions from covered persons receiving benefits from the Trust.

5. The Trustees shall be authorized to contract with any qualified organization to perform any of the functions necessary for providing or offering life, disability, sick, accident, and other health benefits, including but not limited to excess loss insurance, stop loss insurance, claims administration, administrative services, and any other services that the Trustees shall deem expedient for the proper operation of the Trust. When required by law or desired by the Trustees,

the Trustees shall seek sealed competitive bids or sealed competitive proposals with respect to contracts required to carry out the operations of the Trust and to affect the purpose of the Trust.

6. The Trustees shall arrange for the investing of the funds of the Trust so as to keep the same invested according to law and at the best interest rates obtainable for the benefit of the covered persons. The Trustees may hire money managers and shall adopt an investment policy for its own use and that of its agents in making investments. The Trustees shall select a depository for the Trust's funds and provide for the proper security of any and all investments. The Trustees shall designate signatories for the Trust's depository accounts.

7. The Trustees may purchase insurance for the Trustees and any other fiduciaries appointed by the Trustees and for the Trust itself to cover liability or losses occurring by reason of the act or omission of any one or more of the Trustees or any other fiduciary appointed by them. Any insurance purchased by the Trustees must give the insurer recourse against the Trustees or other fiduciaries concerned for breach of any fiduciary obligation or fiduciary duty owed to the Trust.

8. The Trustees shall arrange for proper accounting and reporting procedures for the Trust's funds and shall also provide for an annual audit of the Trust's financial affairs by a certified public accountant.

9. The Trustees may retain legal counsel to represent the Trust and the Trustees in all legal proceedings as well as to advise the Trust and the Trustees on all matters pertaining to the operation and administration of the Trust.

10. The Trustees have the authority to terminate the Trust at any time.

11. Upon termination of the Trust, the Trustees shall provide for the payment of Trust obligations, debts, losses, and other liabilities and shall provide for the disposition of the remaining Trust funds in accordance with Section IX herein.

B. Quorum and Voting. A majority of the Trustees shall constitute a quorum for the transaction of business at any meeting of the Trustees and the vote of a majority of the Trustees present shall be required for approval of any action at such meeting. The vote of such majority of the Trustees at such meeting shall constitute action of the Trustees as a group.

VI.

BENEFICIARIES

The beneficiaries of the Trust are the City officers, employees, and qualified retirees and their dependents who are covered by a life, disability, sick, accident, or other health benefits plan purchased or adopted by the Trust (also called "covered persons" herein). Beneficiaries may make contributions to the Trust for use by the Trustees in fulfilling the purposes of the Trust. No beneficiary shall have any claim against the funds or any other property of the Trust. The rights

and interests of the beneficiaries are limited to the insurance or health benefits specified in any policy purchased or plan adopted by the Trustees.

VII.

TRUST FUNDS

The Trust funds will consist of future contributions by the City, beneficiary contributions, investment income, and any other money or property which shall come into the hands of the Trustees in connection with the administration of the Trust. The funds of the Trust shall not inure to the benefit of, or be distributed to, any private person, except for the payment of necessary costs and benefits described below. The Trustees may use the Trust's funds as follows:

1. to pay premiums on group health, accident and life policies or contracts;
2. to make authorized investments and paying fund management fees from the proceeds of the investment.

VIII.

LIABILITY OF TRUSTEES AND OFFICERS

The Trustees shall use ordinary care and reasonable diligence in the exercise of their powers and the performance of their duties hereunder; and they shall not be liable for any mistake of judgment or other action made, taken or omitted by them in good faith, nor for any action taken or omitted by any agent, employee or independent contractor selected with reasonable care; nor for loss incurred through investment of the Trust funds or failure to invest. No Trustee shall be liable for any action taken or omitted by any other Trustee. No Trustee shall be required to give a bond or other security to guarantee the faithful performance of his or her duties hereunder. To the fullest extent permitted by law: (a) the City shall indemnify each Trustee who was, is, or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding ("Proceeding"), any appeal therein, or any inquiry or investigation preliminary thereto, by reason of the fact that the Trustee is or was a Trustee; (b) the City shall pay or reimburse a Trustee for expenses incurred (i) in advance of the final disposition of a Proceeding to which such Trustee was, is or is threatened to be made a party, and (ii) in connection with such Trustee's appearance as a witness or other participation in any Proceeding.

IX.

AMENDMENT, REVOCATION AND TERMINATION

This Declaration of Trust and the Trust created herein shall terminate when and if required by operation of law. The Trustees shall have the power to amend, modify, terminate or revoke, in whole or in part, this Declaration of Trust and the Trust created herein by majority vote at a duly called meeting at which a quorum is present. Notwithstanding the foregoing, the Trustees shall have no power to amend Section II of this Declaration of Trust. Beneficiaries of the Trust shall

have no right to amend this Declaration of Trust, and their approval shall not be a condition or requirement for an authorized amendment by the Trustees. Upon termination of the Trust, the Trustees shall pay all obligations, debts, losses, and other liabilities of the Trust. Thereafter, the Trustees shall first use the remaining trust funds to pay covered claims of persons covered under the City's health benefits plan that may be in effect at the time of termination of the Trust and then, either apply any remaining balance of the funds to provide the benefits described herein or transfer such funds to a successor whose income is excluded under Section 115(1) of the Code. Notwithstanding the foregoing, the Trustees, upon termination of the Trust and payment of all Trust obligations may, by vote of a majority of the Trustees, transfer the remaining funds or any portion thereof to the trustees of any trust or trusts established by the City for a substantially similar purpose to be applied for uses substantially similar to those set forth in Section II herein.

X.

GOVERNING LAW

This Declaration of Trust and the Trust created herein shall be construed and governed by the laws of the State of Texas in force from time to time.

XI.

MISCELLANEOUS

Whenever the context so admits and such treatment is necessary to interpret this Declaration of Trust in accordance with its apparent intent, the use herein of the singular shall include the plural, and vice versa, and the use of the feminine, masculine, or neuter gender shall be deemed to include the other genders.

The captions or headings above the various Sections of this Declaration of Trust have been included only to facilitate the location of the subjects covered by each Section but shall not be used in construing this Declaration Trust.

If any clause or provision of this Declaration of Trust proves to be or is adjudged invalid or void for any reason, such invalid or void clause, provision, or portion shall not affect the whole, but the balance of the provisions hereof shall remain operative and shall be carried into effect insofar as is legally possible.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOWS.]

IN WITNESS HEREOF, the undersigned parties have executed this Declaration of Trust, consisting of nine (9) pages on the dates of their respective acknowledgments below. By joining in the execution of this Declaration of Trust, the Trustees signify acceptance of the Trust created hereunder, and covenant that the Trust will be executed with all due fidelity. This Trust is effective as of the last date of signature below.

City Manager, Trustee

Date

Assistant City Manager, Trustee

Date

Human Resources Director, Trustee

Date

Chief Financial Officer, Trustee

Date

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on this ____ day of _____ 2022,
by -----.

Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on this ____ day of _____ 2022,
by -----.

Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on this ____ day of _____ 2022,
by -----.

Notary Public In and For the State of Texas

(SEAL)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on this _____ day of _____ 2022,
by _____.

Notary Public In and For the State of Texas

(SEAL)

AGENDA ITEM REPORT

9.1.



This agenda item meets the following City's Pillars:(check all that apply)

☐ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: City Council
Subject: Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
Meeting: Thursday, July 21, 2022
Department: City Secretary /
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

9.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Hutto Economic Development Corporation ICSC Conference Presentation
(Cheney Gamboa)
Meeting: Thursday, July 21, 2022
Department: City Council /
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:



May 22-24, 2022

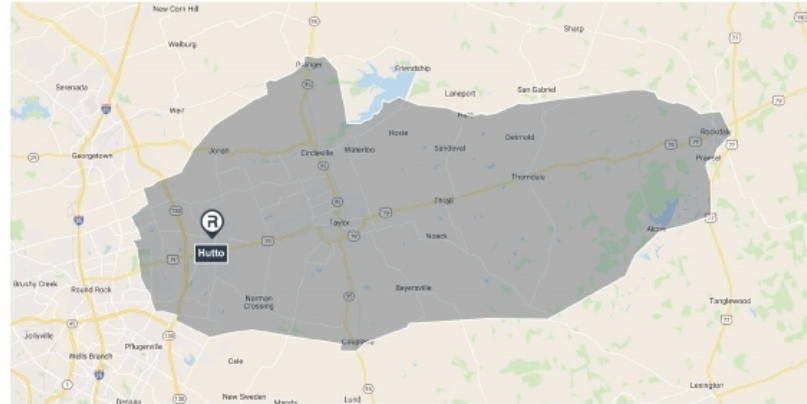
Marketing

- Booth
- Materials & Swag
- Attendance/booth coverage
- Appointments



To-go Info

Retail Trade Area • Retail Market Profile Hutto, Texas



Population	Age	
2010	75,134	0 - 9 Years 14.74%
2022	114,976	10 - 17 Years 12.36%
2027	122,877	18 - 24 Years 9.00%
Educational Attainment (%)		
	25 - 34 Years	12.61%
Graduate or Professional Degree	35 - 44 Years	15.50%
	45 - 54 Years	14.10%
Bachelors Degree	55 - 64 Years	10.50%
Associate Degree	65 and Older	11.20%
Some College	Median Age	35.89
High School Graduate (GED)	Average Age	36.03
Some High School, No Degree		
Less than 9th Grade		
Income	Race Distribution (%)	
Average HH	White	68.22%
Median HH	Black/African American	13.65%
Per Capita	American Indian/Alaskan	0.88%
	Asian	4.22%
	Native Hawaiian/Islander	0.11%
	Other Race	8.65%
	Two or More Races	4.27%
	Hispanic	32.37%



Bob Farley
City of Hutto
Director, Economic Development

500 West Live Oak Street
Hutto, Texas 78634

Phone 512.759.4012
Cell 512.639.7669
Bob.Farley@HuttoTX.gov
www.HuttoTX.gov

Aaron Farmer
The Retail Coach, LLC
President

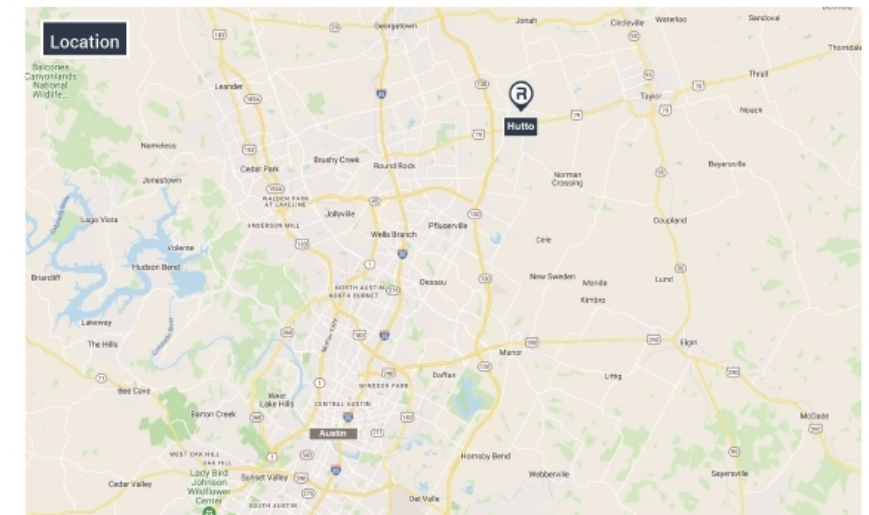
Office 662.844.2155
Cell 662.231.0608
AFarmer@theretailcoach.net
www.TheRetailCoach.net



PO Box 7272 | Tupelo, MS 38802 | 800.851.0962 | theretailcoach.net

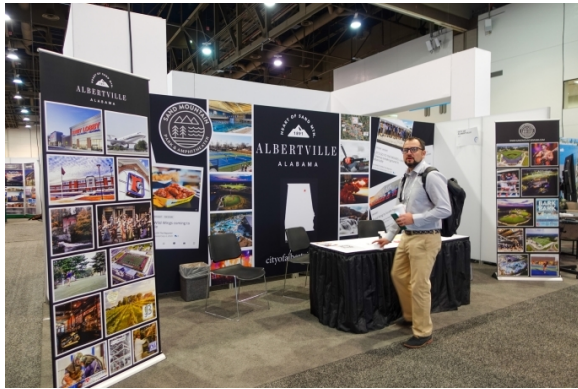
The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease or withdrawn without notice.

Retail Trade Area • Retail Market Profile Hutto, Texas



PO Box 7272 | Tupelo, MS 38802 | 800.851.0962 | theretailcoach.net

Booth Review



Retail in Attendance



Silver



Developers & Other Key Attendees



Successes



- Marketing Launch
- Meetings/Follow up with JLL, AY, Hotel group, Endeavor
- 3 Restaurant opportunities
- Entertainment/movie theater concept
- Ideas
- Connections
- Valuable face-time with key organizations & contacts to foster relationships



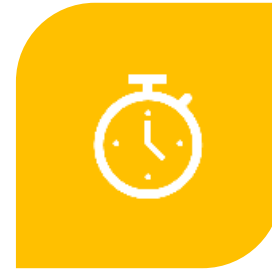
Notes for Next Year



PLANNING



MARKETING



ATTENDANCE



EXHIBITOR
WEBSITE

Key
Learnings &
Considerations
for Hutto

Sustainability

Parking development

Mixed use insights

Shopping evolution

Connection

**WHERE
PARTNERSHIPS
COME
TOGETHER.**



Questions & Follow Up

AGENDA ITEM REPORT

9.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Presentation of Fiscal Year 2023 Proposed Budget (Angie Rios)
a. Budget update
b. 5-Year Capital Improvement Projects Presentation

Meeting: Thursday, July 21, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

Several months ago, we contracted Garver and Freeese and Nichols to update the Wastewater and Water Master Plan respectively. As they have been working on the plans, they have identified some water and wastewater projects that are critical to maintaining our current services and to have the ability to meet the growth that Hutto is experiencing. These projects will need to start immediately or in the coming months to maintain the integrity of the systems.

The City Engineering Department has been working on identifying critical transportation issues. As Hutto continues to grow, the transportation work is necessary to accommodate residential and commercial expansion.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

9.3.



ATTACHMENTS:

City of Hutto Priority Water Projects

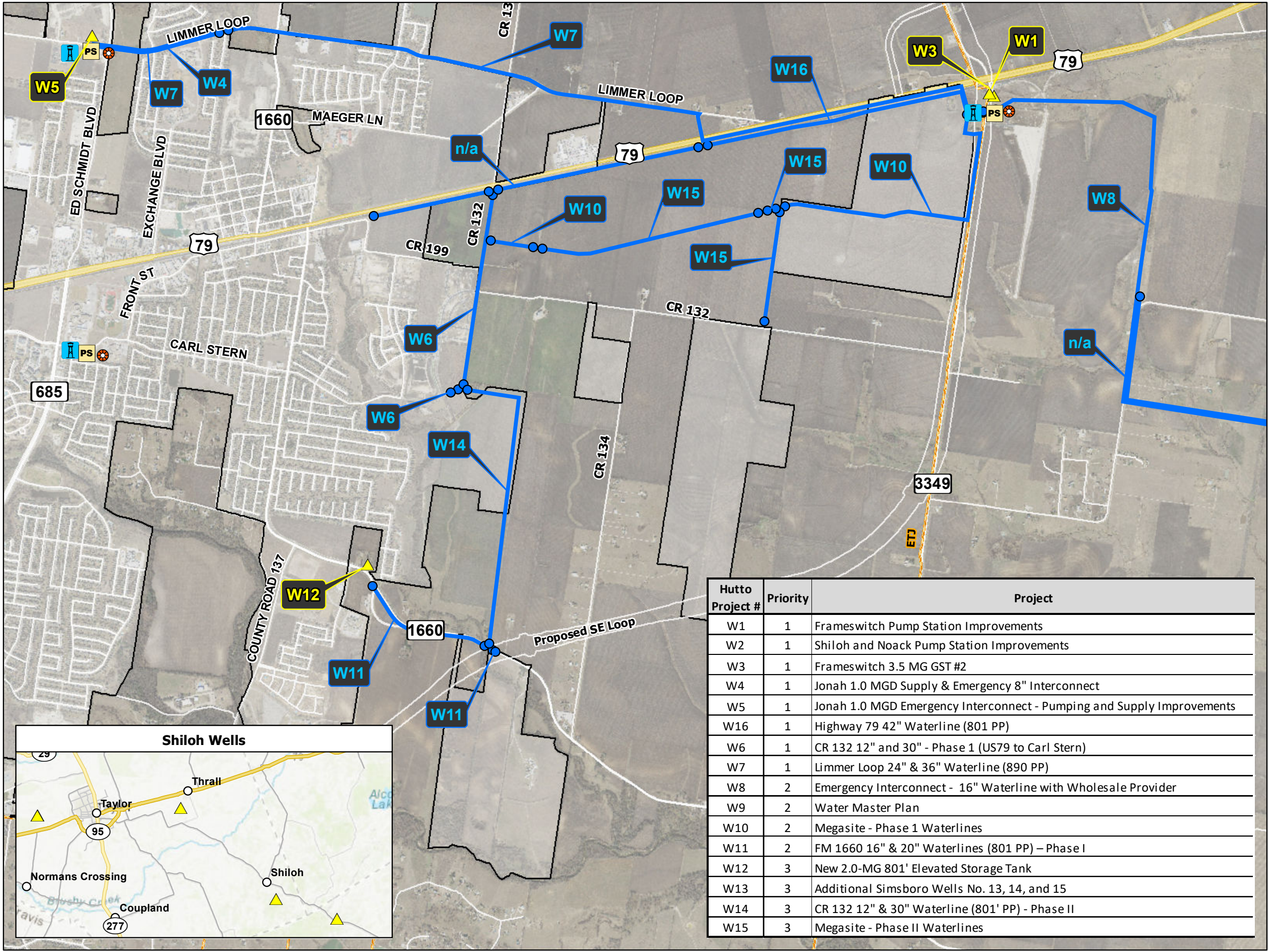
Hutto Project #	Priority	Project	IMMEDIATE	URGENT	Projected				
			NOW - 9/30	START IN FY23					
			FY 2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total
W1	1	Frameswitch Pump Station Improvements	\$121,500	\$4,500,000	\$3,335,500	\$0	\$0	\$0	\$7,957,000
W2	1	Shiloh and Noack Pump Station Improvements	\$247,000	\$5,000,000	\$5,108,600	\$0	\$0	\$0	\$10,355,600
W3	1	Frameswitch 3.5 MG GST #2	\$250,000	\$6,500,000	\$5,758,500	\$0	\$0	\$0	\$12,508,500
W4	1	Jonah 1.0 MGD Supply & Emergency 8" Interconnect	\$110,000	\$755,187	\$0	\$0	\$0	\$0	\$865,187
W5	1	Jonah 1.0 MGD Supply & Emergency 8" Interconnect - Pumping and Supply Improvements	\$0	\$0	\$350,000	\$0	\$0	\$0	\$350,000
W16	1	Highway 79 42" Waterline (801 PP)	\$2,000,000	\$4,467,500	\$0	\$0	\$0	\$0	\$6,467,500
W6	1	CR 132 12" and 30" - Phase 1 (US79 to Carl Stern)	\$100,000	\$900,000	\$1,845,550	\$0	\$0	\$0	\$2,845,550
W7	1	Limmer Loop 24" & 36" Waterline (890 PP)	\$100,000	\$9,000,000	\$8,931,000	\$0	\$0	\$0	\$18,031,000
W8	2	Emergency Interconnect - 16" Waterline with Wholesale Provider	\$0	\$850,000	\$3,500,000	\$2,744,400	\$0	\$0	\$7,094,400
W9	3	Water Master Plan	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
W10	2	Megasite - Phase 1 Waterlines	\$0	\$400,000	\$2,500,000	\$1,009,020	\$0	\$0	\$3,909,020
W11	2	FM 1660 16" & 20" Waterlines (801 PP) – Phase I	\$150,000	\$900,000	\$143,715	\$0	\$0	\$0	\$1,193,715
W12	3	New 2.0-MG 801' Elevated Storage Tank	\$0	\$0	\$0	\$5,127,840	\$6,837,120	\$5,127,840	\$17,092,800
W13	3	Additional Simsboro Wells No. 13, 14, and 15	\$0	\$550,000	\$3,750,000	\$3,507,455	\$0	\$0	\$7,807,455
W14	3	CR 132 12" & 30" Waterline (801' PP) - Phase II	\$0	\$715,000	\$3,500,000	\$1,749,500	\$0	\$0	\$5,964,500
W15	3	Megasite - Phase II Waterlines	\$0	\$0	\$373,400	\$2,100,000	\$655,760	\$0	\$3,129,160

Priority Water Projects Subtotals: \$3,078,500 \$34,687,687 \$39,096,265 \$16,238,215 \$7,492,880 \$5,127,840 \$105,721,387

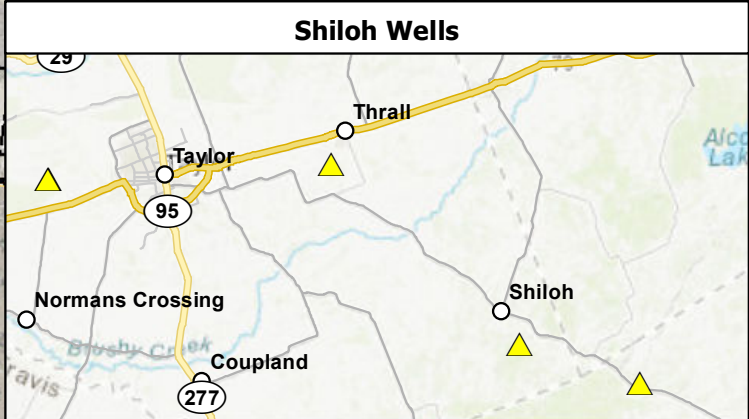
Notation System

Priority	Definition
1	Highest priority critical projects to start immediately
2	Needs to move into design/get under contract before the end of Calendar Year 2022
3	Needs to be tracked and move into design as needed starting in early Calendar Year 2023

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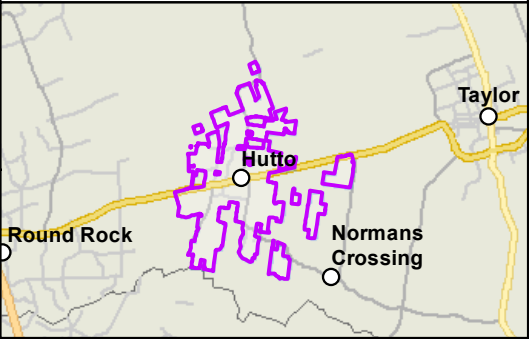
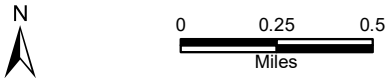


Hutto Project #	Priority	Project
W1	1	Frameswitch Pump Station Improvements
W2	1	Shiloh and Noack Pump Station Improvements
W3	1	Frameswitch 3.5 MG GST #2
W4	1	Jonah 1.0 MGD Supply & Emergency 8" Interconnect
W5	1	Jonah 1.0 MGD Emergency Interconnect - Pumping and Supply Improvements
W16	1	Highway 79 42" Waterline (801 PP)
W6	1	CR 132 12" and 30" - Phase 1 (US79 to Carl Stern)
W7	1	Limmer Loop 24" & 36" Waterline (890 PP)
W8	2	Emergency Interconnect - 16" Waterline with Wholesale Provider
W9	2	Water Master Plan
W10	2	Megasite - Phase 1 Waterlines
W11	2	FM 1660 16" & 20" Waterlines (801 PP) – Phase I
W12	3	New 2.0-MG 801' Elevated Storage Tank
W13	3	Additional Simsboro Wells No. 13, 14, and 15
W14	3	CR 132 12" & 30" Waterline (801' PP) - Phase II
W15	3	Megasite - Phase II Waterlines



PROPOSED
WATER PROJECTS
2022 - 2027 CIP

- W2** Project Number
- Ground Storage Tank
- PS** Pump Station
- Water Tower
- Interim Water CIP Lines
- Interim Water CIP Points
- Hutto City Limit
- Hutto ETJ



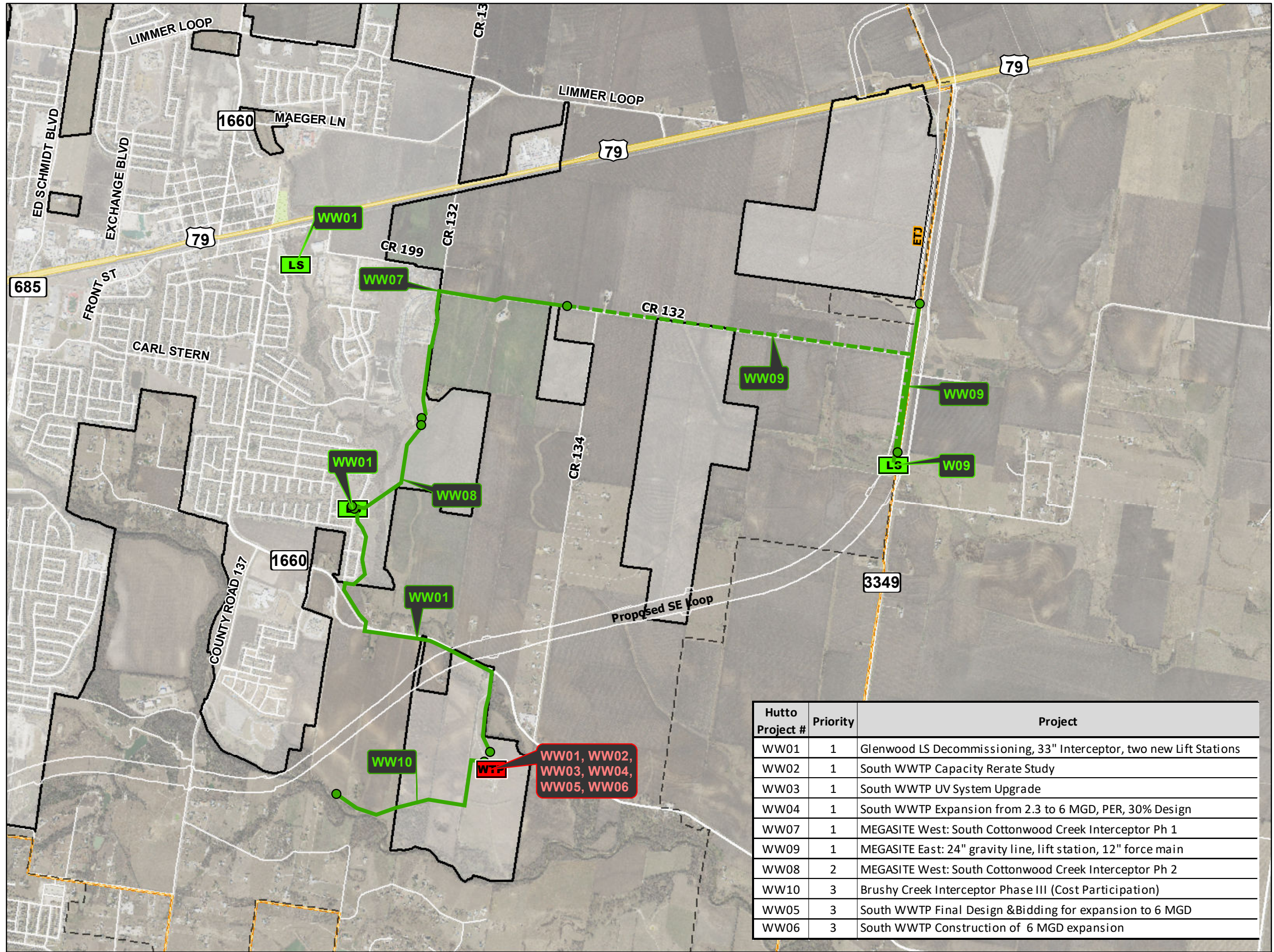
City of Hutto Priority Wastewater Projects

Hutto Project #	Priority	Project	IMMEDIATE NOW - 9/30	URGENT (Start in FY23)				Total
			FY 2022	FY2023	FY 2024	FY 2025	FY 2026	
WW01	1	Glenwood LS Decommissioning, Construct 33" Interceptor,and Two N	\$316,000	\$4,310,240	\$4,626,240	\$2,313,120	\$0	\$11,565,600
WW02	1	South WWTP Capacity Rerate Study	\$45,000	\$0	\$0	\$0	\$0	\$45,000
WW03	1	South WWTP UV System Upgrade	\$189,600	\$1,390,400	\$0	\$0	\$0	\$1,580,000
WW04	1	South WWTP Expansion from 2.3 to 6 MGD, PER, 30% Design	\$257,500	\$1,287,500	\$0	\$0	\$0	\$1,545,000
WW07	1	MEGASITE West: South Cottonwood Creek Interceptor Ph 1	\$400,435	\$2,002,176	\$2,002,176	\$0	\$0	\$4,404,787
WW09	1	MEGASITE East: 24" gravity line, lift station, 12" force main to serve RCR, Acropolis and the eastern portion of Megasite	\$275,200	\$2,000,000	\$4,550,400	\$4,550,400	\$0	\$11,376,000
WW08	2	MEGASITE West: South Cottonwood Creek Interceptor Ph 2	\$0	\$318,528	\$1,592,640	\$1,592,640	\$0	\$3,503,808
WW10	3	Brushy Creek Interceptor Phase III (Cost Participation)	\$0	\$327,352	\$1,636,760	\$1,636,760	\$1,636,760	\$5,237,632
WW05	3	South WWTP Final Design and Bidding for expansion to 6 MGD	\$0	\$6,695,000	\$0	\$0	\$0	\$6,695,000
WW06	3	South WWTP Construction of 6 MGD expansion	\$0	\$0	\$39,900,000	\$39,900,000	\$39,900,000	\$119,700,000
Priority Wastewater Projects Subtotals:			\$1,483,735	\$18,331,196	\$54,308,216	\$49,992,920	\$41,536,760	\$165,652,827

Notation System

Priority	Definition
1	Highest priority critical projects to start immediately
2	Needs to move into design/get under contract before the end of Calendar Year 2022
3	Needs to be tracked and move into design as needed starting in early Calendar Year 2023

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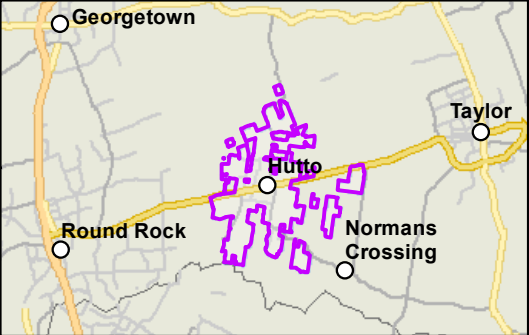
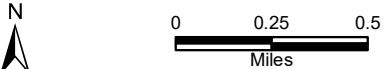


Hutto Project #	Priority	Project
WW01	1	Glenwood LS Decommissioning, 33" Interceptor, two new Lift Stations
WW02	1	South WWTP Capacity Rerate Study
WW03	1	South WWTP UV System Upgrade
WW04	1	South WWTP Expansion from 2.3 to 6 MGD, PER, 30% Design
WW07	1	MEGASITE West: South Cottonwood Creek Interceptor Ph 1
WW09	1	MEGASITE East: 24" gravity line, lift station, 12" force main
WW08	2	MEGASITE West: South Cottonwood Creek Interceptor Ph 2
WW10	3	Brushy Creek Interceptor Phase III (Cost Participation)
WW05	3	South WWTP Final Design & Bidding for expansion to 6 MGD
WW06	3	South WWTP Construction of 6 MGD expansion



PROPOSED
WASTEWATER PROJECTS
2022 - 2027 CIP

- T2** Project Number
- WTP** Proposed Priority 1 Wastewater Treatment Plant
- LS** Proposed Priority 1 Lift Station
- Wastewater Lines
- Force Main
- Wastewater Service Area
- Hutto City Limit
- Hutto ETJ



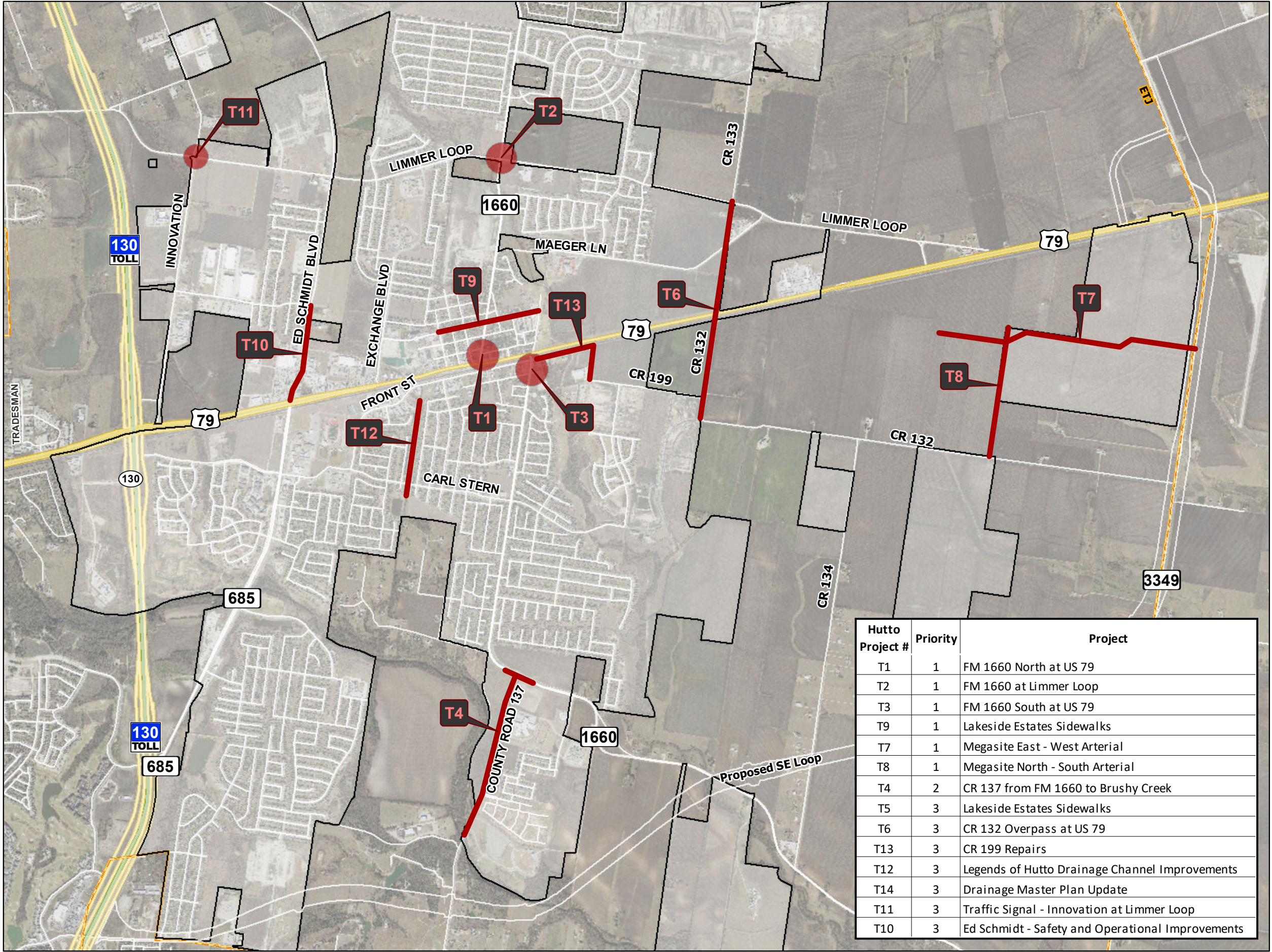
City of Hutto Priority Transportation & Drainage Projects

Hutto Project #	Priority	Project	Prior Years	IMMEDIATE NOW - 9/30	URGENT (Start in FY23)					
				FY 2022	FY2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
T1	1	FM 1660 North at US 79	\$0	\$0	\$541,610	\$25,000	\$0	\$0	\$0	\$566,610
T2	1	FM 1660 at Limmer Loop	\$0	\$0	\$4,965,400	\$1,750,600	\$315,100	\$0	\$0	\$7,031,100
T3	1	FM 1660 South at US 79	\$0	\$0	\$117,600	\$3,121,630	\$477,000	\$0	\$0	\$3,716,230
T9	1	Live Oak Street Pavement Reconstruction	\$0	\$0	\$1,055,000	\$0	\$0	\$0	\$0	\$1,055,000
T7	1	Megasite East - West Arterial	\$0	\$250,000	\$2,120,000	\$9,100,000	\$5,300,000	\$0	\$0	\$16,770,000
T8	1	Megasite North - South Arterial	\$0	\$250,000	\$870,000	\$6,100,000	\$1,110,000	\$0		\$8,330,000
T4	2	CR 137 from FM 1660 to Brushy Creek	\$0	\$0	\$420,000	\$3,150,000	\$1,050,000	\$0	\$0	\$4,620,000
T5	3	Lakeside Estates Sidewalks	\$0	\$0	\$975,000	\$1,000,000	\$1,000,000	\$187,010		\$3,162,010
T6	3	CR 132 Overpass at US 79	\$0	\$0	\$1,700,000	\$2,800,000	\$8,500,000	\$17,100,000	\$15,100,000	\$45,200,000
T13	3	CR 199 Repairs	\$0	\$0	\$246,000	\$0	\$0	\$0	\$0	\$246,000
T12	3	Legends of Hutto Drainage Channel Improvements	\$0	\$0	\$0	\$156,250	\$968,750	\$0		\$1,125,000
T14	3	Drainage Master Plan Update	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$350,000
T11	3	Traffic Signal - Innovation at Limmer Loop	\$0	\$0	\$0	\$564,250	\$0	\$0		\$564,250
T10	3	Ed Schmidt - Safety and Operational Improvements	\$0	\$0	\$100,000	\$667,000	\$0	\$0	\$0	\$767,000
Priority Transportation & Drainage Projects Subtotals:			\$0	\$500,000	\$13,110,610	\$28,434,730	\$19,070,850	\$17,287,010	\$15,100,000	\$93,503,200

Notation System

Priority	Definition
1	Highest priority critical projects to start immediately
2	Needs to move into design/get under contract before the end of Calendar Year 2022
3	Needs to be tracked and move into design as needed starting in early Calendar Year 2023

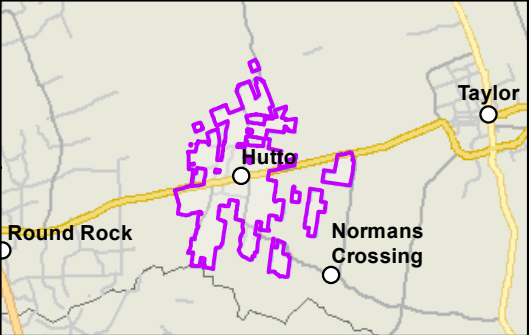
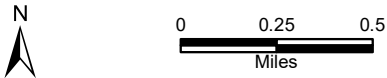
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PROPOSED
TRANSPORTATION AND
DRAINAGE PROJECTS
2022 - 2027 CIP

- T2** Project Number
- Proposed Transportation Drainage Projects**
- Hutto City Limit**
- Hutto ETJ**

Hutto Project #	Priority	Project
T1	1	FM 1660 North at US 79
T2	1	FM 1660 at Limmer Loop
T3	1	FM 1660 South at US 79
T9	1	Lakeside Estates Sidewalks
T7	1	Megasite East - West Arterial
T8	1	Megasite North - South Arterial
T4	2	CR 137 from FM 1660 to Brushy Creek
T5	3	Lakeside Estates Sidewalks
T6	3	CR 132 Overpass at US 79
T13	3	CR 199 Repairs
T12	3	Legends of Hutto Drainage Channel Improvements
T14	3	Drainage Master Plan Update
T11	3	Traffic Signal - Innovation at Limmer Loop
T10	3	Ed Schmidt - Safety and Operational Improvements



CITY OF HUTTO

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF HUTTO, TEXAS,
PROHIBITING AND CONDEMNING SEXUAL ASSAULT
AND SEXUAL HARASSMENT; PROHIBITING THE
NONREPORTING OF SEXUAL ASSAULT AND SEXUAL
HARASSMENT; REQUIRING TRAINING; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, sexual harassment, sexual assault, and all other forms of sexual misconduct are harmful within the working environment; and

WHEREAS, all City employees are entitled to a workplace free of unlawful discrimination or harassment by management, supervisors, co-workers, citizens, and vendors; and

WHEREAS, the City prohibits employment discrimination on the basis of race, religion, color, sex, national origin, age, disability, marital status, veteran status, citizenship, genetic information, or any other characteristic protected by law; and

WHEREAS, the City's Personnel Policies prohibit and require reporting of such conduct for City employees; and

WHEREAS, the City prohibits supervisors and managers from dating any subordinate because such relationships can be disruptive to the work environment, create a conflict or the appearance of a conflict of interest, and lead to charges of favoritism, discrimination, and claims of direct or indirect sexual harassment; and

WHEREAS, past elected and appointed officials may have failed to report and take appropriate action to eradicate such conduct from the workplace; and

WHEREAS, the City Council desires to condemn and prohibit such conduct for elected and appointed officials and require the reporting of such conduct of any elected and appointed officials to the City Council and the City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby condemns sexual harassment, sexual assault, and all other forms of sexual misconduct in the workplace and by elected and appointed officials and requires the reporting of sexual harassment, sexual assault, and all other forms of sexual misconduct in the workplace and by elected and appointed officials.

SECTION 3. The City Council shall require training in the prevention and reporting requirements of sexual harassment, sexual assault, and all other forms of sexual misconduct for elected and appointed officials and the City Manager shall require training in the prevention and reporting requirements of sexual harassment, sexual assault, and all other forms of sexual misconduct for City employees.

SECTION 4. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 5. This Resolution shall take effect immediately from and after its passage.

RESOLVED this ____ day of _____, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

Cristian Rosas-Grillet, Assistant City Attorney



**City Council Protocol Policy
Adopted May 19, 2022**

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1 Overview of Roles and Responsibilities

a) Role of the Mayor

The Mayor shall:

- 1) Act as the official head of the City for all ceremonial purposes.
- 2) Chair Council meetings and Work Sessions of the City Council.
- 3) Vote on propositions that come before the City Council but shall have no power to veto.
- 4) When authorized by the City Council, sign all official documents such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds.
- 5) Recognize comments from citizens at public meetings.
- 6) Call for special meetings.
- 7) Select substitute for City representation when Mayor cannot attend.
- 8) Make judgment calls on proclamations, special presentations, etc.
- 9) Recommend subcommittees as appropriate for Council approval.
- 10) Lead the Council into an effective, cohesive working team..
- 11) Work with City Manager to prepare Council agenda.
- 12) Appoint Council Subcommittees.
- 13) Perform such other duties consistent with this Charter or as may be imposed upon him or her by the City Council.

b) Role of Mayor Pro-Tem

The Mayor Pro-Tem shall be elected by the City Council at the first regular City Council meeting following each regular City election. If the Mayor Pro-Tem position becomes vacant or the Mayor Pro-Tem is removed by forfeiture of office, the Mayor Pro-Tem shall be elected at the next regular City Council meeting to fill the remainder of the term of the Mayor Pro-Tem

The Mayor Pro-Tem shall:

- 1) Act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.

c) Role of a Council Member

All members of the City Council, including those serving as Mayor and Mayor Pro-Tem, have equal votes. No Council member has more power than any other Council member, and all should be treated with equal respect.

All Council members shall:

- 1) Fully participate in City Council meetings and other public forums while demonstrating respect, kindness, consideration, and courtesy to others.

- 2) Prepare in advance of Council meetings and be familiar with issues on the agenda. Stay focused and act efficiently during public meetings.
- 3) Represent the City at ceremonial functions at the request of the Mayor.
- 4) Be respectful of other people's time. Serve as a model of leadership and civility to the community.
- 5) Inspire public confidence in Hutto government.
- 6) Provide contact information to the City Manager's Office in case an emergency or urgent situation arises while a Council member is out of town.
- 7) Demonstrate honesty and integrity in every action and statement.
- 8) Participate in scheduled activities to increase team effectiveness and review Council procedures, such as this Council Protocol Policy.

d) Meeting Chair's Responsibilities

The Mayor will chair official meetings of the City Council, unless the Mayor Pro Tem or another Council member is designated as Chair of a specific meeting. This individual maintains order, decorum, and the fair and equitable treatment of all speakers and keeps discussion and questions focused on the specific agenda item under consideration.

e) Parliamentary Authority

Robert's Rules of Procedure, 12th Edition, 2021, shall be the parliamentary authority for City Council meetings.

- 1) Rules and procedures may be adopted that conflict with Robert's Rules and shall take precedence.
- 2) When rules and procedures are silent on an issue, Robert's Rules prevail.
- 3) When Robert's Rules conflict with statutes, the Charter, ordinances, resolutions, or motions of the City Council, the latter shall prevail.

The 12th edition of Robert's Rules shall be the parliamentary authority until the 13th or other successive edition is designated by the City Council.

f) Process for Appointment to a City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force

The City Council is responsible for making appointments to a City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force. To promote a process that is efficient, transparent, and that allows input from the entire City Council, the following process shall be used to make appointments to a City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force:

- 1) The City Secretary shall collect applications.

- 2) After receipt of application, the City Secretary will verify that each applicant meets the qualifications for serving on the desired board or commission.
- 3) The list of applicants and vacancies will be sent to the Nominating Committee for consideration. (Applications will be available in drop box for review by the entire Council).
- 4) The Nominating Committee will consist of three (3) Council Members who will serve for one year, beginning January 1st of each year, and the chair of the board or commission whose vacancy is being considered. Council Members with odd-numbered seats (1, 3, 5) will begin service in odd numbered years, and Members with even-numbered seats (2, 4, 6) will begin service in even numbered years. The Mayor does not serve on the Nominating Committee.
- 5) The Chair of each Board, Commission, Committee, EDC, LGC, TIRZ or Task Force, if applicable, will also participate in the Nominating Committee when considering appointments to their specific Board, Commission, Committee, EDC, LGC, TIRZ or Task Force.
- 6) The Nominating Committee will review applications, interview applicants and present recommendations to the full City Council at the next Council meeting held after the meeting.
- 7) All Board, Commission, Committee, EDC, LGC, TIRZ or Task Force appointments must be confirmed by a vote of the City Council.
- 8) No person can be appointed to a City created Board, Commission, Committee, EDC, LGC, TIRZ or Task Force unless that person has filled out and submitted an appropriate application to the City Secretary before the meeting at which they are appointed by the City Council. An application does not need to be submitted for a person being re-appointed to a position.
- 9) Appointments to the Economic Development Corporation, Local Government Corporations and TIRZ Boards will follow the process as outlined in the Bylaws governing those organizations.
- 10) It is preferred that appointees serve on only one Board, Commission, Committee, EDC, LGC, TIRZ, or Task Force at a given time.
- 11) For Boards or Commissions having alternate members, upon the removal or resignation of a regular member, the alternate with the longest tenure shall be given first preference when filling the vacancy.
- 12) Reappointments of existing members only require written notice by the member to the nominating committee indicating they are interested and willing to continue serving in their current appointment. The nominating committee will not require a new application but may choose to interview the member prior to presenting the name to the City Council for reappointment.
- 13) The City Secretary's office shall be responsible for orienting and swearing-in (if applicable) newly appointed members to Boards, Commissions, etc. This orientation shall include official notice of appointment, listing responsibilities, notifying the appointee of the days, times, frequency and locations of meetings, and notifying the Chair of the appointment. This orientation shall be done as soon as practicable after the appointment is made.

g) Process for Removal from City Board, Commission, Committee, EDC, LGC, TIRZ

or Task Force

The City Council is responsible for removing members from a City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force. To promote a process that is efficient, transparent, and that allows input from the entire City Council, the following process shall be used to remove members from a City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force:

- 1) Absences: Any City Board, Commission, Committee, EDC, LGC, TIRZ or Task Force member whose attendance falls below 75% within a rolling 12-month period shall be considered for removal. The Chair shall provide written notice to the City Secretary of the dates and reasons, if known, of the member's absences. The City Secretary shall work with the City Manager to add an item to the next regular City Council meeting for discussion and possible action on the removal of the member. The City Secretary shall also notify the member of their non-compliance of the attendance requirement to allow them an opportunity to respond.
 - 2) Other Removals: A Board, Commission, Committee, EDC, LGC, TIRZ, or Task Force member serves at the pleasure of the City Council and may be removed in either of the following manners:
 - a. Upon the recommendation of any member of the City Council and the affirmative vote of four (4) or more members of the City Council. .
 - b. The Board, Commission, EDC, LGC, TIRZ or Task Force may, by majority vote, submit to the City Council a recommendation for one of their own members to be removed. The Chair shall forward this recommendation to the City Secretary, who shall work with the City Manager to add an item to the next regular City Council meeting for discussion and possible action on the recommendation for removal. The City Council may remove the member by the affirmative vote of four (4) or more members of the City Council.
 - 3) Vacancies shall be filled in accordance with the appointment procedures for new members.
 - 4) These removal procedures do not apply to any Board, Commission, Committee, EDC, LGC, TIRZ or Task Force established by state or federal law, city charter, or ordinance to the extent these procedures are in direct conflict with such other law.
- h) Nomination and Voting Procedure for Positions not Subject to Nominating Committee Recommendations

For positions not subject to Nominating Committee recommendations, the City Council shall follow the procedure for nominations from the floor described below:

- 1) Nominations:
 - a) The presiding officer will call for nominations from the City Council by stating, for example, "Nominations are now in order for the office of..."

- b) A member need not be recognized by the presiding officer to make a nomination, unless the member wishes to speak in debate on it at the same time.
- c) No second is required.
- d) The presiding officer repeats each nomination until all nominations for the office have been made.
- e) Members of the City Council are not required to make a nomination, but no member may nominate more than one person.
- f) All nominations are completed before voting takes place.

2) Voting:

- a) Votes can be cast for any person who is eligible for election, even if that person has not been nominated.
- b) When called upon by the presiding officer, every member, in turn, will state the name of the person they are voting for.
- c) If no nominee receives at least four votes, the nominee with the lowest votes shall be dropped from consideration and voting will be repeated for the remaining nominees. This procedure will be followed until one nominee receives at least four votes.
- d) Once a nominee receives at least four votes, a motion may be accepted to appoint such nominee to the office or position.
- e) After the motion is seconded, discussion on the motion is entertained and then a formal vote to appoint the nominee is conducted.
- f) If the motion fails, the nomination process may be repeated until the office or position is filled.

i) Charge from the Mayor and Council.

- 1) The Mayor and Council shall adopt a “charge” for every appointed commission, board, or committee.
- 2) The charge shall be recommended by the appropriate City staff liaison designated by the City Manager.
- 3) The charge by definition establishes the direction, boundaries, and intended accomplishments of a commission, board, or committee and includes appropriate elements, such as the following:
 - a) General powers and duties
 - b) Vision and/or mission statements
 - c) Goals, responsibilities
 - d) Officers, members
 - e) Qualifications
 - f) Ethics and standards of performance
 - g) Training requirements
 - h) Timeline, schedule, reporting dates
 - i) Meeting requirements
 - j) Accountability to Mayor and Council
 - k) Accessibility and accountability to public

- 1) Liaison with City staff
- 4) The charge shall be reviewed in required orientation and subsequent training.
- 5) The City Secretary shall develop a template for committee charges from the Mayor and Council.

2 Meetings

a) Agenda Development, Review, and Posting

The agenda of each City Council meeting is prepared as a joint effort between the Mayor, City Manager, City Secretary, and department directors.

The Mayor may consult with the City Manager regarding proposed agenda items to be included in the agenda of a regular or special meeting of the Council. The review may be waived by the Mayor or other presiding officer. If not waived, the review should be an update regarding the agenda, recommended actions, and other developments. The review shall focus on the agenda and related written materials and shall not constitute a briefing. The review shall not be subject to the posting requirements of the Texas Open Meetings Act, unless attended by additional Council Members.

Any two members of City Council may place items on the agenda by submitting them to the City Manager or City Secretary no later than noon on the Tuesday of the week prior to the Thursday Council Meeting. The request should state the nature of the item, the desired action by city council and include any supporting material. Once finalized, the proposed agenda and packet are placed into the City Council Dropbox account on the Friday before the scheduled meeting date. Council members have until noon on the Monday before the scheduled meeting date to propose changes or corrections to the proposed agenda and packet. The agenda items placed by the members of the City Council are not subject to review by the Mayor, other Council Member, City Manager, or other City staff member, nor is an agenda item subject to editing without the approval of the member of the Council who submitted it. The final agenda is posted on the city hall bulletin board and on the city's website in accordance with the TOMA.

b) Meeting Schedule

Regular meetings are held the first and third Thursdays of each month at 7:00 p.m., in the City Hall Council Chambers, 500 W. Live Oak Street, Hutto, Texas. Other meetings may arise on an as needed basis, such as budget work sessions. A schedule of regular meetings is determined in December for the upcoming year. At times, scheduling conflicts will arise and a regular meeting may be rescheduled to another day.

c) Work Sessions

Work Sessions have several purposes:

- (1) to discuss pending items for the Council agenda;
- (2) to discuss items that staff needs to bring to Council's attention;
- (3) to receive progress reports on current projects and
- (4) to hear regular updates from members of appointed Boards, Commissions, or TaskForces.

Overall, the purpose of the work session is for Council and staff to meet and discuss various items in an informal manner where questions may be asked of each other and in-depth discussion can take place. No official action on City business is taken in work sessions except for motions to direct staff or to place an item on a future City Council agenda.

Work sessions are not held regularly and the location and times vary. All work session agendas are posted in compliance with the TOMA and are always open to the public.

Work sessions are attended by all members of the City Council, the City Manager, Assistant City Manager, and City Secretary. Depending on the agenda items, the city attorney, department directors, other staff members, consultants, board members, etc. will be invited.

d) Emergency Meetings

Special rules allow for posting notice of emergency meetings and for supplementing a posted notice with emergency items. These rules affect the timing and content of the notice but not its physical location. Section 551.045, Texas Government Code, provides:

- 1) In an emergency or when there is an urgent public necessity, the notice of a meeting or the supplemental notice of a subject added as an item to the agenda for a meeting for which notice has been posted is sufficient if it is posted for at least one hour before the meeting is convened.
- 2) An emergency or urgent public necessity exists only if immediate action is required of a governmental body because of:
 - a) An imminent threat to public health and safety; or
 - b) A reasonably unforeseeable situation
- 3) The governmental body shall clearly identify the emergency or urgent public necessity in the notice or supplemental notice.
- 4) A person who is designated or authorized to post notice of a meeting by a governmental body shall post the notice stating the governmental body's reason for the emergency or urgent public necessity.
- 5) The sudden relocation of a larger number of residents from the area of a declared disaster to a governmental body's jurisdiction is considered a reasonably unforeseen situation for a reasonable period immediately following the relocation. Notice of an emergency meeting or supplemental notice of an emergency item added to the agenda of a meeting to address a situation described by this subsection must be given to the members of the news media as provided by Section 551.047 not later than one hour before the meeting.

The public notice of an emergency meeting must be posted at least one hour before the

meeting is scheduled to begin. A government body may decide to consider an emergency item during a previously scheduled meeting instead of calling a new emergency meeting. The governmental body must post notice of the subject added as an item to the agenda at least one hour before the meeting begins.

In addition to posting the public notice of an emergency meeting or supplementing a notice with an emergency item, the governmental body must give special notice of the emergency meeting or emergency item to the news media who have previously (1) filed a request with the governmental body, and (2) agreed to reimburse the governmental body for providing the special notice. The notice to members of the news media is to be given by telephone, facsimile transmission or electronic mail.

Because Section 551.045 provides for a one-hour notice only for emergency meetings or for adding emergency items to the agenda, a governmental body adding a nonemergency item to its meeting agenda must satisfy the general notice period of Section 551.043 or Section 551.044, as applicable, regarding the subject of that item.

The public notice of an emergency meeting or emergency item must “clearly identify” the emergency or urgent public necessity for calling the meeting or for adding the item to the agenda of a previously scheduled meeting. The Act defines “emergency for purposes of emergency meetings and emergency items.

A governmental body’s determination that an emergency exists is subject to judicial review. The existence of an emergency depends on the facts in a given case.

e) Public Comments

The City Council encourages and solicits public input on all matters both in and out of City Council meetings. Members of the public wishing to make general announcements, address a topic that is not included on the agenda, or address specific agenda items must do so under the “Public Comments” agenda item at the beginning of the meeting

At each regular meeting, the Council will set aside time at the beginning of a meeting to afford the public an opportunity to speak to the City Council regarding matters of concern or interest to the public regarding City affairs. This time may be extended, or additional time may be permitted for public comment at other points during the meeting. Members of the public wishing to address the city council speak in-person or by telephone must fill out the required sign-in form. The required sign-in form will be provided at the meeting location and online. Sign-in forms provided at the meeting location must be turned in to the City Secretary prior to the meeting being convened and online forms must be completed at least fifteen (15) minutes before the meeting.

Public comment about non-agenda items. Members of the public signing up to speak about non-agenda items shall, when recognized by the presiding officer, have three (3) minutes to speak regarding non-agenda items. Comments on non-agenda items shall not be used by citizens as an additional comment period for agenda items. The presiding

officer shall not be obligated to recognize a speaker for a second comment regarding non-agenda items.

Public comment about agenda items. Members of the public signing up to speak about agenda items shall, when recognized by the presiding officer, have three (3) minutes to speak regarding agenda items, regardless of the number of agenda items. Each member of the public who desires to address the City Council regarding an item on an agenda item shall have the option to address the council at the beginning of the meeting or during the City Council's consideration of the item. Speakers may express their opinions or viewpoints on an issue but are not permitted to participate in the debate on an issue. The time limit for public comments about agenda items may be extended to answer questions from members of the City Council.

Members of the public wishing to read a letter from another member of the public will be allowed only three (3) minutes to read the letter and address their own comments.

Members of the public addressing the Council through a translator or needing additional time due to a disability shall be allowed six (6) minutes. The City Secretary is the designated timekeeper.

Any person, including persons in the audience, who acts in an inappropriate or disruptive manner may be asked to leave the City Council chambers or may be removed as allowed by law

No placards, banners, or signs will be permitted in the city council chamber or in any other room in which the city council is meeting. Exhibits, displays, and visual aids used in connection with presentations to the city council are permitted.

Once public comment has been received, the City Council may proceed to other business.

The audience and the viewers are reminded that the comments of the speakers reflect the speaker's positions or opinions.

Council member's responses to any comment made by a speaker during public comment are restricted by law. The Council and its members are prohibited from discussing or acting upon any matter that was not listed under the action item portion of the agenda and not included on the posted notice, other than to provide statements of fact or to request that an item be put on a future agenda for discussion and/or possible action. A lack of a response from Council members does not indicate agreement or approval of the comments.

However, the City Manager, City Attorney and City staff are not prohibited by law or City policy from responding as is deemed appropriate to comments made in the public comment portion of this meeting.

The Mayor or person chairing the City Council meeting may read this policy prior to

the commencement of the Public Comments portion of the meeting.

f) City Council Comments

City Council Comments shall be limited to items of community interest as defined by TOMA and requests to place subjects on the agenda for a future meeting. The City Council may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This subsection does not apply to public criticism that is otherwise prohibited by law.

g) Public Hearings

The staff member that is responsible for the public hearing will make a brief presentation on the item and the Mayor will open the hearing for public comment. Individuals may sign up to speak, by completing a public comment card and submitting to the City Secretary. Each speaker will have three minutes to speak. The Mayor will close the public hearing when public comment has concluded.

h) Video and Streaming of Meetings

City Council meetings held at 500 West Live Oak St., except for some work sessions and those meetings or portions of meetings conducted in Executive Session, are web streamed live, made available on the local CommunityAccess Channel and archived on the City's website. Videos and audio are archived on the City's website for up to five years for the sole purpose of being able to rebroadcast the meetings on the Community Access Channel and the web. Both forms of broadcasted meetings are for the convenient viewing by Hutto citizens, and are not the permanent record of City Council proceedings.

i) Proclamations

The Mayor issues proclamations as a way to give special recognition by the City to an individual, event, issue, etc. All requests for proclamations must go through the City Secretary's Office and be approved by the Mayor. Proclamations may be presented at a City Council meeting (or other meetings as approved by the Mayor) or prepared and mailed to the requester. If it is to be presented at a City Council meeting, there must be a representative at the meeting to receive the document or arrangements made to provide the proclamation to the representative.

j) Executive Session

Where possible, documents to be discussed in Executive Session will be made available to City Council members before the meeting at which the Executive Session is held. Executive Sessions will be audio recorded as allowed by the TOMA.

k) Texas Open Meetings Act

Every meeting of the City Council and Boards, Commissions, Committee, EDC, LGC, or TIRZ must be conducted in accordance with Chapter 551 of the Government Code, commonly referred to as the Texas Open Meetings Act (“TOMA”). City Task Forces are exempt from this requirement. The Act is based on the notion that public officials should discuss and vote on public business under public scrutiny, so that the public will have the opportunity to know what their public officials are doing. The Act contains criminal penalties for violations. To help educate government officials on the Act requirements, each elected or appointed member of a governing body must take at least one hour of training in the TOMA. The training must be completed no later than 90 days after the member takes the oath of office or assumes the responsibilities of the office.

The Attorney General’s Office allows the requirement to be met in at least two ways:

- 1) A video is available to view online on the Attorney General’s webpage concerning open government.
- 2) Certification of other entities such as the Texas Municipal League, to provide the training.

The training needs to be conducted in coordination with the City Secretary who is responsible for certifying that all elected and appointed officials are in compliance with the requirements under TOMA.

l) Format of Meetings

The City Council, City Boards, Commissions, Committee, EDC, LGC, TIRZ or Task Force will follow Robert’s Rules of Order in conducting public meetings. The presiding officer will use the following guidelines when addressing each agenda item.

- 1) Announce the item. The presiding officer should clearly announce the item number and read the entire item as listed on the agenda.
- 2) Receive a Report. The staff or Council Member who was responsible for adding the item to the agenda should provide background information or a report so the governmental body has a clear understanding of the item.
- 3) Receive Citizen Input. If any citizens have signed-up to speak on the item, they should be given an opportunity to speak. They may speak either before or after the staff report is given.
- 4) Allow Discussion. The presiding officer invites members of the Council, Board, Commission, Committee, EDC, LGC, or TIRZ to discuss the item or ask any questions of staff. Each Member will speak in turn until all members of the governing body have had a chance to speak, unless otherwise allowed-for under Robert’s Rules of Order. The presiding officer will rotate which member speaks first from item to item.
- 5) Make Motions. Once all members have had an opportunity to speak, the presiding officer will accept any motions and allow for discussions on the motion, following the same procedure as above. The presiding officer will repeat the

motion (with any amendments) and call for a vote.

- 6) Voting. The vote will be recorded by the City Secretary and will be announced by the presiding officer.
- 7) The City Attorney (or another person designated by the City Council) shall serve as parliamentarian for City Council meetings and shall ensure Robert's Rules of Order are followed.

m) Use of Digital Media During the Meeting

The City Council is prohibited from using text messages, e-mail, social media posts or other means of electronic messaging during a public meeting except in cases where they are being notified of something of a personal nature, or are being forwarded information by city staff regarding an item under consideration. The use of such messaging could constitute a violation of the TOMA.

n) Violations of Protocols

Any Council Member may be disciplined for violation of this Protocol Policy, or if a Council Member acts in a manner that causes embarrassment or disgrace to the City of Hutto.

For discipline to be considered, an item shall be placed on a City Council agenda by at least two members of City Council for discussion in Executive Session unless the Council Member requests the item to be heard in Open Session.

Such action may only take place after an Executive Session is held to discuss the offense. The offending member shall be present at the Executive Session to answer any questions asked by members of the City Council or make other statements as he or she may desire. If the offending member refuses to attend the Executive Session, the remaining members of the City Council may proceed in their absence, unless the Council Member requests the item to be heard in Open Session.

After discussion in executive session, the City Council may choose to discipline the offending member as follows, and if required by law, shall be made publicly in open session in accordance with TOMA:

- 1) No Action. The City Council chooses to take no action.
- 2) Private Censure. The City Council may choose to, leave their comments to the offending member left in the confines of Executive Session.
- 3) Assignments. Temporary removal from Committee or Liaison assignments for a specified period of time by supermajority vote.
- 4) Public Censure. The City Council may choose to publicly censure the offending member through a resolution passed by a supermajority vote and entered into the public record.

3 Financial Matters

a) Budget

The budget is the City's financial plan that presents the services to be provided to the community over the coming year and the funds necessary to perform these services. Hutto operates under a fiscal year that begins on October 1 and ends September 30. In early spring, staff begins the process of estimating anticipated revenues, identifying and evaluating potential expenditures and preparing a recommended budget. Special budget workshops will be scheduled with the Council throughout the summer, as needed, for the City Manager to present the recommended budget on or before August 15 of each fiscal year. Public hearings are typically held on the budget in August, with the Council considering the budget at a September Council meeting. For more information, please reference the City of Hutto Fiscal and Budgetary Policy.

b) Training and Education

There are training opportunities for council members offered by various organizations such as the Texas Municipal League and the National League of Cities. During the budget process, City Council Members are asked to submit a training plan for the upcoming year. The City Manager's Office will assist any council member with registration, travel arrangements and forms that are required by the Finance Department.

c) Travel and Reimbursement

City Council members shall follow the City's Travel and Reimbursement Policy that is outlined in the City of Hutto Employee Manual.

d) Council Campaign Disclosures

Generally, candidates and officeholders are required to file reports of contributions and expenditures by January 15 and July 15 of each year. The reports filed on these dates are known as semiannual reports. These reports must be filed even if there is no activity to report for the period covered. (<https://www.ethics.state.tx.us/data/forms/coh/coh.pdf>).

An "Appointment of a Campaign Treasurer by a Candidate Form" (Form CTA) must be filed with City Secretary before accepting contributions or making expenditures (<https://www.ethics.state.tx.us/data/forms/coh/cta.pdf>). It is recommended that this form be filed at the time the candidate application is filed. A candidate that does not intend to accept more than \$940 (or other amount designated by the Texas Ethics Commission) in political contributions or make more than \$940 (or other amount designated by the Texas Ethics Commission) in political expenditures should sign page 2 of the form declaring "Modified Reporting" thereby eliminating the election reporting requirements, January 15 and July 15.

More information regarding campaign financial disclosures can be found at www.ethics.state.tx.us/resources/cf/

4 Ethics

a) Conflicts of Interest

- 1) No city official or appointee shall intentionally or knowingly disclose any confidential information gained by reason of said official's or appointee's position concerning the property, operations, policies or affairs of the city, or use such confidential information for the pecuniary gain of said official or appointee, or others.
- 2) No city official or appointee shall intentionally or knowingly use one's official position or city-owned facilities, equipment, or supplies for the pecuniary gain or advantage of said official or appointee, or use city-owned vehicles, printing facilities, postage facilities or long-distance telephone service for personal reasons, for pecuniary gain or advantage, or in any political campaign.
- 3) Except as otherwise specifically authorized by ordinance, no city official or appointee shall intentionally or knowingly appear before the body of which the official is a member while representing himself, or any other person, group, association, interest, or business entity.
- 4) No city official or appointee shall intentionally or knowingly represent directly or indirectly any private person, group, or interest other than himself or a family member before any department, agency, commission or board of the city for economic benefit or pecuniary gain.
- 5) No city official or appointee shall vote on or participate in any decision-making process if the official or appointee has a direct financial interest in the outcome of the matter under consideration. No city official or appointee shall vote on or participate in any decision-making process on any matter concerning real property or a business entity if the city official or appointee has a substantial interest in the business entity or real property.
- 6) None of the foregoing shall be construed to prohibit any city official or appointee from representing his interest in his owner-occupied homestead before the council, board, commission or any department except for the body of which the official or appointee is a member.
- 7) In any action or proceeding in the municipal court of the city which was instituted by a city official or appointee in the course of official duties, no city official shall

knowingly represent anyone other than himself or a family member. If a Council member elects to have a trial in municipal court, the city council, without the participation of the affected Council member, shall appoint a special judge to preside over the trial.

- 8) No city official or appointee shall act as a surety for any person or business entity that has any contract with the city, or on any bond required by the city for any city official or appointee.

b) Disclosure of Interest

- 1) If any city official or appointee has a substantial interest in any real property or business entity involved in any decision pending before the body of which the city official or appointee is a member, the city official or appointee shall not vote or otherwise participate in the consideration of the matter.
- 2) In the case of a city official or appointee, the city official or appointee shall publicly disclose, verbally or in writing, the nature and extent of such interest to the body on which the city official or appointee serves prior to any discussion or determination of the matter to be considered or immediately upon discovery of the conflict of interest. The statement of disclosure shall be included in the official minutes of the body.

c) Financial Disclosure

- 1) No later than April 30th of each year, each city official shall file a sworn financial disclosure statement with the City Secretary reflecting the financial situation of the city official as of December 31st of the previous year. Notwithstanding any other term or provision of these Council protocols, as used in this section:
 - a. The term "family member" shall include only the city official and the spouse and the minor children of the city official.
 - b. The term "substantial interest" shall include only the interests of the city official and the spouse and minor children of the city official.
- 2) A newly appointed city official shall file a sworn financial disclosure statement with the City Secretary within thirty (30) days from the date the position with the city is assumed. Said statement shall reflect the financial situation as of date of employment or appointment and for the previous twelve (12) months.
- 3) Each person required to file a financial disclosure statement shall do so on the PFS-LOCAL form designated by the Texas Ethics Commission, supplied by the City Secretary.
- 4) The City Secretary shall maintain all financial disclosure statements required to be filed herein as public records and retain them for the period required by the Texas State Library and Archives Commission retention schedule GR1050-33, after which

statements shall be destroyed.

d) Gifts

No city official or appointee shall intentionally or knowingly solicit or accept any contribution, gift, or economic benefit with actual or constructive knowledge that same is:

- 1) Offered or given with intent to influence the judgment or discretion of such official; or
- 2) Given in consideration of the favorable exercise of such official's judgment or discretion in the past.

5 Communications

a) Correspondence To/From Council

The City Secretary receives and processes the City Council's incoming mail. All mail to the mayor and council members is reviewed and placed in the mailboxes located in the Council Executive Conference Room. All invitations are scanned and sent to the council members via email for action and the City Secretary will take care of confirming the members' attendance at an event and, if necessary, schedule the event on their calendar and post a potential quorum notice, in accordance with the TOMA.

All mail to the Mayor is opened and reviewed as to priority for response, copies needed for city staff and/or city council, notation of upcoming events, etc. All important letters addressed to the Mayor are copied to the Mayor and an original is kept in the official files in the City Secretary Office.

All needed responses to letters are coordinated between the Mayor, City Manager, and City Secretary.

b) Media Relations

The media frequently contacts council members for information and quotes. The Mayor is the designated representative of the Council to present and speak on the official city position. If the media contacts an individual council member, the council member should be clear about whether their comments represent the official City position or a personal viewpoint.

Below are three things to remember when dealing with the press.

- 1) Never go "off the record"
- 2) Choose words carefully and cautiously
- 3) Remember the media lives by tight deadlines

All official city statements that will be sent out as a press release will go through the City Manager's Office for distribution. The Public Information Officer maintains up-to-date

contact information for all local media outlets. In order to ensure that all media outlets are treated fairly, all news releases should be submitted to the Public Information Officer for review and distribution.

c) Social Media

Individuals are encouraged to positively promote the City and share information on their own social media websites. However, council members along with board, commission, Committee, EDC, LGC, TIRZ or Task Force members should exercise caution when commenting or responding to other posts. Only factual information should be provided to city related topics as personal views may not reflect that of the entire Council, board or City. In addition, unless authorized by state law, you should carefully check to ensure that no other council members or board or commission members have responded on the same discussion thread to avoid a possible violation of the TOMA.

In general, responses should be referred to and handled by the City's Public Information Officer ("PIO"). In certain circumstances, the City Manager, PIO, and/or Mayor may determine that it is appropriate for someone else to respond directly.

d) Public Information Act

Texas Government Code, Chapter 552, known as the Texas Public Information Act, requires that most City records, including those in the possession of council members, be open to the public for inspection.

"Public Records" are broadly defined under the act to include "the portion of all documents, writings, letters, memoranda, or other written materials which contain public information." "Public information" includes "all information collected, assembled, or maintained by or for governmental bodies pursuant to law or ordinance or in connection with the transaction of official business."

Certain information is specifically excluded from the requirements of the Texas Public Information Act. While the list of exempt materials is too long to recite here, it includes such items as working papers being used to draft ordinances or resolutions, certain personnel records, information that would, if released, give an advantage to bidders, documents protected because of attorney-client relationships, and documents related to pending or ongoing litigation.

Despite the narrow exemptions established in the law, its effect is to require that most of the written material used or produced by council members be made available upon request, to the news media and other members of the public. If it is felt that certain records are exempt from the requirements of the law, and there has been no previous determination that particular types of records are exempt, the City Secretary's Office

will request an opinion from the Attorney General's Office, within the deadlines provided by the Texas Public Information Act.

If an Attorney General's opinion is requested, and the opinion subsequently holds that the information is public, and the City official has not released it, Section 552.324(b), Gov't Code, requires that a suit by a governmental body be brought no later than the 30th calendar day after the governmental body receives the decision it seeks to challenge. The City shall not appeal an Attorney General ruling without first receiving consent of the City Council.

The City of Hutto has designated the City Manager as the PIO in regard to the Public Information Act. Therefore, all requests made under the Public Information Act shall be directed to the City Manager.

Requests by Councilmembers in their official capacity

An official of the City who, in an official capacity, requests information held by the City does not act as a member of the public in doing so. Thus, the exceptions requiring public disclosure under the Act do not control the right of access of an official of the City to information maintained by the City. Accordingly, information may be released to City officials requesting the information in their official capacity in compliance with the following policy:

- 1) Requests for information from a city official must be submitted to the City Secretary and the City Manager in writing.
- 2) The City Secretary shall promptly provide notice of the request to the remaining members of the Council.
- 3) As soon as possible, but no later than ten (10) business days from the receipt of the request, the City Secretary will respond to the request from the city official with either copies of the requested information, notice that the information is available for inspection, or notice that the request will be added to the next council agenda for consideration and direction.
- 4) Information provided in response to a request by a member of the Council will be made available to all members of the Council, unless they waive their right to receive the specific material.
- 5) Members of the Council will not be charged for information sought in their official capacity.
- 6) Information that is protected by confidentiality laws and/or common law privacy laws that has no relationship to the transaction of official business, such as individuals' dates of birth, social security numbers and personal financial information, will be redacted prior to release.
- 7) The City Secretary will mark all information provided in response to a request from a member of the Council as "Confidential – For Official Eyes Only."

For more information regarding the Public Information Act, please refer to the City of Hutto Public Information Policy – Ordinance No. 2020-022.

e) Communication with City Staff

The City Council or its members shall deal with City officers and City employees who are subject to the direction and supervision of the City Manager solely through the City Manager, and neither the City Council nor its members shall give orders to any such officer or employee, either publicly or privately, except as otherwise provided in this Charter.

1) Information requests

A) The Mayor and Council Members may request information from City staff, especially while following-up to Council's directives and concerns expressed by constituents, so long as such inquiries are not attempts to "deal with" or to "give orders" to City staff and, therefore, are consistent with the Charter.

1) These requests may relate to securing information or determining the status of work assigned in response to Council directives.

2) Such requests shall not be considered "management directives," but, simply, legitimate information requests allowed by the Charter.

3) City staff members shall inform the City Manager of any such contacts.

4) If the City Manager or City staff members have questions about the propriety of providing information requested, they shall direct their concerns to the Mayor and Council for their decision, rather than decline to provide it.

2) Communication with City Staff

A) The City Manager shall assist the Mayor and Council Members in developing and implementing methods for facilitating communication and interaction with City staff members, especially department directors.

1) This may include scheduling presentations by department directors and their staffs to the Mayor and Council.

2) Such presentations shall be duly posted and may be scheduled before regular Council business meetings.

3) Department presentations may be combined with staff reports, constituent requests, and queries about the status of projects and responses to Council directives.

B. The Mayor and Council Members may interact freely and communicate with City staff members at town hall meetings, budget hearings, workshops, and committee meetings.

C. City staff members shall make every effort to facilitate cooperative efforts with the Mayor and Council Members to meet the needs of constituents.

6 General Policies and Documents

a) Technology and Equipment Use & Electronic Communications and Systems Access Use

City-issued Smart Phones

The City implemented electronic distribution of agendas, reports, budget documents, etc. In order to access and use such documents, a City-issued electronic smart phone will be provided for each Council member. City-issued electronic smartphones are for official City business only; personal use is prohibited.

The City does not pay for any accessories for any of the smart phones, such as cases, styluses, screen covers, personal applications, etc.

When Council members complete their term of office, all City-issued equipment shall be returned to the City Manager.

E-mail account

Each Council member is assigned an individual City e-mail address with the huttotx.gov domain. E-mails to the entire Council can be sent to citycouncil@huttotx.gov. The City's e-mail system shall be used for the communication and exchange of information related to City business. City e-mail may not be used for personal or political purposes.

Council members can access their e-mail from their computer, phone, iPad, etc. through a web-based client; IT staff will assist with the set-up.

There should be no expectation of privacy when using City e-mail.

Please note, Council members are subject to the City's Technology and Equipment Use Policy..

b) Political Activity

Council members have the right to endorse candidates for all Council seats or other elected offices. However, to mention endorsements during Council meetings or at other official city meetings may violate Texas election laws

c) City Charter

The City of Hutto Charter is a written document that establishes the basic governmental structure, form of government, corporate boundaries, and municipal powers. In this respect, it is similar to a state or national constitution. As such, amendments to the City charter require an election and approval of the citizens of Hutto. The copy of the charter can be retrieved at www.huttotx.gov or in the City Secretary's Office.

d) Code of Ordinances

The City Code of Ordinances is the compilation of local laws that have been adopted and codified by the City Council. The City Code covers a wide range of areas, including taxes, court, environmental regulations, alcoholic beverages, business regulations, etc. Amendments to the City Code must be adopted by the Council. A copy of the code of ordinances can be found at www.huttotx.gov or in the City Secretary's Office.

e) Council Liaison Duties

The City Council may choose to designate a City Council member or Mayor as a liaison between the Council and a Board, Commission or Task Force. Appointments are made by vote of the Council.

Council Liaison duties and expectations for the board, commission or task force to which they are assigned:

- a. Liaisons should attend the meetings of the board, commission or task force whenever possible, but have no voting authority. Interactions should be limited to an advisory role.
- b. Liaisons are encouraged to become subject matter experts in the area to which they are assigned, becoming a resource to the other members of Council.
- c. The Liaison may also meet with the chair as well as the staff members assigned to support the board, commission or task force. These meetings should focus on helping to coordinate the work, get items on City Council agendas, or otherwise be their advocate to the rest of Council.
- d. Liaisons should take the opportunity at the beginning of each City Council meeting to report on activities of their assigned board, commission or task force that would be beneficial for the other members of Council to know about.