



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, August 14, 2024 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of August 2024 at 7:00 p.m., in the Council Chambers, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on August 14, 2024.

1. Call to Order
2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the July 24, 2024 Regular Meeting Minutes.
 - b. Approval of a Memorandum of Understanding (MOU) between the Eanes Independent School District Police Department and the City of West Lake Hills Police Department.
 - c. Approval of the 4 North Peak Road Minor Plat, being .0848 acres out of the Henry P Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinance). Applicant: Kent Stromberg, Agent.

4. Land Use **807 Loma Linda Drive:** Discuss and consider action on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code). Applicant: Carrie Steilen, Property Owner.
5. Administration Discuss and consider action on the bid award for the FY24 Streets and Drainage Maintenance projects not to exceed \$1,375,459.00 and authorize the City Administrator to execute necessary documents.
6. Finance Discuss and consider action on the FY 2024-25 Proposed Budget.
7. Finance Discuss and consider action to approve the Certified Appraisal Roll and the proposed Ad Valorem Tax Rate for Maintenance and Operations and for the Debt Service for the Fiscal Year 2024-25 Proposed Budget.
8. Administration Discuss and consider approving change order number 2 for the Proposition B Road bond projects with Smith Contracting to incorporate paving changes to Westlake Drive, Redbud Trail and Laurel Valley and authorize the City Administrator to execute the same.
9. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow;
 2. Alvarez - 1505 Wildcat Hollow; and
 3. 1836 Real Estate, LLC - 707 Butler Cove.
10. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.
11. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the August 14, 2024 City Council Regular Meeting was posted

on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 9, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council 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 Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, July 24, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Vaughan called the meeting to order at 7:01 p.m.

CITY COUNCIL PRESENT:

Mayor James Vaughan
Dana Harmon
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
Court Administrator Robert Martinez
Chief of Police Scott Gerdes
City Attorney Josh Brockman-Weber

2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Mayor Vaughan opened the meeting for public comments. The following comments were received:

- Sara Rider (13 N Peak) - Concerned about the proposed changes to North Peak. Has never seen repaving on N Peak or dire consequences following a heavy rain. The road is narrow and drainage improvements would result in the loss of trees.
- Drew Bridges (7 N Peak) - The street needs drainage improvements. We need simple solutions that allow for some street parking. The top is incorrect by approximately 50 feet and needs to be re-evaluated.

Hearing no further comments, the public comment section was closed.

6. Administration Discuss and consider action to revise the scope of work for the FY24 Streets and Drainage Maintenance Projects, including review of the removal or revision of drainage improvement for North Peak Road.

City Administrator Fletcher gave a brief summary. The City wants to provide street maintenance as well as improve the drainage, but may need to pause and re-evaluate the game plan. The project is out for bid at this time. Once project is awarded, the City could utilize a change order to remove a portion of the project to address the issues listed above. No action was taken on this item.

3. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow.

Council convened into Executive Session at 7:15 p.m.

4. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.

Council reconvened in Open Session at 7:44 p.m. No action was taken on this item.

5. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
 - a. Approval of the July 10, 2024 Regular Meeting Minutes.
 - b. Approval of the FY 24 Q3 Building and Development Services Department Report.
 - c. Approval of the FY 24 Q3 Investment Report.
 - d. Approval of the FY 24 Q3 Municipal Court Report.
 - e. Approval of the FY 24 Q3 Public Safety Report.
 - f. Approval of the Cyber Liability and Data Breach Response Interlocal Agreement (ILA) with the Texas Municipal League Intergovernmental Risk Pool (TMLIRP).
 - g. Approval of the Austin Regional Intelligence Center (ARIC) Interlocal Agreement (ILA) renewal.
 - h. **207 Yaupon Valley Road** - Approval with conditions for the Osuri Subdivision Minor Plat, being 1.743 acres out of the Thomas J. Chambers Survey No. 504 (Section 36.01.018 of the West Lake Hills Code of Ordinance). Applicant: Davin Fillpot, Agent.
 - i. Approval of an ordinance affirming term and compensation for the Municipal Judge.
 - j. Approval of an ordinance affirming term and compensation for the Associate Municipal Judge.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Walker, the Council voted three (3) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

7. Administration Discuss and consider approving change order Number 1 and provide direction on material revisions for future change proposal requests related to the Proposition B road projects with Smith Contracting.

Vicki Ortega gave a presentation. Change Order #1 includes the schedule modifications and field changes for the Camp Craft Road project. Change Order #2 provides an option for using mill/overlay instead of the originally proposed crack seal/seal coat. Grooved pavement was discussed for the area near Yaupon to reduce speeding. Potential Change Order #3 would include design changes and will be brought for Council consideration at later date.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Walker, the Council voted three (3) for and none (0) opposed to approve Change Order #1 as presented. Motion carried.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Walker, the Council voted three (3) for and none (0) opposed to concur with the recommendation of mill/overlay for Change Order #2. Motion carried.

Mayor opened items 8 & 9 for concurrent consideration.

9. Administration Receive a briefing regarding the tabletop exercise held on June 14, 2024 coordinated by the Westlake Fire Department.

Fire Chief David Wilson and Fire Marshal Mike Lacey gave a presentation to the Council. Fire Chief Wilson stated that the last major fire in West Lake Hills was in 1961. The "After-Action Report - Lessons Learned" was reviewed. The tabletop exercise provides an opportunity for fire chiefs and police chiefs to work together to fit the emergency coordination into their system for evacuation planning. Areas that the City should continue to improve upon include, but are not limited to, continuing to widen streets, improving turn-arounds and dead ends for maneuverability, cutting back vegetation from roadways, and tree trimming.

8. Administration Discussion and possible action regarding prioritization and expectations of the City Council Focus Areas regarding fire prevention.

City Administrator Fletcher gave a presentation. The City needs to renew the action plan for fire prevention. Mayor Vaughan commented on the need to identify what the City should be working towards.

10. Finance Discuss and consider action on the FY 2024-25 Proposed Budget.

Chief Gerdes gave a presentation and reviewed the 5-10 year plan. Information was provided on the vehicle replacement plan, radios and encryption, and tasers and body cameras.

City Administrator Fletcher and Director Ragsdale discussed the following options as add-ins for the budget:

- a. Flock cameras
- b. Public Works Utility Superintendent position
- c. Strategic Plan

- d. Alternative methods for vegetation management
- e. ROW/canopy clearing

The Council discussed having the Strategic Plan, ROW clearing, and vegetation management added into the budget. The other two items will be considered later in the budget process.

11. Administration Discuss and consider the implementation of City Council workshops.

Mayor Vaughan would like to implement Council Workshops on a once per month basis during the lunch hour. Various topics would be discussed with a limit of two topics per meeting. Consensus agreed to have the workshops on the 1st Wednesday of each month from 12:00-1:30 p.m. in the Janet Room at City Hall.

12. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:

- a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 - 1. Alvarez - 1505 Wildcat Hollow; and
 - 2. 1836 Real Estate, LLC - 707 Butler Cove.
- b. Section 551.074 - Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee - Associate Judge.

The Executive Session was postponed by Mayor Vaughan.

13. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney and deliberation regarding an Associate Judge.

14. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember South, the Council voted three (3) for and none (0) opposed to adjourn the meeting at 9:38 p.m. Motion carried.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on August 14, 2024.



Meeting Date:	<u>August 14, 2024</u>	Item Number:	<u></u>
Department:	<u>Police</u>		
Prepared By:	<u>Chief Gerdes</u>	Cost / Budget:	<u>\$0</u>
Exhibits:	<u>MOU with Eanes ISD PD</u>	Source of Funds:	<u></u>

This is the MOU between the Eanes ISD Police Department and the West Lake Hills Police Department

Staff recommends approval of this MOU

- Eanes ISD PD must have an MOU with the West Lake Hills Police Department, per Texas Education Code 37.081g
- Set up to establish a spirit of cooperation to enhance the services provided to the citizens and students and provide for a better utilization of resources.
- No additional cost to the City of West Lake Hills.
- Agreement is for 3 years and can be renewed
- Attorneys from both parties have reviewed the agreement and are ok with it the way it is.

MEMORANDUM OF UNDERSTANDING
Between
EANES INDEPENDENT SCHOOL DISTRICT, on behalf of its POLICE
DEPARTMENT
And
CITY OF WEST LAKE HILLS, on behalf of its POLICE DEPARTMENT

This Memorandum of Understanding (MOU) is being executed by the Eanes Independent School District ("Eanes ISD" or the "District"), on behalf of its Police Department, (Collectively "Eanes ISD Police Department"), in conjunction with the City of West Lake Hills, on behalf of its Police Department. These departments agree to abide by the terms and provisions of this MOU throughout the duration of this agreement.

**I.
PURPOSE**

The purpose of this MOU is to set out a common understanding of the policies and procedures that the West Lake Hills Police Department and the Eanes ISD Police Department will follow in providing police service to the Eanes ISD schools in the city of West Lake Hills, Travis County, State of Texas. This MOU is a formal agreement to clarify jurisdiction, define parameters and areas of responsibilities, and to establish a spirit of cooperation to enhance the services both agencies provide to the citizens residing within the city limits of West Lake Hills in accordance with the provisions of the ***Texas Education Code, Section 37.081.***

**II.
MISSION**

The mission of this MOU is to provide better utilization of resources by the West Lake Hills Police Department and the Eanes ISD Police Department. Further, it will substantially increase cooperation between these two departments eliminating waste of public resources and resulting in better accumulation of crime analysis data and ultimately providing the safest environment possible for the school children of Eanes ISD and the citizens of the City of West Lake Hills. Both parties understand that the Eanes ISD Police Department operates during specified business hours and officers are not on duty in the district 24 hours a day, 7 days a week.

A. SERVICES PROVIDED AND RESPONSIBILITIES OF THE WEST LAKE HILLS POLICE DEPARTMENT

The below is subject to Section C(1) below, which notes that Eanes ISD is not currently staffed 24 hours a day/7 days a week, and limits the Eanes ISD police department's responses to operational hours only:

1. The West Lake Hills Police Department shall retain primary jurisdiction over property or areas not owned, leased, rented, or otherwise under the control of Eanes ISD.
2. The West Lake Hills Police Department shall (except in cases of immediate life/safety emergencies when time is critical) notify the Eanes ISD Police Department and/or the Eanes ISD Communications Office prior to releasing information to the media or public in joint cases involving students, district employees, crimes involving district property or where the investigation involves the mutual interest of both the Eanes ISD Police Department and West Lake Hills Police Department.
3. The West Lake Hills Police Department agrees to comply with notification of criminal

activities involving students enrolled in Eanes Independent School District schools pursuant to **Article 15.27 of the Texas Code of Criminal Procedures**.

4. Upon request of the Eanes ISD Police Department, the West Lake Hills Police Department will assist the Eanes ISD Police Department or other lead agency in the reporting and investigating of major crimes against persons, including homicide, kidnapping, robbery, sexual assault, and suicide.
5. The West Lake Hills Police Department agrees to coordinate warrant service on District property with the Eanes ISD Police Department.
6. The West Lake Hills Police Department, if able, agrees to assist the Eanes ISD Police Department in response to barricaded person, hostage incidents, or bomb threats occurring on Eanes ISD campuses within one mile of the West Lake Hills City Limits. Eanes ISD Police Department will retain command of the incident unless command is relinquished to the West Lake Hills Police Department.
7. The West Lake Hills Police Department will agree to provide officer safety assistance and assist with officer back-up to officers employed by Eanes ISD Police Department when requested and as resources allow to assist with the safety of Eanes ISD Police Officers.
8. The West Lake Hills Police Department agrees to assist the Eanes ISD Police Department in responding to active shooter calls on Eanes Independent School District campuses as able. Active Shooter Incident Management calls for the establishment of Unified Command. Both the Eanes ISD Police Department and West Lake Hills Police Department will participate in Unified Command as appropriate.
9. The West Lake Hills Police Department will retain primary jurisdiction if any of its officers discharges a firearm, is alleged to have caused serious bodily injury or death, or is the victim of an assault resulting in serious bodily injury or death.

B. SERVICES PROVIDED AND RESPONSIBILITIES OF THE EANES ISD POLICE DEPARTMENT

The below is subject to Section C(1) below, which notes that Eanes ISD is not currently staffed 24 hours a day/7 days a week, and limits the Eanes ISD police department's responses to operational hours only:

1. Except as stated herein, the Eanes ISD Police Department shall have primary jurisdiction and responsibility for all offenses that occur on property that is owned, leased, rented, or otherwise under the control of Eanes ISD. If circumstances require an immediate response to an Eanes ISD campus or facility within the City Limits of West Lake Hills and Eanes ISD Police Officers are not available, West Lake Hills Police Officers will respond and shall assume primary control of the response until otherwise directed by Eanes ISD Police Department.
2. The Eanes ISD Police Department will endeavor faithfully execute the District's Safety and Security plan and Emergency Operations Procedures at all District events in which Eanes ISD police officers are in attendance.
3. The Eanes ISD Police Department will protect the property including real and personal property located inside the boundaries of Eanes ISD that is owned, leased, rented, or otherwise under the control of Eanes ISD.
4. The Eanes ISD Police Department will endeavor to protect the personal property of those individuals engaged in school sponsored or school related activities.
5. The Eanes ISD Police Department will enforce all laws, including municipal ordinances, county ordinances, and federal, state, and local laws.
6. The Eanes ISD Police Department will initiate a crime offense report and investigate all crimes on Eanes ISD property or areas owned, leased, rented, or otherwise under the control of Eanes ISD.
7. The Eanes ISD Police Department will investigate all traffic crashes that occur on Eanes ISD property and will assist with all crashes within the City Limits of West Lake Hills

involving any Eanes ISD owned vehicles.

C. 24/7 COVERAGE AND FEDERAL AND STATE CRIME REPORTING DATA

1. The Eanes ISD Police Department is not currently staffed full time (24/7) and during those hours they are not staffed the West Lake Hills Police Department will respond to calls for service on Eanes ISD property owned, leased, rented, or otherwise under the control of Eanes ISD within the city limits of West Lake Hills.
2. The West Lake Hills Police Department will provide the Eanes ISD Police Department with any reports generated that occurred within the Eanes ISD Police Department jurisdiction. It is the responsibility of the Eanes ISD Police Department to acquire the data for their jurisdiction and report all crime data from within their jurisdiction to the Texas Department of Public Safety.
3. The West Lake Hills Police Department and the Eanes ISD Police Department both agree that all crimes committed within their specific jurisdiction are owned by the respective department for statistical purposes and shall only be reported by the jurisdiction where the crime was committed.

**III.
DURATION**

The term of this Agreement shall be for a period of three (3) calendar years from the date of execution of this Agreement by both parties. This Agreement may be renewed for additional three-year terms by the Eanes ISD Police Department by providing West Lake Hills Police Department with a written notice of its intention to renew not later than thirty (30) days prior to the expiration of the then current term.

Nothing contained in this agreement shall waive the respective immunities of the City of West Lake Hills and Eanes ISD.

**IV.
MUTUAL HOLD HARMLESS**

Each Party shall be responsible for the action of each Party's own employees, officials, officers, and agents. The Parties expressly agree that nothing in this Agreement shall be construed as a waiver by the Parties of any rights, privileges, defense, remedies or immunities available to the Parties as governmental entities.

**V.
MISCELLANEOUS**

- A. Notice.** Any notice, demand, or request required or permitted to be delivered hereunder shall be deemed received when delivered in person or sent by United States mail, postage prepaid, certified mail, addressed to the Party at the address set forth below:

To Eanes Independent School District:

Dr. Jeff Arnett, Superintendent

601 Camp Craft Road,

Austin Tx. 78746

To City of West Lake Hills:

Trey Fletcher, City Administrator

911 Westlake Drive,
West Lake Hills Tx. 78746

- B. Any Party may, at any time, by written notice to the other Party, designate different or additional persons or different addresses for the receipt of notices hereunder.
- C. Legal Construction. No amendment, modification or alteration of the terms herein shall be binding unless the same be in writing, dated subsequent to the date of this Agreement, and duly executed by both Parties.
- D. Governing Law. The obligation and undertaking of each of the Parties to the Agreement are and shall be performed in Travis County, Texas. The validity of this Agreement and any of its terms and provisions, as well as the right and duties of the Parties, shall be governed by the laws of the State of Texas; and any venue for any action concerning this Agreement shall be in Travis County, Texas.
- E. Entire Agreement. This Agreement embodies the complete understanding of the Parties hereto, superseding all oral and written previous and contemporaneous agreements between the Parties and relating to the matters of this Agreement.
- F. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- G. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- H. Third Parties. This Agreement does not create any third-party beneficiaries. Nothing in this Agreement, or in the Administrative Regulations, or any other attachment shall be construed to create, expand, or form basis for the liability to any third-party under any theory of law against either the City of West Lake Hills or Eanes ISD unless such basis exists independent of this Agreement under State and Federal Law.
- I. Waiver. No waiver of a breach or any provision of the Agreement by either Party shall constitute a waiver of any subsequent breach of such provision. Failure of either Party to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof.

SIGNATORIES

The individuals signing below have been authorized to execute this Agreement on behalf of their respective entities. The Parties agree to comply with and be bound by the terms of this Agreement.

CITY OF WEST LAKE HILLS:

By: _____ Date: _____

Trey Fletcher
City Administrator, City of West Lake Hills

EANES ISD:

By: _____ Date: _____

Dr. Jeff Arnett
Superintendent, Eanes ISD

By: _____ Date: _____

Scott Gerdes
Chief of Police, West Lake Hills PD

By: _____ Date: _____

Matt Greer
Chief of Police, Eanes ISD Police Department



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	August 14, 2024	Item Number:	3b
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

4 N. Peak Rd.: Discuss and consider action to approve the 4 North Peak Rd. Minor Plat, being 0.848 acres out of the Henry P. Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinances).

Applicant: Kent Stromberg, Eppright Homes, LLC

Recommendation

Staff recommends approval of the proposed plat at attached in Exhibit A.

The ZAPCO recommended approval with conditions as listed in the discussion at the July 17, 2024, regular meeting (Attachment 3). The conditions required were corrected and the updated plat submitted for City Council approval.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Kathleen & James Jennings

Legal Description: 0.848 Henry P. Hill Survey, Abstract 14

Lot Size: 0.848 acres

Zoning: R-1, One-Family Residential

Wastewater: City of West Lake Hills Public Sewer

The properties surrounding the subject property are zoned R-1 One-Family Residential District.

Background & Analysis:

The applicant is proposing to plat the parcel at 4 N. Peak Rd (Attachment 1). As a one lot subdivision with no streets or infrastructure that must be constructed, the parcel can be platted through the minor plat process. The parcel has 176.4 feet of frontage along North Peak Rd and is 199.33 in depth, which meets the R-1 minimum lot dimensions (Attachment 2). The lot is on the city sewer system and has water service from Water District #10.

This parcel was created in 1947 through deed division of an unrecorded subdivision (Dellana Hills, Section 1). As such this lot size meets the non-conforming lot status allowed in Section 22.03.273 Nonconforming lots of record. The property has been conveyed by deed description over the years and has never been officially platted.

Chapter 36 Subdivision**Section 36.01.018 Minor Plat:**

(4) Within thirty (30) days of receipt of a complete application, the zoning and planning commission may:

- (A) Recommend approval of the minor plat;
- (B) Recommend disapproval of the minor plat with citation to the law, including statute or city ordinance, that is the basis for the disapproval; or
- (C) Recommend conditional approval of the minor plat with specific citation to the law, including statute or municipal ordinance, that is the basis for the conditions.

Corrections required with Code reference as conditionally approved by ZAPCO on July 17, 2024.

1. *Add Minor Plat to the title (Section 36.01.018).*
2. *Provide an indication of whether or not the contiguous properties are platted (properties on both sides, add legal description) (Subdivision Checklist Section 2.3)*
3. *Add the following plat notes 2, 3, 4, 6, 7, 8, 9, 11, 12, 14, 18, 19, 20, 21, 22, 24 and 31 (Subdivision Checklist, Section 3).*
4. *Add plat note: The house shown on the survey conducted on May 21, 2024, must either be demolished or receive a variance for the existing front setback encroachment before building permits can be issued. (Section 22.03.273 (2) and 36.01.009 (2)).*

Compliance with Adopted Building Codes

The property and future construction will have to comply with all applicable City codes.

Subdivision

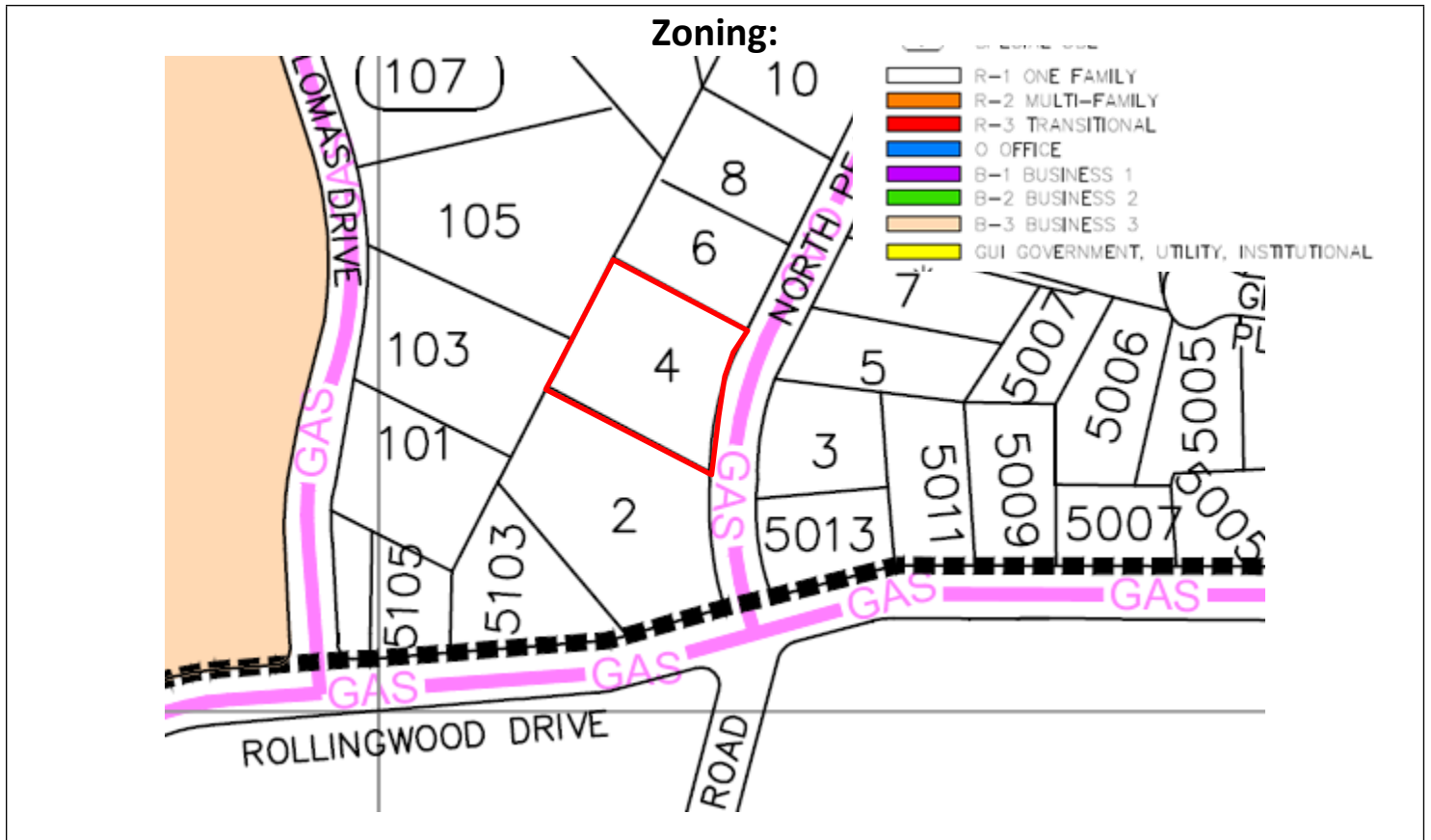
For the reasons stated in the within this report, once the conditions are met the plat will meet requirements of Chapter 36.

Comprehensive Planning Analysis

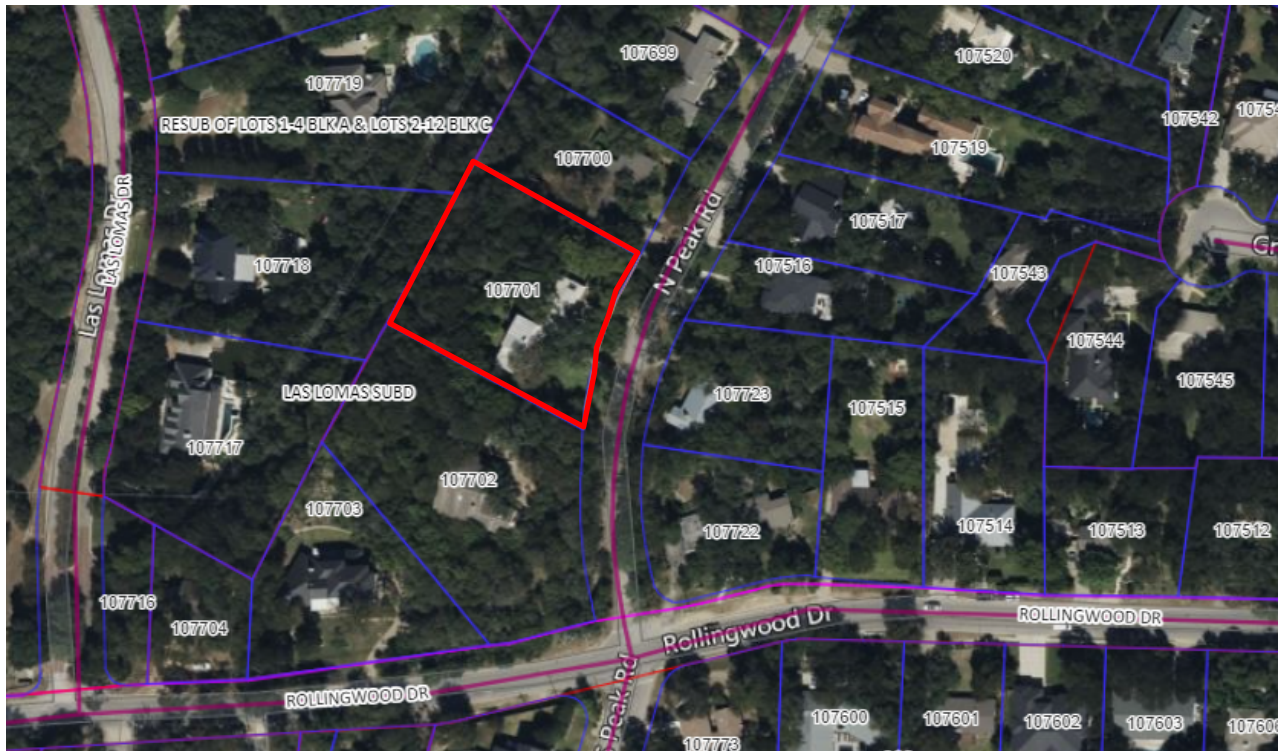
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 36.01.018 Minor Plat](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)



Aerial:



Eppright Homes, LLC

Memorandum

To: ZAPCO
From: Kent Stromberg
Date: 12 June 2024

I'm including an updated copy of the plat identified as the June 5th copy.

The surveyor discovered an error in the dimensions of the road and has corrected the dimensions in this latest version of the plat.

Please do not hesitate to call if you have any questions.

Thank you.

Kent Stromberg
VP of Construction - Eppright Homes, LLC
512.848.0179
kent@epprighthomes.com



GENERAL NOTES:

- ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS IDENTIFIED AS STANTEC CONSULTING SERVICES, INC. FIELDNOTE FILE FN. NO. 23-115(ABB).

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	153.90'	418.99'	21°02'42"	S16°41'28"W

(ARC LENGTH 154.49')

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°11'39"W	22.59'

(S28°53'00"W 22.59')

BENCHMARK INFORMATION:

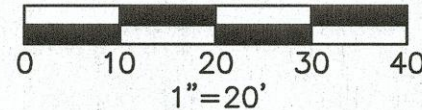
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

TBM 1: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±45' SOUTHEAST OF DRIVEWAY TO 4 N. PEAK ROAD .
ELEV=676.44'(AS SHOWN)

TBM 2: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±12' NORTHEAST OF DRIVEWAY OF 2 N. PEAK ROAD
ELEV=672.44'(AS SHOWN)

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0445K, REVISED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- UTILITY POLE
- DOWN GUY
- GROUND LIGHT
- WATER METER
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- WASTEWATER MANHOLE
- CLEANOUT
- SIGN
- BOLLARD
- MAILBOX
- BENCHMARK
- SCHEDULE B EXCEPTION

P.O.B. POINT OF BEGINNING

(XXX) RECORD VOL. 866, PG. 463

[XXX] RECORD DOC NO 2007162079

TREE LIST:

NO.	DESCRIPTION
700	19" HACKBERRY
701	18" HACKBERRY
702	20" BRADFORD PEAR
703	13" LIVE OAK
704	18" LIVE OAK
705	14" LIVE OAK
706	8" LIVE OAK
707	11" BUCKEYE (4,3,3,3,2 ILL)
708	8" HACKBERRY
709	17" CEDAR ELM
710	12" SPANISH OAK
711	24" LIVE OAK (16,16)
712	14" HACKBERRY
713	11" SPANISH OAK
714	12" HACKBERRY
715	11" CEDAR ELM
716	7" CEDAR ELM
717	7" CEDAR ELM
718	10" HACKBERRY
719	11" HACKBERRY
720	7" CEDAR ELM
721	10" CEDAR ELM
722	11" CEDAR ELM (9, 4)
723	7" HACKBERRY (ILL)
724	10" CEDAR
725	15" CEDAR
726	15" CEDAR
727	0" CEDAR
728	14" CEDAR
729	6" CEDAR
730	8" CEDAR ELM
731	19" CEDAR
732	10" CEDAR ELM
733	6" CEDAR ELM
734	13" CEDAR ELM
735	9" CEDAR
736	13" CEDAR ELM (11, 4)
737	6" HACKBERRY
738	12" CEDAR
739	8" CEDAR ELM
740	8" CEDAR ELM
741	15" CEDAR
742	12" CEDAR ELM
743	6" CEDAR ELM
744	13" CEDAR ELM
745	6" CEDAR ELM
746	8" CEDAR ELM
747	8" LIVE OAK
748	6" CEDAR ELM
749	12" LIVE OAK
750	16" CEDAR ELM
751	11" HACKBERRY
752	14" CEDAR ELM
753	11" HACKBERRY
754	8" CEDAR

VICINITY MAP

N.T.S.

LOT 6, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

0.559 ACRE
SHARON SMITH
DOC. NO. 2009143457

0.858 ACRES
(37,360 SQ. FT.)

NEAL DOW & CAROLYN F.
CHAPMAN TRUST
DOC. NO. 2000149789

DESCRIBED IN
VOLUME 866, PAGE 463
DATED OCTOBER 9, 1947

LOT 5, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

HENRY P. HILL SURVEY
ABSTRACT NO. 14

LOT 4, BLOCK H,
DELLANA HILLS SECTION 1
(UNRECORDED SUBDIVISION)

CERTIFICATION:

I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY MADE DURING THE MONTH OF AUGUST 2023, AND UPDATED APRIL, 2024 PERFORMED UNDER MY DIRECTION AND SUPERVISION.

Austin B. Burklund
05/21/24
AUSTIN B. BURKLUND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6879
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



TIMOTHY JON SMART
DOC. NO. 2009013163

0.517 ACRE
ADOLFO VALADEZ
DOC. NO. 2023037441



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPES # F-4324 TBPES # 10194230
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
NEAL DOW & CAROLYN CHAPMAN TRUST
4 N. PEAK ROAD

ROLLINGWOOD, TEXAS
City, State/Prov

Title
BOUNDARY TOPO AND TREE SURVEY

Permit-Seal

Project Number: 1720001600

File Name: 1720001600v01_1to1

bm	ab	jb	24.04.24
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. 1

Revision Sheet

1 of 1

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, July 17th, 2024 at 6:30 PM

1. **Call to Order: Vice-Chair Jim Commissioner Pledger**
 - a. Meeting begins at 6:30pm
 - b. Roll Call
 - Chair Robert Meisel: Absent (Excused)
 - Vice-Chair Jim Pledger: Present
 - Commissioner Julia Webber: Present
 - Commissioner Karen Bartoletti: Present
 - Commissioner Patrick Stewart: Present
 - Commissioner Laurie Maccini: Present
2. **Citizen Communications:**
 - a. None
3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.
 - a. Approval of the May 15, 2024 Zoning and Planning Commission minutes
 - Item pulled for having incorrect date on Agenda. Consent Agenda item should have been for June 19, 2024 minutes.
 - b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
 - c. **Action:** None required
4. **Deliberation/Action: 4 N Peak Road:** Consider action to recommend Approval with Conditions for the 4 N North Peak Rd. Minor Plat, being .0848 acres out of the Henry P Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

Applicant: Kent Stromberg, Agent

- a. **Staff Report:**
 - i. Director Bills explains the Minor Plat and the recommended conditions for approval

- ii. **Commissioner Bartoletti:** Are the plat notes substantive, or does simply having them meet requirements?
 - 1. The city has pre-defined plat notes that must be included for platting
- iii. **Commissioner Maccini:** What is the difference between a subdivision and a lot?
 - 1. Platting process must meet city codes, whereas deed-dividing process does not.
- iv. **Commissioner Bartoletti:** Does this process create a legal lot?
 - 1. Yes
- b. **Public Comments:**
 - i. None
- c. **Discussion:**
 - i. None
- d. **Action:**
 - i. Commissioner Bartoletti moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions
 - 1. Commissioner Webber Seconds
 - 2. Motion **carries** (4-0)

Recommendation will be forwarded to City Council for final consideration on August 14, 2024.

- 5. Public Hearing 703 Loma Linda Dr.: Discuss and make recommendation on a variance to encroach 8 feet into the 25-foot side setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steven Johnson, Property Owner

- a. **Staff Report:**
 - i. Director Bills delivers briefing on HVAC equipment encroachment into setback
 - ii. **Commissioner Webber:** How close is neighboring property structure?
 - 1. 25-ft setbacks place structures at least 50 feet apart
 - iii. **Commissioner Webber:** Incredibly sensitive to HVAC equipment inside yard due to noise

iv. Commissioner Stewart: How long has ordinance been in existence?

1. Multiple code cycles – not a new ordinance

b. Public Comment:

i. Applicant: Steven Johnson

1. Builder assumed HVAC could go in setback
2. Moving units to the rear would cause system to be less efficient
3. Detention Pond in back is close to where AC pad should go by code
4. Wall and vegetative screening should reduce visual and auditory impact

c. Discussion:

i. Commissioner Maccini: What species trees have been planted?

1. Appear to be Cherry Laurels in pictures

ii. Commissioner Maccini: What kind of understory blocking?

1. **Commissioner Pledger:** Tree removal has already been approved by staff

iii. Commissioner Bartoletti: Difficulty seeing hardship

iv. Commissioner Webber: Trying to balance benefits of noise reduction through walls, distance, and vegetation combined with energy efficiency and possible future code amendments versus lack of hardship

v. Commissioner Webber: Are there fines for this kind of mistake where items aren't built to plan?

1. No fines in these cases. But final inspection and CO cannot be completed, so house cannot be occupied until resolved. Extra time for correcting the errors creates delays in moving into house and added expense.

vi. Commissioner Stewart: Mistakes by builders should be owned by builders. As code is written today, no hardship exists.

d. Action:

- i. Commissioner Bartoletti moves to forward to Board of Adjustment with recommendation of **denial**, but requests that Council consider code amendment to address this issue going forward.
 1. Commissioner Webber Second
 2. Motion carries 4-0

Recommendation will be forwarded to Board of Adjustment for final consideration on August 14, 2024.

6. Public Hearing: 807 Loma Linda Dr.: Discuss and make recommendation on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner

a. Staff Report:

- i. Director Bills delivers staff report on property history and over-height fence built without permit
 - 1. **Commissioner Stewart:** Why isn't fence height considered from both sides?
 - a. Code bases height on existing grade beneath fence
 - 2. **Commissioner Stewart:** Does a cinder fence require more extensive design
 - a. Fences over 7 feet require engineering

b. Public Comment:

- i. **Jared Ficklin** – Owner's Representative
 - 1. Explains history of fence replacement
 - 2. Explains slopes around property
 - 3. Explains the added cost of building 6' instead of 6'3"

c. Discussion:

- i. **Commissioner Webber:** Could have built shorter than maximum with 8" blocks instead of taller than is allowed
- ii. **Commissioner Stewart:** 3" could be adjusted
- iii. **Commissioner Maccini:** Difficult because already built, and asking to take down is a lot, but if you know you know that adding a row of blocks will take the fence from being under the limit to over the limit, you should stay under.
- iv. **Commissioner Pledger:** Similar after-the-fact variances for other properties have been denied and walls have had to be revised.
- v. **Commissioner Webber:** Concrete blocks can be taken off 8" at a time – entire wall doesn't necessarily need to be removed

- d. Action:** Commissioner Webber moves that the zoning change be forwarded to Council with a recommendation of **denial** for lack of hardship.

- i. Commissioner Maccini Seconds
- ii. Motion Carries Unanimously (4-0)

Recommendation will be forwarded to City Council for final consideration on August 14, 2024.

7. Public Hearing 200 Wildcat Hollow: Discuss and make recommendation to allow for 25-foot encroachment for the building and grading for structures into a 50-foot front setback adjacent to Skyline Dr. for the redevelopment of a single-family residential structure (22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Rachel Jones, McCollum Studio

a. Staff Report:

- i. Director Bills explains property layout with 4 frontages and requested variance along skyline drive
- ii. **Commissioner Webber:** Pool on proposed plan is not existing. House could go in that location.
- iii. **Commissioner Bartoletti:** Would variance change the setbacks?
 1. No – would allow encroachment into setback for the house

b. Public Hearing:

- i. **Rachael Jones:** Architect
 1. Explains variance request
 2. Staying close to existing house and within setback will allow more trees to be saved
- ii. **Jeffrey Dochen:** Neighbor
 1. Fully supports approval of the variance request

c. Discussion:

- i. **Commissioner Maccini:** What is the planned square footage?
 1. 6,000 sft
 2. **Commissioner Maccini:** Design driven decision to build pool and large house
- ii. **Commissioner Webber:**
 1. 25' setback along skyline could be used for anything
- iii. **Commissioner Pledger:** Obligation to minimize the variance
- iv. **Commissioner Webber:** Feels like too early in process to request variance
- v. **Commissioner Bartoletti:** Doesn't understand practical downside to coming back with more-complete plans
- vi. **Commissioner Bartoletti:** Would limiting the encroachment to the extent of the existing house meet the applicant's needs?
 1. **Rachel Jones:** Could work within those constraints

- vii. **Commissioner Maccini:** Alright with limiting encroachment, but not sure how to word it
- viii. **Architect:** Explains concept of plans
 - 1. **Commissioner Bartoletti:** That is the kind of detail that more plans would provide
- ix. **Commissioner Pledger:** Would be comfortable limiting encroachment to outline of existing house
- x. **Commissioner Maccini:** Would applicant be willing to request postponement?
- xi. **Applicant:** more comfortable with recommendation to BOA now, and can provide more information at that point
- d. **Action:**
 - i. Commissioner Webber moves that the variance be forwarded to the Board of Adjustment with a recommendation of **denial**.
 - 1. Commissioner Stewart Seconds
 - 2. Motion Carries 4-0

Recommendation will be forwarded to the Board of Adjustment for final consideration on August 10, 2024

8. **Adjournment:**

- a. Vice-Chair Commissioner Pledger Adjourns the meeting at **7:58 PM**

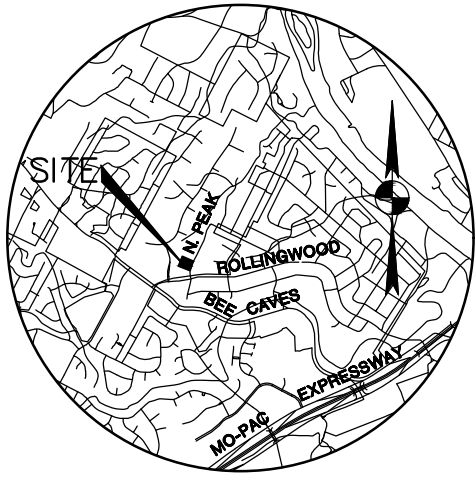
Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.



VICINITY MAP
N.T.S.

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

WHEREAS, JAMES AND KATHLEEN JENNINGS, THE OWNER(S) OF 0.848 ACRES OF LAND OUT OF THE HENRY P. HILL SURVEY, ABSTRACT NO. 14 OF TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2023135162, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 4 NORTH PEAK RD. SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 0.848 ACRES OF LAND TO BE KNOWN AS

MINOR PLAT OF 4 NORTH PEAK RD.

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS ____ DAY OF _____, 20 ____

BY: _____ BY: _____
JAMES JENNINGS KATHLEEN JENNINGS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES JENNINGS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES:

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHLEEN JENNINGS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES:

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

THAT I, AUSTIN B. BURKLUND, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

AUSTIN B. BURKLUND DATE
TEXAS REGISTRATION NO. 6879
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 18A.

TBM 1: PK NAIL WITH "STANTEC" WASHER SET IN EDGE OF ASPHALT ON WEST SIDE OF N. PEAK ROAD ±45' SOUTHEAST OF DRIVEWAY TO 4 N. PEAK ROAD. ELEV=676.44'(AS SHOWN)

I, THE UNDERSIGNED, CITY ADMINISTRATOR OF THE CITY OF WEST LAKE HILLS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY FOR WHICH MY APPROVAL IS REQUIRED.

CITY ADMINISTRATOR DATE
CITY OF WEST LAKE HILLS, TEXAS

SHEET
1
OF 1
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY OF WEST LAKE HILLS, TEXAS.

ZAPCO CHAIRPERSON DATE
CITY OF WEST LAKE HILLS, TEXAS

MINOR PLAT OF 4 NORTH PEAK RD.

CITY OF WEST LAKE HILLS,
TRAVIS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°05'04"W	22.50'

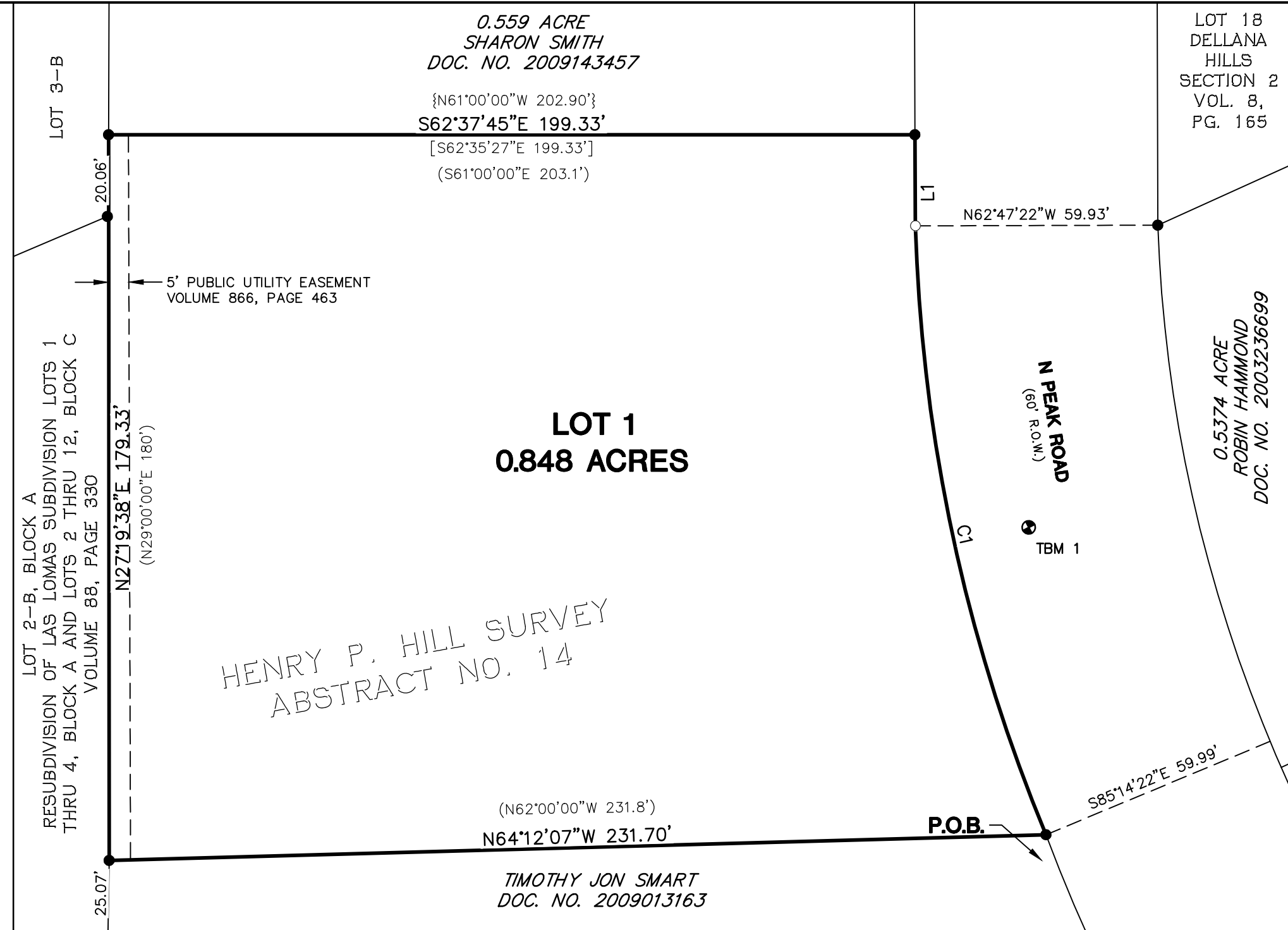
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	154.76'	423.86'	20°55'11"	S15°15'23"W	153.90'

LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH "STANTEC" CAP SET
 - BENCHMARK
- P.O.B. POINT OF BEGINNING
- (XXX) RECORD VOL. 866, PG 463
- [XXX] RECORD DOC NO 2007162079
- {xxx} RECORD VOL. 13101, PG. 1612

GENERAL NOTES:

- SITE CLEARANCE, SITE DISTURBANCE AND IMPERVIOUS COVER NOTE. SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT OR UNIT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.
- STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT:THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS. IF SAID PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF WEST LAKE HILLS, TEXAS, THE CITY OF WEST LAKE HILLS, TEXAS ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIS STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY OF WEST LAKE HILLS, TEXAS.
- ALL OF THE LAND DEPICTED ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE MUNICIPAL BOUNDARIES OF THE CITY OF WEST LAKE HILLS ON THIS THE 1ST DAY OF MAY 2024, AD.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48453C0445K FOR TRAVIS COUNTY, EFFECTIVE JANUARY 22, 2020.
- RECHARGE ZONE: LOTS IN THIS SUBDIVISION ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS RULES 31, TEXAS ADMINISTRATIVE CODE (TAC) 313, AS AMENDED. NO BUILDING PERMIT WILL BE ISSUED BY THE CITY OF WEST LAKE HILLS UNTIL THE REQUIREMENTS OF THE EDWARDS RULES TAC CHAPTER 313 ARE FULLY COMPLIED WITH. THE APPLICANT FOR A BUILDING PERMIT IS RESPONSIBLE TO FURNISH THE CITY WRITTEN COMPLIANCE TO THE EDWARDS AQUIFER RULES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- RESTRICTIONS OR COVENANTS AS RECORDED IN VOLUME 162, PAGE 27, AND VOLUME 866, PAGE 463 BOTH OF THE TRAVIS COUNTY DEEDS RECORDS.
- WATER SERVICE IS PROVIDED BY WATER DISTRICT 10. WASTEWATER SERVICE IS PROVIDED BY CITY OF WEST LAKE HILLS AND ELECTRIC SERVICE IS PROVIDED BY AUSTIN ENERGY.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF WEST LAKE HILLS PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF WEST LAKE HILLS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF WEST LAKE HILLS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF WEST LAKE HILLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WEST LAKE HILLS.
- THIS PROJECT IS LOCATED WITHIN THE BALCONES CANYONLANDS CONSERVATION PLAN AREA.
- THE HOUSE SHOWN ON THE SURVEY CONDUCTED ON MAY 21, 2024, MUST EITHER BE DEMOLISHED OR RECEIVE A VARIANCE FOR THE EXISTING FRONT SETBACK ENCROACHMENT BEFORE BUILDING PERMITS CAN BE ISSUED.



FIELD NOTE DESCRIPTION:

A 0.848 ACRE OF LAND OUT OF THE HENRY P. HILL SURVEY, ABSTRACT NO. 14, SITUATED IN THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS BEING THAT CERTAIN 0.858 ACRE TRACT OF LAND CONVEYED TO JAMES AND KAHTLEEN JENNINGS BY DEED OF RECORD IN DOCUMENT NO. 2023135162 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS DESCRIBED IN VOLUME 866, PAGE 463 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DATED OCTOBER 9, 1947; SAID 0.848 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF N. PEAK ROAD (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TIMOTHY JON SMART BY DEED OF RECORD IN DOCUMENT NO. 2009013163 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, N64°12'07"W, LEAVING THE WESTERLY LINE OF N. PEAK ROAD, ALONG THE NORTHERLY LINE OF SAID TIMOTHY JON SMART TRACT, BEING THE SOUTHERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, A DISTANCE OF 231.70 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EASTERLY LINE OF LOT 2-B, BLOCK A, RESUBDIVISION OF LAS LOMAS SUBDIVISION, LOTS 1 THRU 4, BLOCK A AND LOTS 2 THRU 12, BLOCK C, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 330 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE NORTHWESTERLY CORNER OF SAID TIMOTHY JON SMART TRACT, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, N27°19'38"E, LEAVING THE NORTHWESTERLY CORNER OF SAID TIMOTHY JON SMART TRACT, ALONG THE EASTERLY LINE OF LOTS 2-B AND 3-B OF SAID BLOCK A RESUBDIVISION OF LAS LOMAS SUBDIVISION, LOTS 1 THRU 4, BLOCK A AND LOTS 2 THRU 12, BLOCK C, BEING THE WESTERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2-B AT A DISTANCE OF 159.27 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 179.33 FEET TO A 1/2 INCH IRON ROD FOUND THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHARON SMITH BY DEED OF RECORD IN DOCUMENT NO. 2009143457 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHWESTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, S62°37'45"E, LEAVING THE EASTERLY LINE OF SAID LOT 3-B, ALONG THE SOUTHERLY LINE OF SAID SHARON SMITH TRACT, BEING THE NORTHERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 199.33 FEET IN THE EASTERLY LINE OF N. PEAK ROAD, BEING THE APPARENT SOUTHEASTERLY CORNER OF SAID SHARON SMITH TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 0.900 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE APPARENT SOUTHEASTERLY CORNER OF SAID SHARON SMITH TRACT, ALONG THE WESTERLY LINE OF N. PEAK ROAD, BEING THE EASTERLY LINE OF SAID 0.900 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S27°05'04"W, A DISTANCE OF 22.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 423.86 FEET, A CENTRAL ANGLE OF 20°55'11", AN ARC LENGTH OF 154.76 FEET, AND A CHORD WHICH BEARS, S15°15'23"W, A DISTANCE OF 153.90 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.848 ACRE (36,929 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WOID) NO. 10 AND HAS WATER SERVICE AVAILABLE.

PRESIDENT OF THE BOARD WOID NO. 10 DATE
APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS. DATED THIS ____ DAY OF _____, ____.

APPROVED:

MAYOR CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

CITY SECRETARY

PREPARATION DATE: 05-01-2024
REVISED:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

- TOTAL ACRES: 0.848 ACRES
- TOTAL NUMBER OF LOTS: 1
- 0 LF OF NEW STREET

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

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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 ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

BY: _____
DEPUTY
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT ____ O'CLOCK ____M., THIS THE ____ DAY OF _____, 20____, A.D.

BY: _____
DEPUTY
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPELS # F-6324 TBPELS # F-10194230
Copyright © 2024

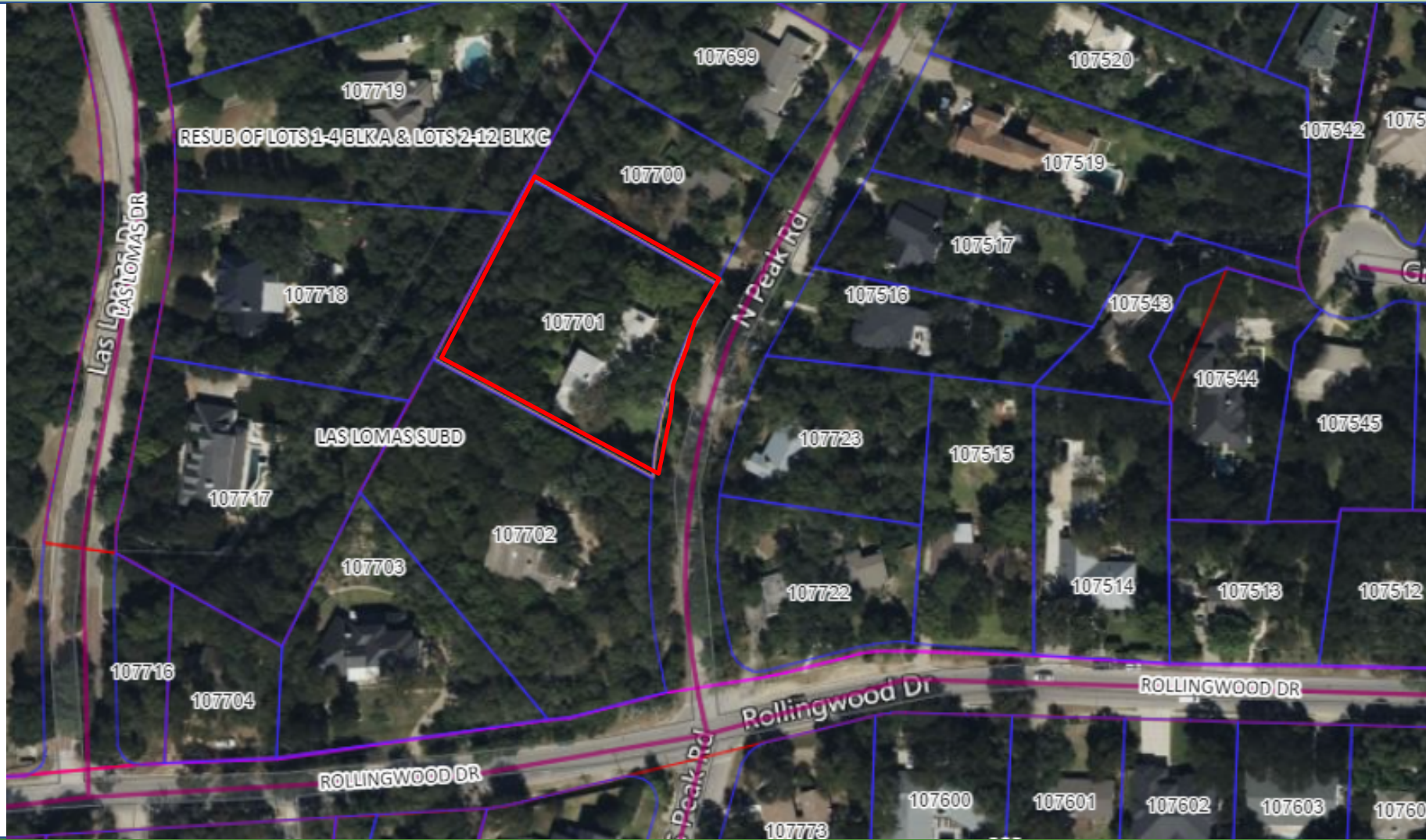
4 N. Peak Rd Minor Plat

4. Discuss and consider action to approve the 4 N North Peak Rd. Minor Plat, being 0.848 acres out of the Henry P Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

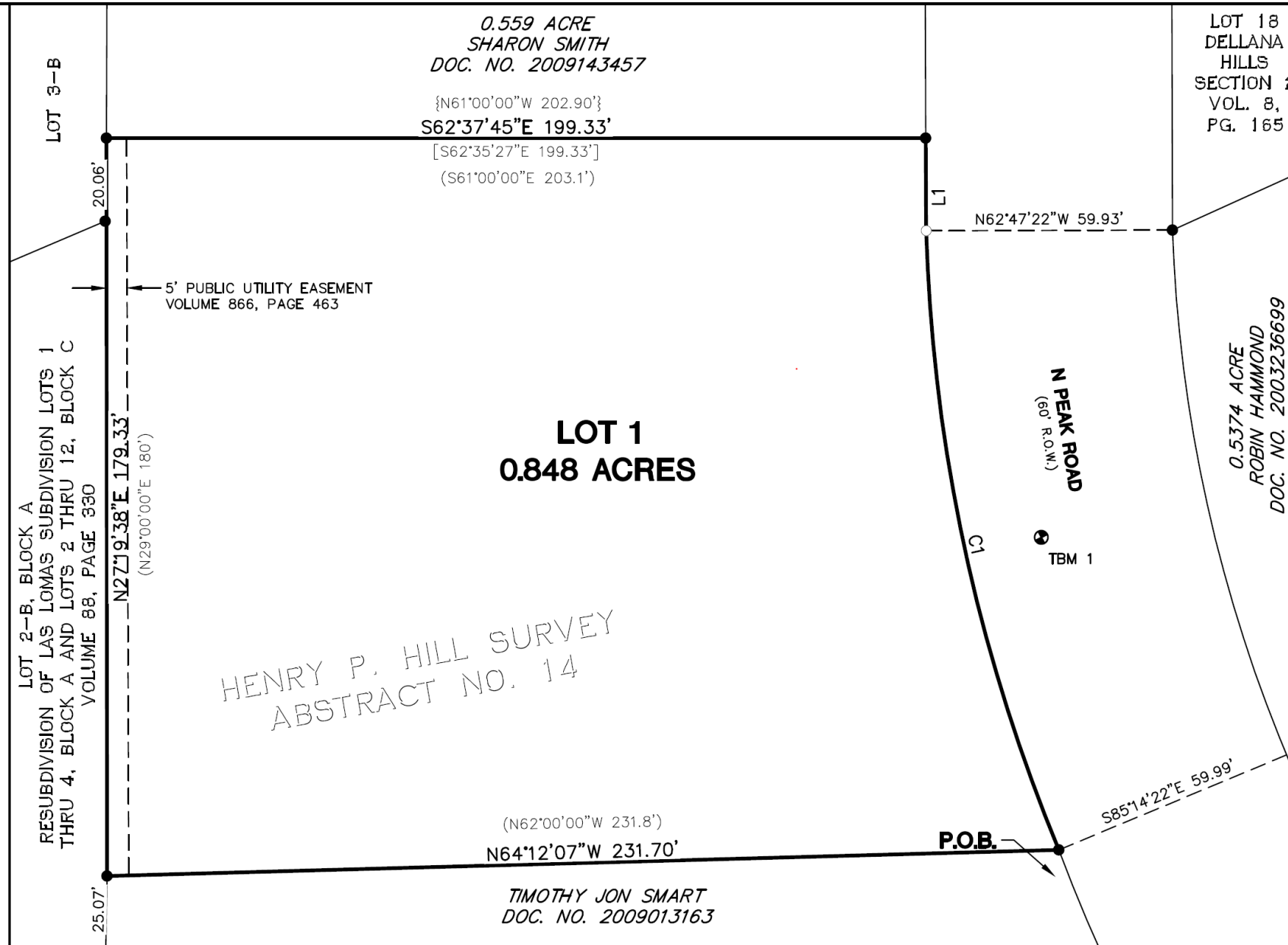
Applicant: Kent Stromberg, Agent



4 N. Peak Rd. Minor Plat



4 N. Peak Rd. Minor Plat



4 N. Peak Rd. Minor Plat

Property was created by deed division with an unrecorded plat in 1947.

Meets the requirements of Section 22.03.273 for the non-conforming size of the lot (0.848 acres). Lot is already on public sewer.

Meets all other dimensional requirements in Section 22.03.281.

No streets or infrastructure must be constructed or dedicated for the creation of the lot, so qualifies as a minor plat.



4 N. Peak Rd. Minor Plat

Staff recommends approval of the proposed plat.

The previous conditions have been resolved.

1. Add Minor Plat to the title (Section 36.01.018).
2. Provide an indication of whether or not the contiguous properties are platted (properties on both sides, add legal description) (Subdivision Checklist Section 2.3)
3. Add the following plat notes 2, 3, 4, 6, 7, 8, 9, 11, 12, 14, 18, 19, 20, 21, 22, 24 and 31 (Subdivision Checklist, Section 3).
4. Add plat note: The house shown on the survey conducted on May 21, 2024, must either be demolished or receive a variance for the existing front setback encroachment before building permits can be issued. (Section 22.03.273 (2) and 36.01.009 (2)).

Approved with conditions by ZAPCO at the July 17, 2024 regular meeting by a vote of 4-0.





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	August 14, 2024	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

807 Loma Linda Dr.: Discuss and consider action on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner

Recommendation

Staff recommends denial of the variance request, based off the staff findings of fact in Exhibit B.

ZAPCO considered this item at the July 17, 2024, regular meeting and recommended denial by a vote of 4-0 on the basis of lack of hardship (Attachment 5).

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Carrie Steilen

Legal Description: Stonehedge Estates, Block N, Lot 5

Lot Size: 0.49 acres

Zoning: R-1, One-family Residential

Wastewater: Private on-site Sewer Facility (public sewer not available)

The properties surrounding the subject property are zoned R-1 One-Family Residential.

Background & Analysis:

The applicant has already constructed a wall along the property line between 803 and 807 Loma Linda Dr. They are requesting a variance for the fence to exceed the 6-foot height above natural grade limit by 2.5 feet (Attachment 1). The masonry wall replaced an existing wooden fence that more closely followed the height regulations, the previously approved swimming pool plans from 2019 showed the existing fence height to be 5.91 feet. Most of the wall exceeds the 6-foot limit by 3 inches, but in the middle, the property slopes, creating a height of 8.5 feet over natural grade (Attachment 2). There is a retaining wall between 807 Loma Linda and the neighboring property at 803 Loma Linda, resulting in the fence height of 10 feet 11 inches from the neighbor's perspective. The applicant stated one reason is to screen a new two-story addition, but the property at 803 Loma Linda Dr. is a one-story structure.

Variance Criteria Review:

No variance shall be granted unless the following conditions are fulfilled:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The findings of fact as alleged by the applicant and city staff are attached in the following exhibits.

- Exhibit A - From the applicant
- Exhibit B - Staff recommendation

Public Comments:

At the time of the report, one comment was received on August 9th from a neighboring property in support. The same neighbor had previously opposed the project in comments on July 16, 2024 (Attachment 4).

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

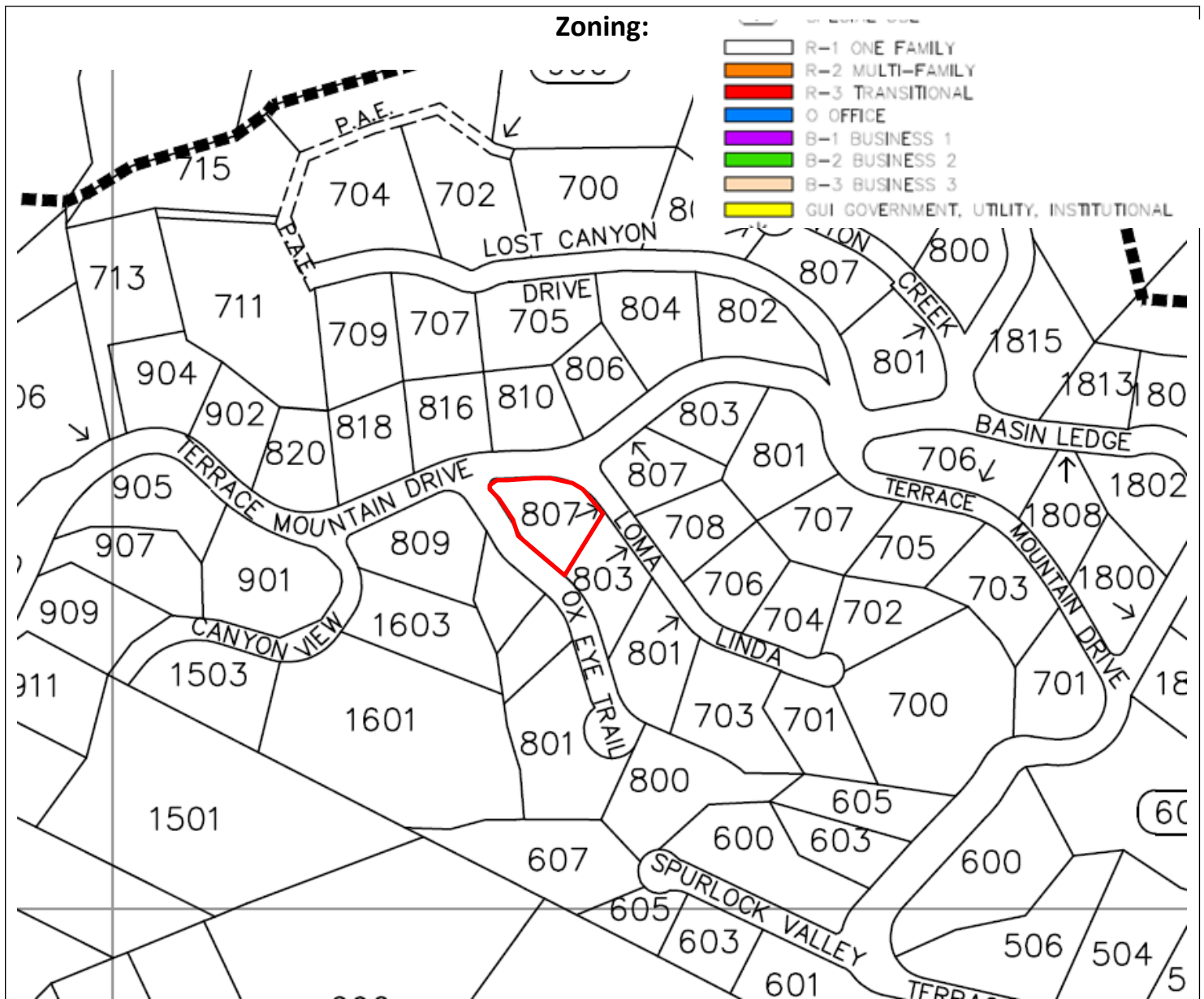
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.173: Fences \(Residential\)](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:



FROM THE DESK OF

Carrie Jean Steilen

May 11, 2024

Dear Chairperson,

I am writing in association with a variance request for the height of a side wall between the properties of 807 and 803 Loma Linda. The variance is small in comparison with the previous wood fence that stood for best I can tell a couple of decades. The variance is requested for two main reasons and will also remediate a few other small hardships.

The first is because of the rapid fall off of the natural slope between the properties. The original fence was also higher than 6 feet in some places for this reason. The second is due to a retaining wall that exists as part of a previously permitted construction that creates an uneven grade at the property line. Thus when measured from the lowest point there are asymmetrical measures. One side will measure approximately 6' 8" while the other will measure 10' 11" once the wall is integrated with the retaining wall. The grade is also uneven along the length of the wall causing it to be higher in the center than the ends, like the fence before it.

The other reasons are to maintain the same level of privacy, to screen out a shed on 803 Loma Linda, block a line of site to our pool from brand new two story construction nearby and because due to the footing depth it would be substantially cheaper to make the wall 8 inches higher due to the standard size of construction materials.

This project was initiated by our neighbors not he shared line who brought us a similar design in a wood fence. We found a good bid for a cinder block wall and agreed to pay the difference and share the remaining costs with them. We believe it will last decades, fit within the neighborhood and create peace, privacy and harmony.

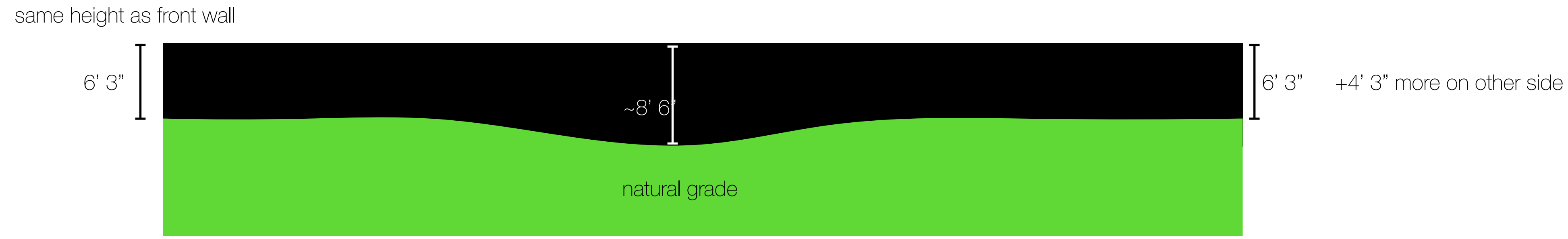
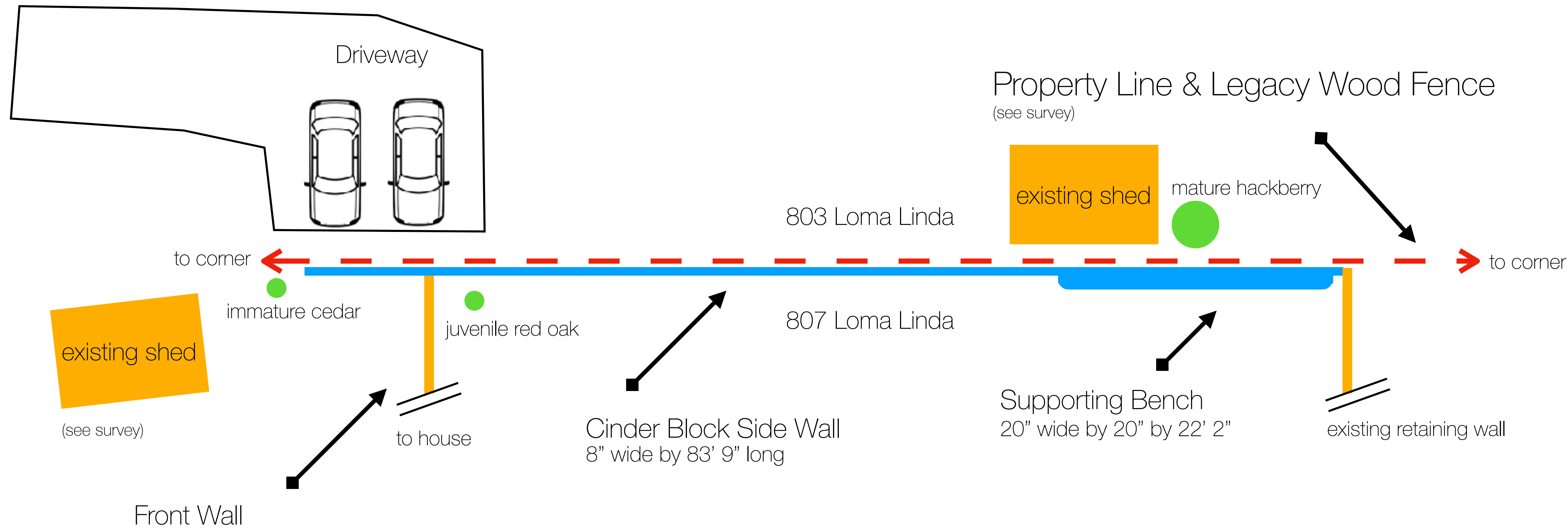
We thank you for you grace and consideration for this variance. We have attempted the minimum possible here to keep the same level of privacy the original fence provided while creating a balance of cost & quality we can afford with an attractive level line carried across the changing grade.

Sincerely yours,

Carrie Jean Steilen

Elevation & Dimensions

note no trees will be removed or moved
no new landscaping will be taking place

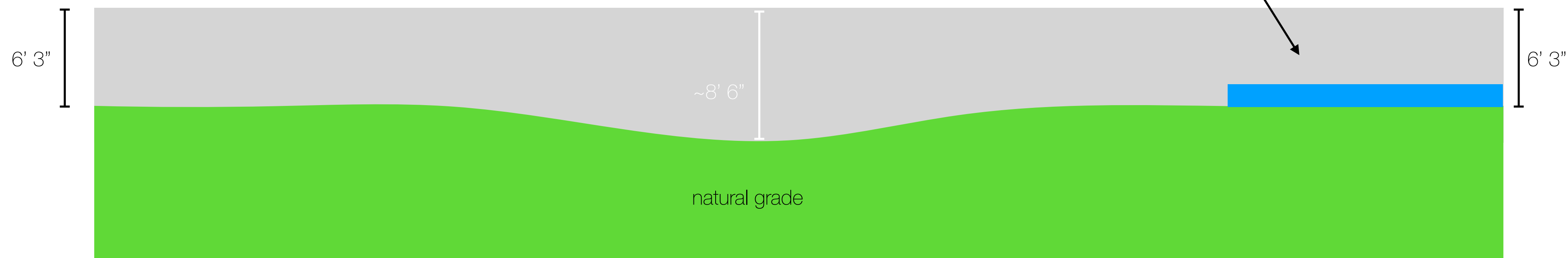


note: 803 is 'downhill' from 807 and grade falls sharply in that direction

Design

white skim coat, over cinder block*
flat face, square top & ends
same on both sides
matches existing front wall

Cinder Block Bench with
curved ends, same finish
as wall**



note: 803 is 'downhill' from 807 and grade falls sharply in that direction



example of finish

*803 is participating in costs and has permission to paint to suit their needs
**bench also serves to tie into existing retaining wall for both aesthetics and support given the natural contours of the slope at that end and the existing retaining wall

Original Fence

estimated age over 20 years, fence continues behind privacy screen, this project eliminates the privacy screen hiding neighbors shed



New Wall

Will sit inside the location of the new fence and follows the same line. The existing retaining wall is on the right hand side.



Proof of Ownership

Record from TCAD Database

PID 119833 | 807 LOMA LINDA

Property Summary Report | 2023
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO

ACCOUNT

Property ID: 119833
Geographic ID: 0119130405
Type: R
Zoning:
Agent:
Legal Description: LOT 5 BLK N STONEHEDGE
ESTATES BLK N

Property Use:

OWNER

Name: STEILEN CARRIE J
Secondary Name:
Mailing Address: 807 LOMA LINDA DR WEST LAKE HILLS
TX 78746-2831

Owner ID: 1771398
% Ownership: 100.00
Exemptions: HS - Homestead

LOCATION

Address: 807 LOMA LINDA, TX 78746

Market Area:
Market Area CD: M5700
Map ID: 011818

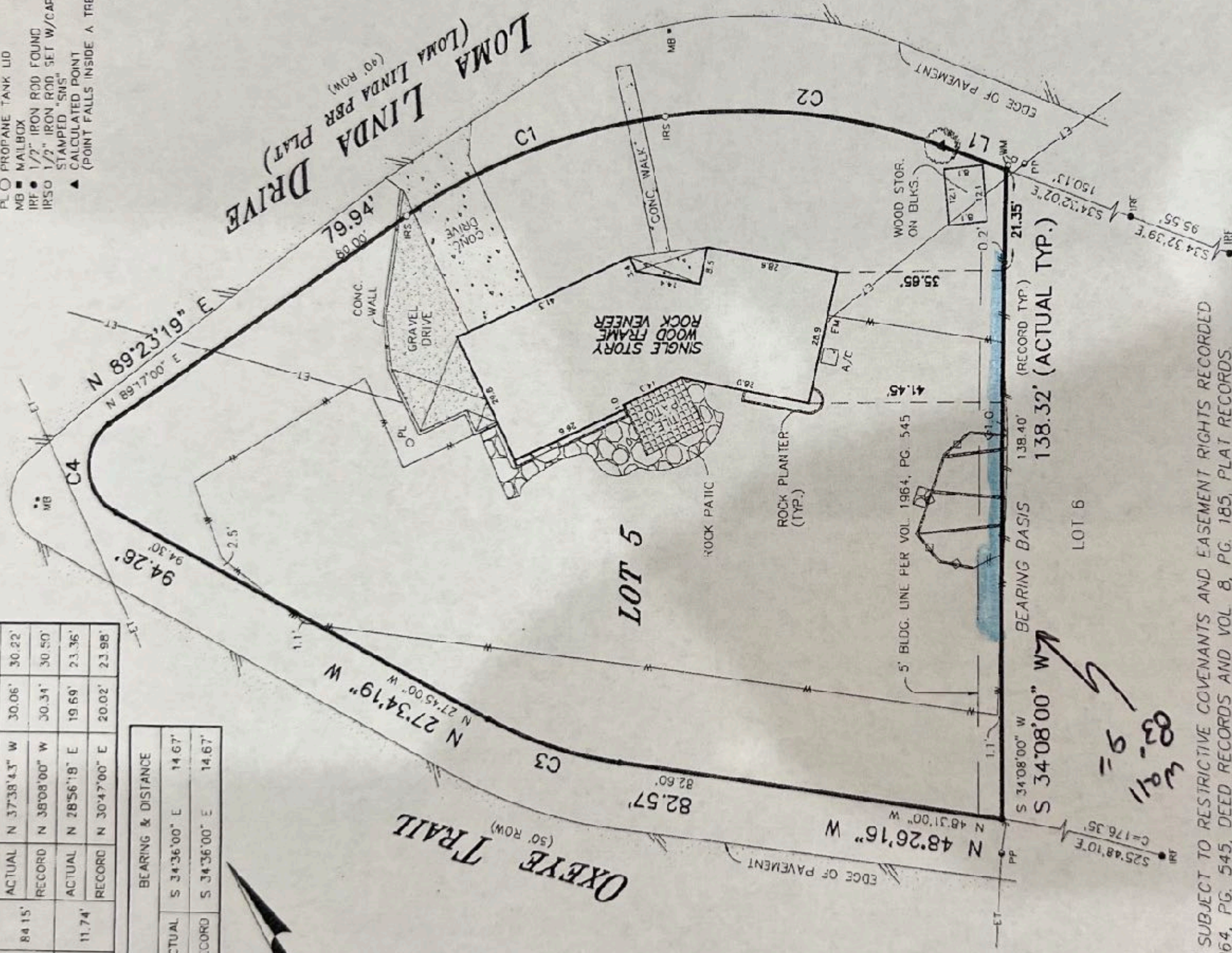
CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	124.01'	ACTUAL S 76°37'13" E	60.16'	60.77'
		RECORD S 76°41'00" E	60.12'	60.73'
C2	124.01'	ACTUAL S 48°35'59" E	60.08'	60.69'
		RECORD S 48°38'00" E	60.12'	60.73'
C3	84.15'	ACTUAL N 37°38'43" W	30.06'	30.22'
		RECORD N 38°08'00" W	30.34'	30.50'
C4	11.74'	ACTUAL N 28°56'18" E	19.69'	23.36'
		RECORD N 30°47'00" E	20.02'	23.98'

LINE NO.	BEARING & DISTANCE	
	ACTUAL	RECORD
L1	S 34°36'00" E 14.67'	S 34°36'00" E 14.67'

LEGEND

PP	POWER POLE
GW	GUY WIRE
ET	OVERHEAD ELEC./TELE. LINE
W	WOOD FENCE
W	WOOD/WIRE FENCE
CL	CHAIN LINK FENCE
EM	ELECTRIC METER
WM	WATER METER
PL	PROPANE TANK LID
MB	MAILBOX
IRF	1/2" IRON ROD FOUND
IRSO	1/2" IRON ROD SET W/CAP
▲	STAMPED "SNS"
▲	CALCULATED POINT
▲	(POINT FALLS INSIDE A TREE)

TERRACE MOUNTAIN DRIVE (50' ROW)



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 1964, PG. 545, DEED RECORDS AND VOL. 8, PG. 185, PLAT RECORDS.

Survey No. 16455

PLAT OF SURVEY

SCALE: 1" = 30'

CF 201603202

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0445H
Dated: SEP 26, 2008

LOT NO. 5 BLOCK NO. -

ADDITION OR SUBDIVISION STONEHEDGE ESTATES - BLOCK N, VOLUME 8, PAGE 185, PLAT RECORDS
STREET ADDRESS 807 LOMA LINDA DRIVE CITY WEST LAKE HILLS COUNTY IRAVIS
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE RIPLY CAMERON McWILLIAMS
TO ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

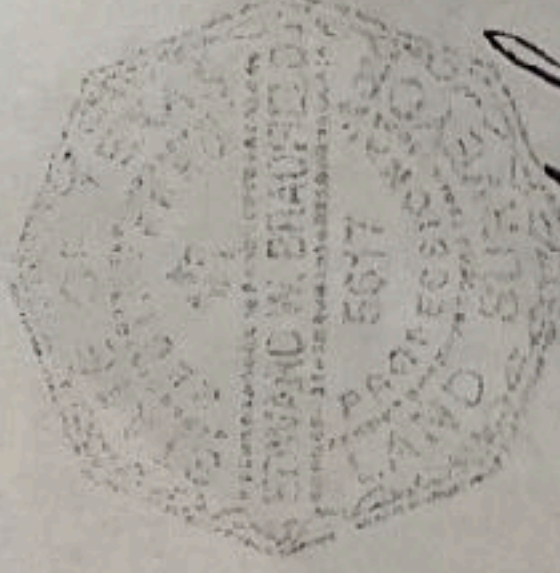
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

678/16, DC

Date: 11-23-2016

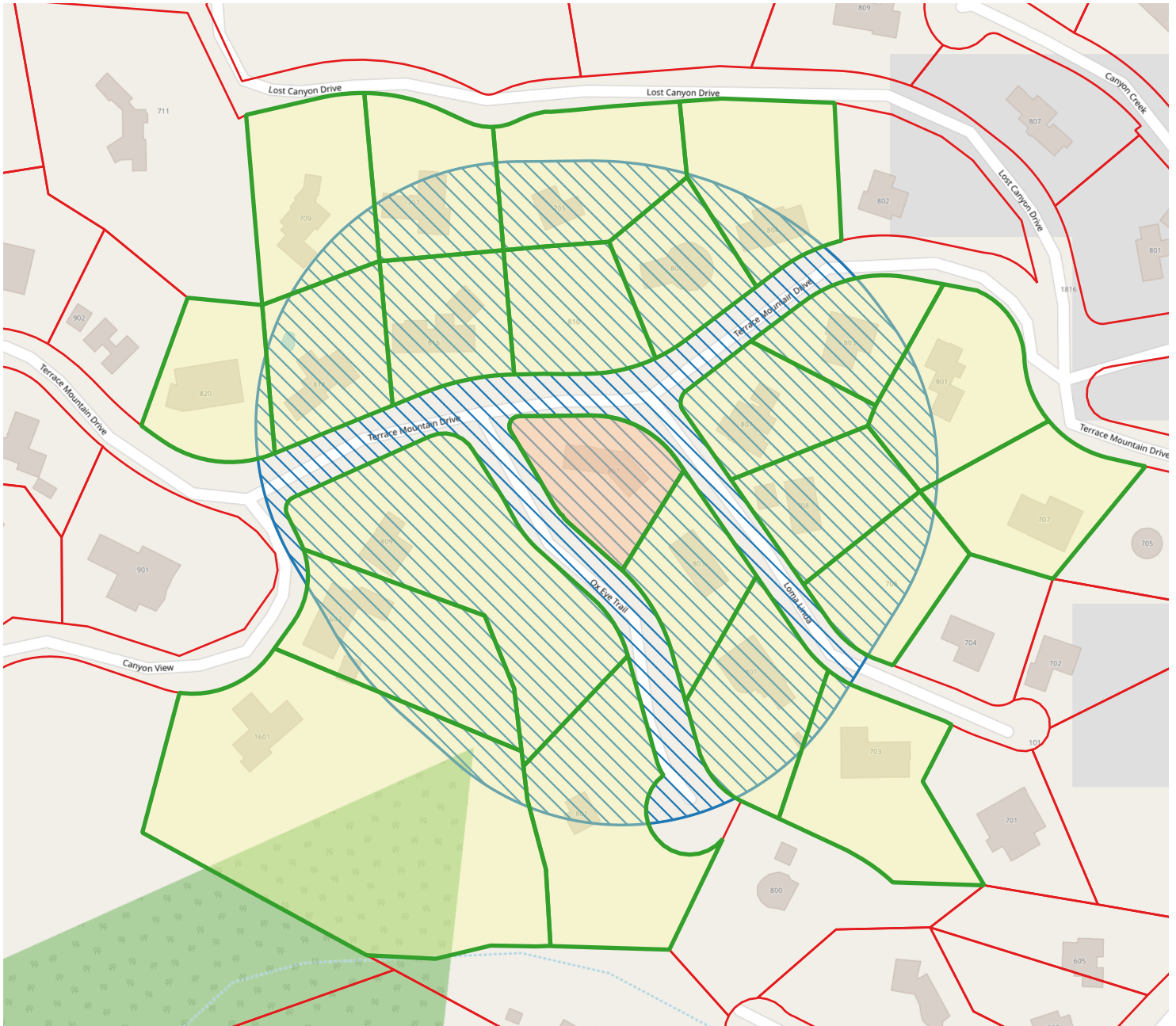
All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



[Signature]

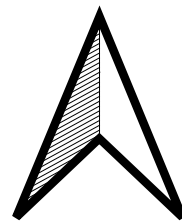
Notification Area

807 Loma Linda Variance



Legend

-  Subject Property
-  Notified Properties
-  Notification Area
-  Parcels



0 200 400 ft



August 9, 2024 Comments

From: [Bill Roesch](#)
To: [Planner](#)
Cc: [Jennifer Bills](#); [Joel Sherrouse](#); [Kelley Roesch](#); [Carriesteilen@gmail.com](#)
Subject: Letter of Support - 807 Loma Linda Variance Application
Date: Friday, August 9, 2024 11:43:02 AM

Good morning,

My name is Bill Roesch. My wife Kelley and I own the property at 803 Loma Linda, West Lake Hills, TX 78746. We would like to thank the committee for acknowledging our letter of concern at the July 17, 2024 Zoning and Planning Commission hearing.

Since that meeting, we are pleased to report that the overarching concerns that we considered contingencies, have been addressed and are now fully resolved.

Last summer, when a decision was made to replace the fence we supported the idea for several key reasons, including the following:

- Our properties have unique topography and the heights of finished grade vary by 2-3' along the property line - making a traditional fence less useful. In order to create the privacy desired for both families, we agree a higher structure is required as it helps solve the height differential challenge.
- As neighbors for over five years, we have both identified prior impacts that are solved by the new wall. This includes headlights washing into bedrooms, or unobstructed views into living rooms. The new fence eliminates these concerns for the benefit of both parties.
- Preservation of mature tree specimens. The placement of the new wall ensured the preservation of two mature trees which is important to the characteristics of the neighborhood. We have solved the issues related to its placement through a boundary line agreement which will be recorded for the benefit of current owners and/or successors in interest.

We believe the above reasons are favorable for both property owners, and the neighborhood at large, and would like to affirm our support of the variance application filed by Ms. Steilen (copied here).

Thank you in advance for reviewing this letter of support.

We will make ourselves available by phone before the hearing, and are available to attend the meetin next week to voice our support as necessary.

Sincerely,

Bill & Kelley Roesch
803 Loma Linda Dr, W Lake Hills TX 78746
(512) 828-3660

July 16, 2024 Comments

From: [Bill Roesch](#)
To: [Jennifer Bills](#)
Cc: [Planner](#); [Joel Sherrouse](#); [Kelley Roesch](#)
Subject: Re: Concerns Regarding Variance Requests - 807 Loma Linda
Date: Tuesday, July 16, 2024 12:23:32 PM

Hello Jennifer,
Thank you for confirming receipt. We appreciate it.

Sincerely,
Bill & Kelley Roesch
512-828-3660

On Jul 16, 2024, at 10:48 AM, Jennifer Bills <jbills@westlakehills.gov> wrote:

Hello Mr. Roesch,

Thank you for your comments. I have forwarded them to the ZAPCO commissioners and will include in the future Board of Adjustment packet.

Thanks,

Jennifer

To request a Pre-Application Meeting, please go to: [Pre-Application Meeting Request](#) and provide the required information.

From: Bill Roesch <gwroesch@gmail.com>
Sent: Monday, July 15, 2024 9:15 AM
To: Planner <planner@westlakehills.gov>
Cc: Jennifer Bills <jbills@westlakehills.gov>; Joel Sherrouse <jsherrouse@westlakehills.gov>; Kelley Roesch <kelleyroesch54@gmail.com>
Subject: Concerns Regarding Variance Requests - 807 Loma Linda

Good morning,
My name is Bill Roesch. My wife Kelley and I own the property at 803 Loma Linda, West Lake Hills, TX 78746. We would like to inform the committee that we are currently out of town and cannot attend the Zoning and Planning Commission hearing scheduled for July 17, 2024.

We have several issues regarding the two variance applications to bring to the attention of the Zoning and Planning Commission.

Since last August, we have had an ongoing unresolved dispute with Ms. Steilen regarding the wall project, the details of which are outlined below:

1. Ms. Steilen built the wall without a permit or survey; portions of the wall (closest to Loma Linda) have encroached on the property boundary and are located on our property.

2. Ms. Steilen did not complete the wall in accordance with the local ordinance, and the stucco finish applied to my side of the wall needs to be completed. It is an eyesore because their contractor cut corners. The finish level should be equal on both sides of the wall, which is defined in the fence ordinance.

3. Ms. Steilen used my yard as a staging ground, ruining the weed barrier and mulch that protected this area of my property. The contractor spread soil/rocks/etc from the trench where the wall is sited and spread it on my property rather than remove it.

4. Unrelated to the wall dispute, the pool equipment should be screened from view. We should not have to view this equipment daily, especially when the location where it was built is inside the required setback and beyond the fence line.

Upon returning from vacation last summer (August 2023), we first raised our wall concerns and were met with immediate resistance from Ms. Steilen. My wife had previously discussed the fence replacement with Ms. Steilen, as the wood fence was beyond its useful life. Rather than a like-kind replacement, Ms. Steilen suggested a wall in July 2023. At this time, we generally agreed with this direction, but we were out-of-state providing home healthcare to a parent with late-stage cancer.

Despite our initial support of the idea and an agreement to reimburse Ms. Steilen for some of the cost, we returned home to the above challenges. Since then, we have yet to progress in handling the above matters.

We ask that the City of West Lake Hills deny this application in its current form.

The construction of a wall on adjacent property is unlawful. Applying a lower standard finish to your neighbor's side of a fence/wall is unlawful.

As we have told Ms. Steilen (and Jared), we are simply looking for them to rectify these issues. Any variance or approval of this application should be contingent on their rectification of the above items.

Thank you in advance for accepting our written objection to this proceeding. We will be in Austin during the August hearing and can make ourselves available by phone before then should you have any questions; please don't hesitate to email or call me at (512) 828-3660.

Sincerely,

Bill & Kelley Roesch
803 Loma Linda Dr, W Lake Hills TX 78746

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, July 17th, 2024 at 6:30 PM

1. **Call to Order: Vice-Chair Jim Commissioner Pledger**
 - a. Meeting begins at 6:30pm
 - b. Roll Call
 - Chair Robert Meisel: Absent (Excused)
 - Vice-Chair Jim Pledger: Present
 - Commissioner Julia Webber: Present
 - Commissioner Karen Bartoletti: Present
 - Commissioner Patrick Stewart: Present
 - Commissioner Laurie Maccini: Present
2. **Citizen Communications:**
 - a. None
3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.
 - a. Approval of the May 15, 2024 Zoning and Planning Commission minutes
 - Item pulled for having incorrect date on Agenda. Consent Agenda item should have been for June 19, 2024 minutes.
 - b. Report of the Previous ZAPCO cases acted on by the BOA/City Council
 - c. **Action:** None required
4. **Deliberation/Action: 4 N Peak Road:** Consider action to recommend Approval with Conditions for the 4 N North Peak Rd. Minor Plat, being .0848 acres out of the Henry P Hill Survey Abstract No. 14 (Section 36.01.018 of the West Lake Hills Code of Ordinance).

Applicant: Kent Stromberg, Agent

- a. **Staff Report:**
 - i. Director Bills explains the Minor Plat and the recommended conditions for approval

- ii. **Commissioner Bartoletti:** Are the plat notes substantive, or does simply having them meet requirements?
 - 1. The city has pre-defined plat notes that must be included for platting
- iii. **Commissioner Maccini:** What is the difference between a subdivision and a lot?
 - 1. Platting process must meet city codes, whereas deed-dividing process does not.
- iv. **Commissioner Bartoletti:** Does this process create a legal lot?
 - 1. Yes
- b. **Public Comments:**
 - i. None
- c. **Discussion:**
 - i. None
- d. **Action:**
 - i. Commissioner Bartoletti moves that the plat be forwarded to Council with a recommendation of **Conditional Approval** based on staff conditions
 - 1. Commissioner Webber Seconds
 - 2. Motion **carries** (4-0)

Recommendation will be forwarded to City Council for final consideration on August 14, 2024.

- 5. Public Hearing 703 Loma Linda Dr.: Discuss and make recommendation on a variance to encroach 8 feet into the 25-foot side setback (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steven Johnson, Property Owner

- a. **Staff Report:**
 - i. Director Bills delivers briefing on HVAC equipment encroachment into setback
 - ii. **Commissioner Webber:** How close is neighboring property structure?
 - 1. 25-ft setbacks place structures at least 50 feet apart
 - iii. **Commissioner Webber:** Incredibly sensitive to HVAC equipment inside yard due to noise

iv. Commissioner Stewart: How long has ordinance been in existence?

1. Multiple code cycles – not a new ordinance

b. Public Comment:

i. Applicant: Steven Johnson

1. Builder assumed HVAC could go in setback
2. Moving units to the rear would cause system to be less efficient
3. Detention Pond in back is close to where AC pad should go by code
4. Wall and vegetative screening should reduce visual and auditory impact

c. Discussion:

i. Commissioner Maccini: What species trees have been planted?

1. Appear to be Cherry Laurels in pictures

ii. Commissioner Maccini: What kind of understory blocking?

1. **Commissioner Pledger:** Tree removal has already been approved by staff

iii. Commissioner Bartoletti: Difficulty seeing hardship

iv. Commissioner Webber: Trying to balance benefits of noise reduction through walls, distance, and vegetation combined with energy efficiency and possible future code amendments versus lack of hardship

v. Commissioner Webber: Are there fines for this kind of mistake where items aren't built to plan?

1. No fines in these cases. But final inspection and CO cannot be completed, so house cannot be occupied until resolved. Extra time for correcting the errors creates delays in moving into house and added expense.

vi. Commissioner Stewart: Mistakes by builders should be owned by builders. As code is written today, no hardship exists.

d. Action:

- i. Commissioner Bartoletti moves to forward to Board of Adjustment with recommendation of **denial**, but requests that Council consider code amendment to address this issue going forward.
 1. Commissioner Webber Second
 2. Motion carries 4-0

Recommendation will be forwarded to Board of Adjustment for final consideration on August 14, 2024.

6. Public Hearing: 807 Loma Linda Dr.: Discuss and make recommendation on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner

a. Staff Report:

- i. Director Bills delivers staff report on property history and over-height fence built without permit
 - 1. **Commissioner Stewart:** Why isn't fence height considered from both sides?
 - a. Code bases height on existing grade beneath fence
 - 2. **Commissioner Stewart:** Does a cinder fence require more extensive design
 - a. Fences over 7 feet require engineering

b. Public Comment:

- i. **Jared Ficklin** – Owner's Representative
 - 1. Explains history of fence replacement
 - 2. Explains slopes around property
 - 3. Explains the added cost of building 6' instead of 6'3"

c. Discussion:

- i. **Commissioner Webber:** Could have built shorter than maximum with 8" blocks instead of taller than is allowed
- ii. **Commissioner Stewart:** 3" could be adjusted
- iii. **Commissioner Maccini:** Difficult because already built, and asking to take down is a lot, but if you know you know that adding a row of blocks will take the fence from being under the limit to over the limit, you should stay under.
- iv. **Commissioner Pledger:** Similar after-the-fact variances for other properties have been denied and walls have had to be revised.
- v. **Commissioner Webber:** Concrete blocks can be taken off 8" at a time – entire wall doesn't necessarily need to be removed

- d. Action:** Commissioner Webber moves that the zoning change be forwarded to Council with a recommendation of **denial** for lack of hardship.

- i. Commissioner Maccini Seconds
- ii. Motion Carries Unanimously (4-0)

Recommendation will be forwarded to City Council for final consideration on August 14, 2024.

7. Public Hearing 200 Wildcat Hollow: Discuss and make recommendation to allow for 25-foot encroachment for the building and grading for structures into a 50-foot front setback adjacent to Skyline Dr. for the redevelopment of a single-family residential structure (22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Rachel Jones, McCollum Studio

a. Staff Report:

- i. Director Bills explains property layout with 4 frontages and requested variance along skyline drive
- ii. **Commissioner Webber:** Pool on proposed plan is not existing. House could go in that location.
- iii. **Commissioner Bartoletti:** Would variance change the setbacks?
 1. No – would allow encroachment into setback for the house

b. Public Hearing:

- i. **Rachael Jones:** Architect
 1. Explains variance request
 2. Staying close to existing house and within setback will allow more trees to be saved
- ii. **Jeffrey Dochen:** Neighbor
 1. Fully supports approval of the variance request

c. Discussion:

- i. **Commissioner Maccini:** What is the planned square footage?
 1. 6,000 sf
 2. **Commissioner Maccini:** Design driven decision to build pool and large house
- ii. **Commissioner Webber:**
 1. 25' setback along skyline could be used for anything
- iii. **Commissioner Pledger:** Obligation to minimize the variance
- iv. **Commissioner Webber:** Feels like too early in process to request variance
- v. **Commissioner Bartoletti:** Doesn't understand practical downside to coming back with more-complete plans
- vi. **Commissioner Bartoletti:** Would limiting the encroachment to the extent of the existing house meet the applicant's needs?
 1. **Rachel Jones:** Could work within those constraints

- vii. **Commissioner Maccini:** Alright with limiting encroachment, but not sure how to word it
- viii. **Architect:** Explains concept of plans
 - 1. **Commissioner Bartoletti:** That is the kind of detail that more plans would provide
- ix. **Commissioner Pledger:** Would be comfortable limiting encroachment to outline of existing house
- x. **Commissioner Maccini:** Would applicant be willing to request postponement?
- xi. **Applicant:** more comfortable with recommendation to BOA now, and can provide more information at that point
- d. **Action:**
 - i. Commissioner Webber moves that the variance be forwarded to the Board of Adjustment with a recommendation of **denial**.
 - 1. Commissioner Stewart Seconds
 - 2. Motion Carries 4-0

Recommendation will be forwarded to the Board of Adjustment for final consideration on August 10, 2024

8. **Adjournment:**

- a. Vice-Chair Commissioner Pledger Adjourns the meeting at **7:58 PM**

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

Exhibit A

807 Loma Linda – Fence Variance

Applicant's Findings of Fact

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

1. Without the variance we could only construct a wall that was only a couple of feet tall from our side. It would offer no privacy.

2. Without the variance we could not maintain the same level of privacy the original fence offered for the last two decades.

3. Without the variance we would be exposed to unsightly sheds and line of site of the new permitted construction that has been approved and built after we moved in.

4. Without the variance we would be subjected to a much higher cost of construction with no real benefit. A few inches here will save us thousands of dollars.

5. We are really just trying to keep up with the rapid changes happening around us. The original fence allowed privacy around the pool in the backyard. But since that time there is new permitted construction that is taller. There is even a home advertised to be constructed for Sixteen Million dollars two lots over. We are of humble means and we are asking the board to consider our variances so we can keep the peace of the home while new construction changes the environment and costs of living all around us. We have several bids and found one we can afford that is half the cost of other bids. But that bid would need these variances.

Thank You for considering this, it would greatly impact our quality of life and property to have this variance approved.

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

We have a design and location for the wall that would not change any flora. We would only have to prune a few branches of an existing mature hackberry tree.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

For all but the last 8 inches we can not find an alternative. The existing fence that has existed for a couple of decades measured from the low natural grade was already many

feet over 6 feet. To maintain anything close to the original fence we need the variance on height.

For the last 8 inches we are asking for grace. At great cost we could lower the footing or cut off the blocks or step down the wall then step it back up. But the result would be a wall that did not screen out a neighbors shed and also would not screen out a line of site to the pool from new construction. It also would not be as attractive as a straight level line. We are hopeful for the variance.

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

When measured against the code and natural grade it seems like a lot. But when measured against the wooden fence it is simply asking for just enough of a variance to build the block wall with the same spirit of the fence while accommodating the materials and nothing more. We are seeking to do the minimum here in order to balance cost, quality and function.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.

There is mention in the code of granting variance due to variations in grade. We believe the largest portion of this variance is due to the large fall off of grade in two ways thus fits into the spirit of the code. Second the wall will be within inches of an existing fence that stood for twenty years. We have seen the city plan does wish to dismantle such existing privacies and instead ensure a continuity of property attributes when new construction happens. Also the wall fits into the character and quality of much of the permitted construction happening around us. Last it is a side wall and will bring about peace for both parties and matter little to any other party and the code is also in place to promote harmony.

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The wall is a joint project with the neighbors who contributed to the cost. The origination of the project was a request from the neighbors to erect a new fence with the a horizontal design at the same height and location as the wall. During that process we found a bid for a wall and agreed to take on the greater costs of a wall for the longevity, quality and positive contributions towards shoring the grade. The neighbors agreed.

Exhibit B

807 Loma Linda – Fence Variance

Staff Findings of Fact

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

The wall height is a self-created hardship because it was built without an approved permit.

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

No tree survey was submitted to review any disruption to the grade or vegetation.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

The wall could be built, like the previous fence, to step down to meet the height limits.

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The argument is that the grade changes is the main cause for being over height, but the entire fence is over the height limit by 3 inches (Attachment 3).

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.

The wall is in the side setback, so would not violate the intent of the Zoning Ordinance.

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The wall from the vantage point of the neighboring property will be over 10 feet tall.

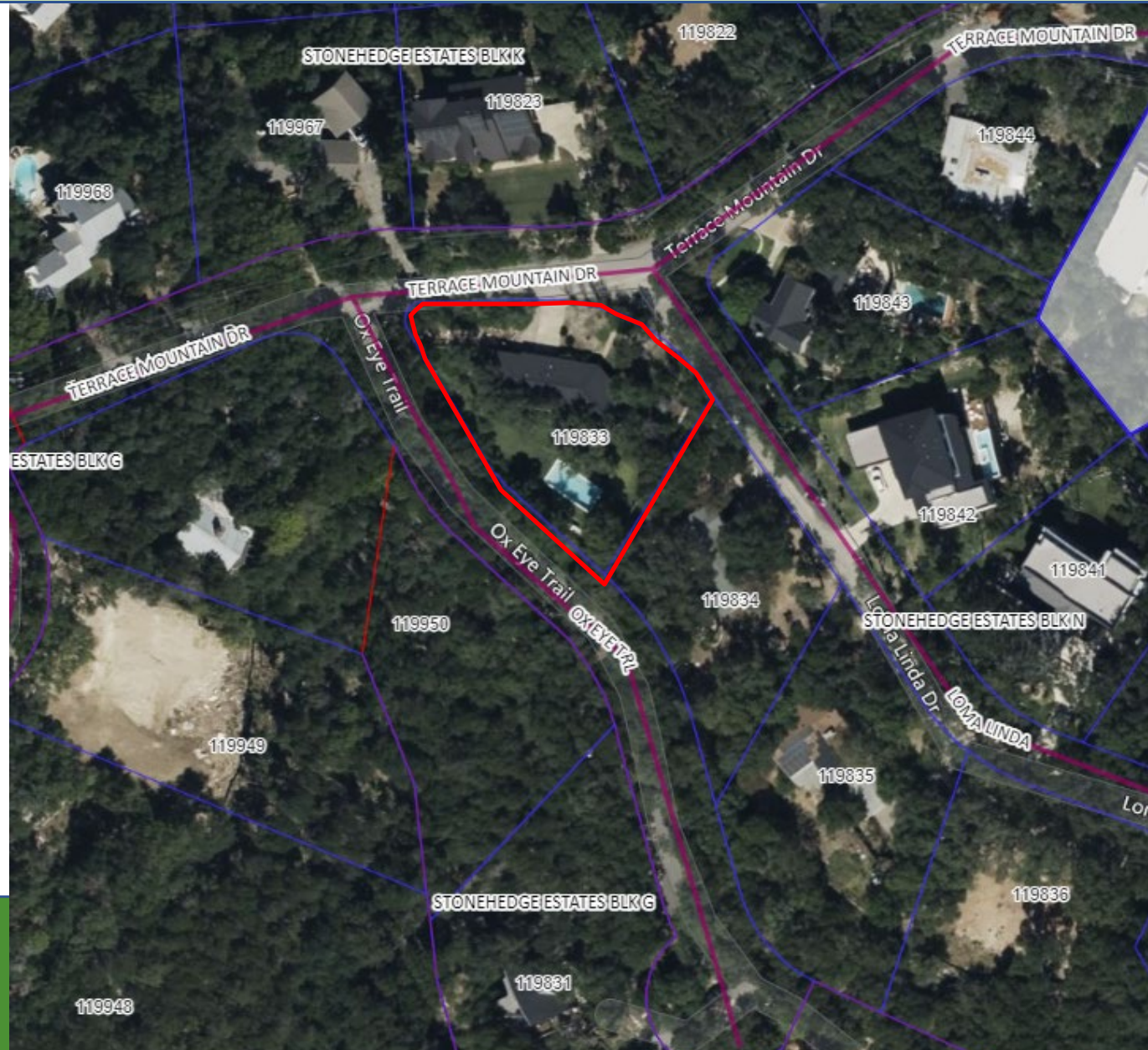
807 Loma Linda Dr.

6. Discuss and consider action on a variance for an 8.5-foot-tall fence where the maximum height is 6 feet over natural grade (Section 22.03.173 of the West Lake Hills Code).

Applicant: Carrie Steilen, Property Owner



807 Loma Linda Dr.



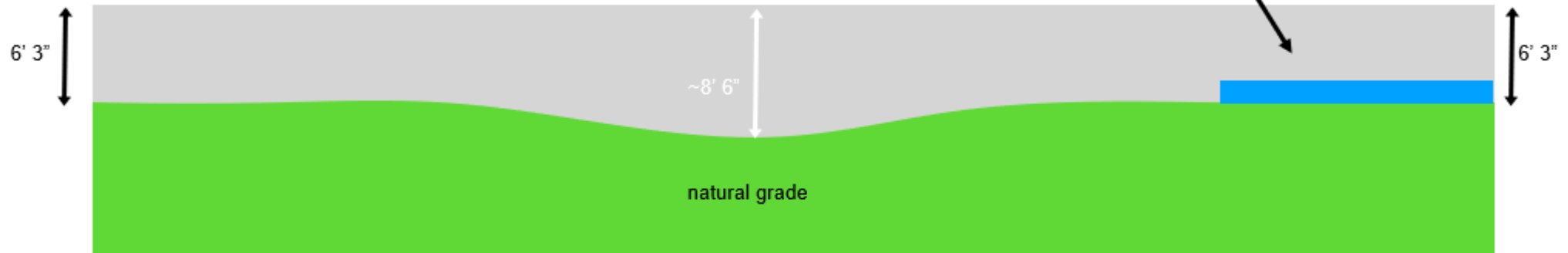
Page 60 of 198



807 Loma Linda Dr.

white skim coat, over cinder block*
flat face, square top & ends
same on both sides
matches existing front wall

Cinder Block Bench with
curved ends, same finish
as wall**



note: 803 is 'downhill' from 807 and grade falls sharply in that direction

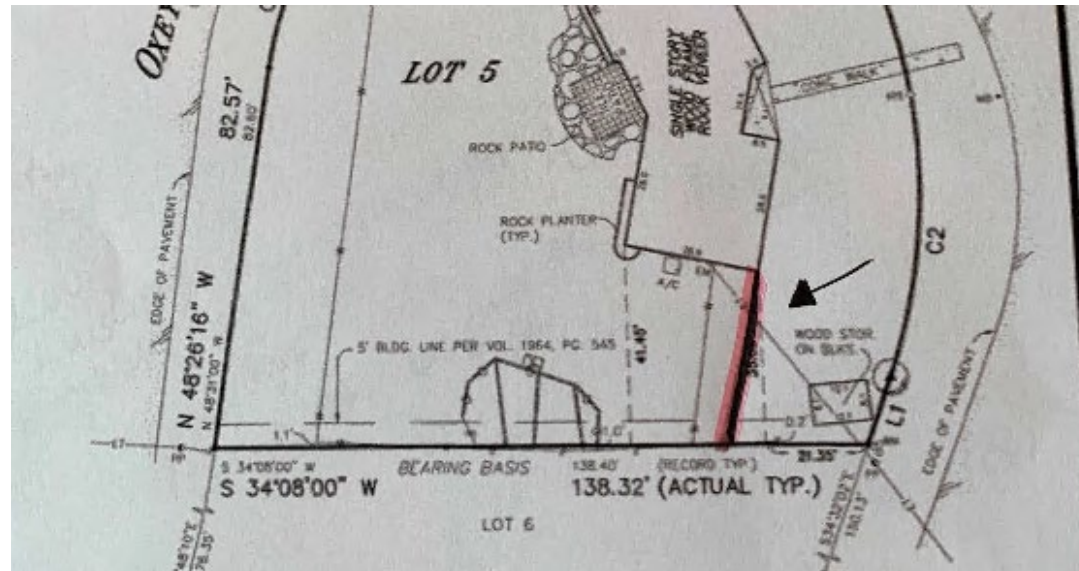


example of finish on permitted front wall

*803 is participating in costs and has permission to paint to suit their needs
**bench also serves to tie into existing retaining wall for both aesthetics and support given the natural contours of the slope at that end and the existing retaining wall

807 Loma Linda Dr.

- To exceed the 6-foot fence height along the side lot line by 3 inch up to 2.5 feet.
- Permit to replace the front fence was approved on May 7, 2021. All permits expire if not started within 60 days of issuance.
- Was only for the front part of the fence.



807 Loma Linda Dr.

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - The wall height is a self-created hardship because it was built without an approved permit.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - No tree survey was submitted to review any disruption to the grade or vegetation.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - The wall could be built, like the previous fence, to step down to meet the height limits.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
 - The argument is that the grade changes is the main cause for being over height, but the entire fence is over the height limit by 3 inches (Attachment 3).
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
 - The wall is in the side setback, so would not violate the intent of the Zoning Ordinance.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
 - The wall from the vantage point of the neighboring property will be over 10 feet tall. The neighboring property at 803 Loma Linda has provided comments in opposition.

807 Loma Linda Dr.

- Staff recommends denial of the variance request due to a lack of hardship. Staff findings of fact in Exhibit B.
- Public Comment:
 - One written comment has been received in support from 803 Loma Linda (previously opposed at ZAPCO).
- ZAPCO reviewed this request at the regular meeting on July 17, 2024 and recommended denial by a vote of 4-0 due to a lack of hardship.

807 Loma Linda Dr.

Applicant Presentation



807 LOMA LINDA

SIDE FENCE VARIANCE



AN APOLOGY

We made mistakes in process

We wish to correct our errors

We thought we had the permit, but it had expired.

That permit also did not carry the variances needed, we misunderstood how to measure.

That permit as it turned out was only for the front wall which was approved and built. This is a continuation of that project and we thought was under the same permit.

We do think the variance is still valid based on the hardship criteria cited in 38.05.032 & the unique topography criteria of 38.05.033 and the wall fits the rest of the criteria.

**We are also asking for an amendment to our original application
we have met with staff and learned how to measure the height more accurately.**

OVERVIEW

A SUMMARY OF THE PROJECT

Due to the decrepit decades old fence and lack of privacy the neighbors approached us with a horizontal fence design with the same dimensions and height as the wall. We brought a bid for a wall, agreed to put it on the same line as the fence but take the width of the wall on our side and take the extra costs of a wall over a wooden fence.

Original Fence

Estimated at over 20 years old, appears on our original survey, varied in height from over to under 6' depending on location.



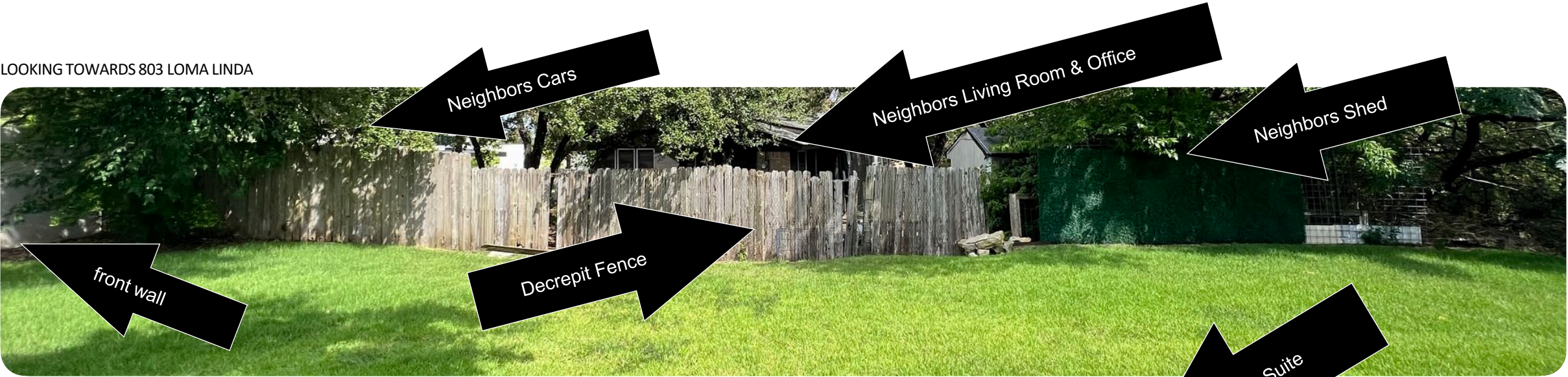
New Wall

Sits on the same line of the fence and is constructed in a way to not disturb any vegetation, drainage or grade.

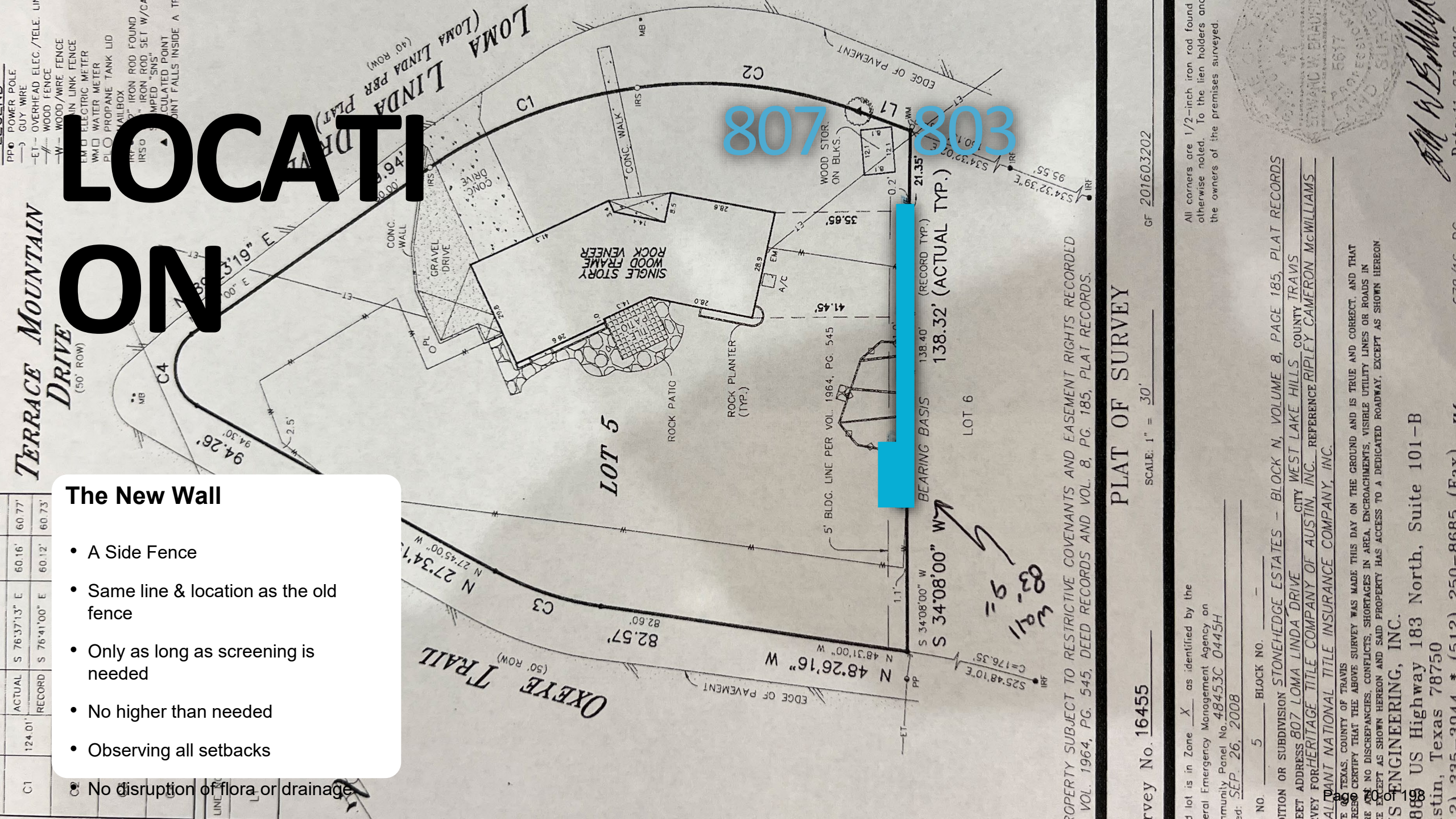


IMPORTANT FEATURES

LOOKING TOWARDS 803 LOMA LINDA



LOOKING TOWARDS 807 LOMA LINDA



LOCATION ON

The New Wall

- A Side Fence
- Same line & location as the old fence
- Only as long as screening is needed
- No higher than needed
- Observing all setbacks
- No disruption of flora or drainage

Survey No. 16455

PLAT OF SURVEY

SCALE: 1" = 30'

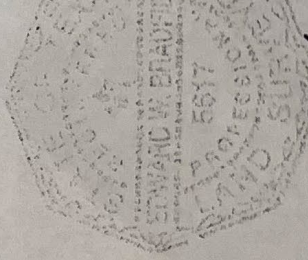
PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED VOL. 1964, PG. 545, DEED RECORDS AND VOL. 8, PG. 185, PLAT RECORDS.

NO. 5 BLOCK NO. 5
SUBDIVISION STONEHEDGE ESTATES - BLOCK N, VOLUME 8, PAGE 185, PLAT RECORDS
ADDRESS 807 LOMA LINDA DRIVE CITY WEST LAKE HILLS, COUNTY TRAVIS
FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE RIPLEY CAMERON McWILLIAMS
ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

ALL TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
THE AREA EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

S-ENGINEERING, INC.
8888 US Highway 183 North, Suite 101-B
Austin, Texas 78750

All corners are 1/2-inch iron rod found otherwise noted. To the lien holders and the owners of the premises surveyed.



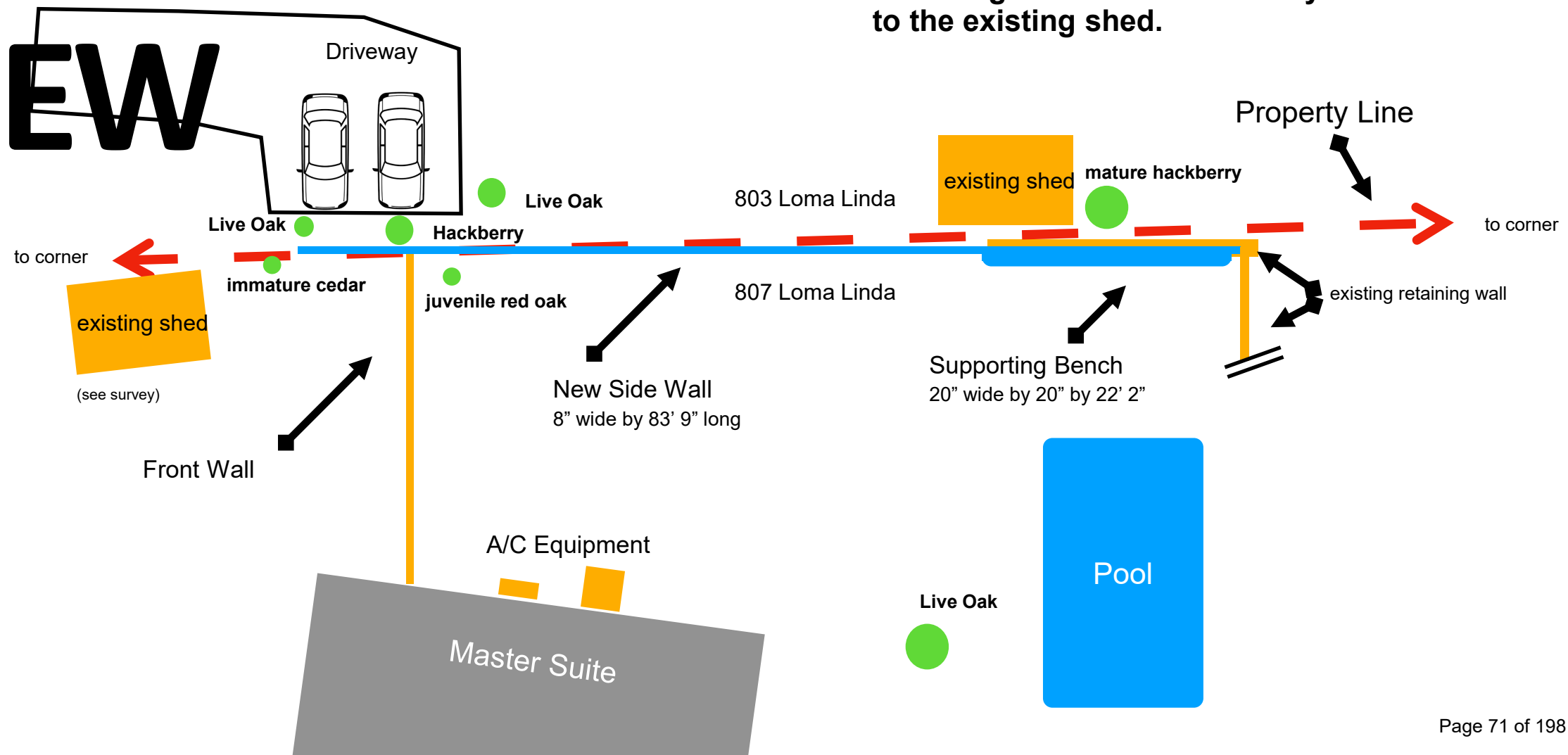
Ed McWilliams

Living Room
& Office

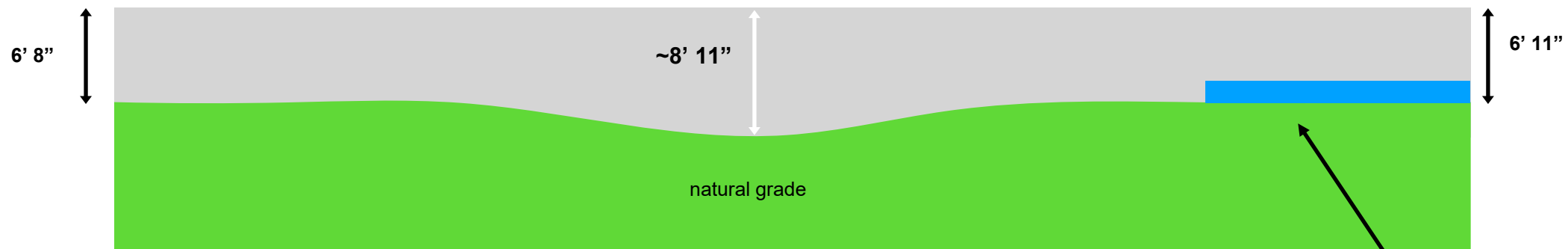
The agreement was to follow the existing fence line which preserves all trees & existing hardscape.

Following the property line would mean removing the mature hackberry next to the existing shed.

TOP VIEW



DESIGN



A bench that ties into the existing retaining wall for added strength

white skim coat, over cinder block
flat face, square top & ends same on both sides matching the existing front wall.

Both parties have permission to finish their side in the manner they wish so long as it does not affect the integrity of the wall.

THE VARIANCE

We are asking for Exceptions from the 6 foot height in order To continue A level line from the existing front wall to the termination point in order to have a functional side wall.

We say level line as to assure the council that our intention is to build only to the height that satisfies a functional side wall and not to build the maximum height needed by the technical rules of the code, which is understood by us to be the highest point.

Written as elevations from 807 Loma Linda:

80 inches from grade (**8 inches over**) to **99 inches (27 inches over)** to **85 inches** from grade (**11 inches over**)

Written as elevations from 803 Loma Linda:

80 inches from grade (**8 inches over**) to **99 inches (27 inches over)** to **132 inches** from grade (**5 feet over**)

Thus the highest point could be interpreted as 5 feet over or 27 inches over depending on what side and how one measures.

THE VARIANCE CRITERIA

How our request meets the Criteria for a variance

(A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

We intend to show that due to the unique topography we can not build a wall or fence that provides the same privacy or security one would have if this were flat and level ground. Seeing into each others windows, the noise of A/C equipment, lights and noise of cars in the driveway as well as existing sheds being the hardship if we are not granted a variance. All would be screened out at height of 6 feet if we were dealing with level ground but require extra height due to the complex grades at this site.

(B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

There will be no disruption or changes to the natural terrain or changes in flora. It is the natural terrain causing the hardship.

(C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

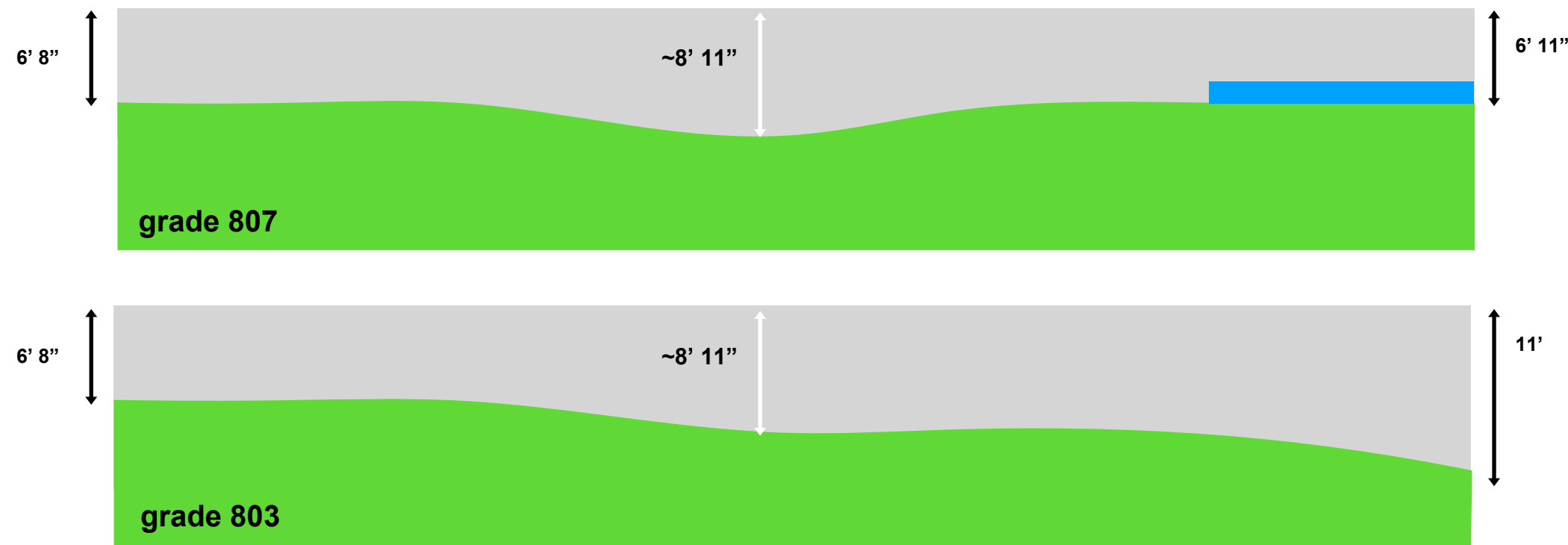
The specialized nature of a side fence or wall means we can not find an alternative nor has one been suggested that could provide the same privacy and security.

(D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

We will show we are doing the very minimum with this project to alleviate the hardship by building no higher or longer than needed.

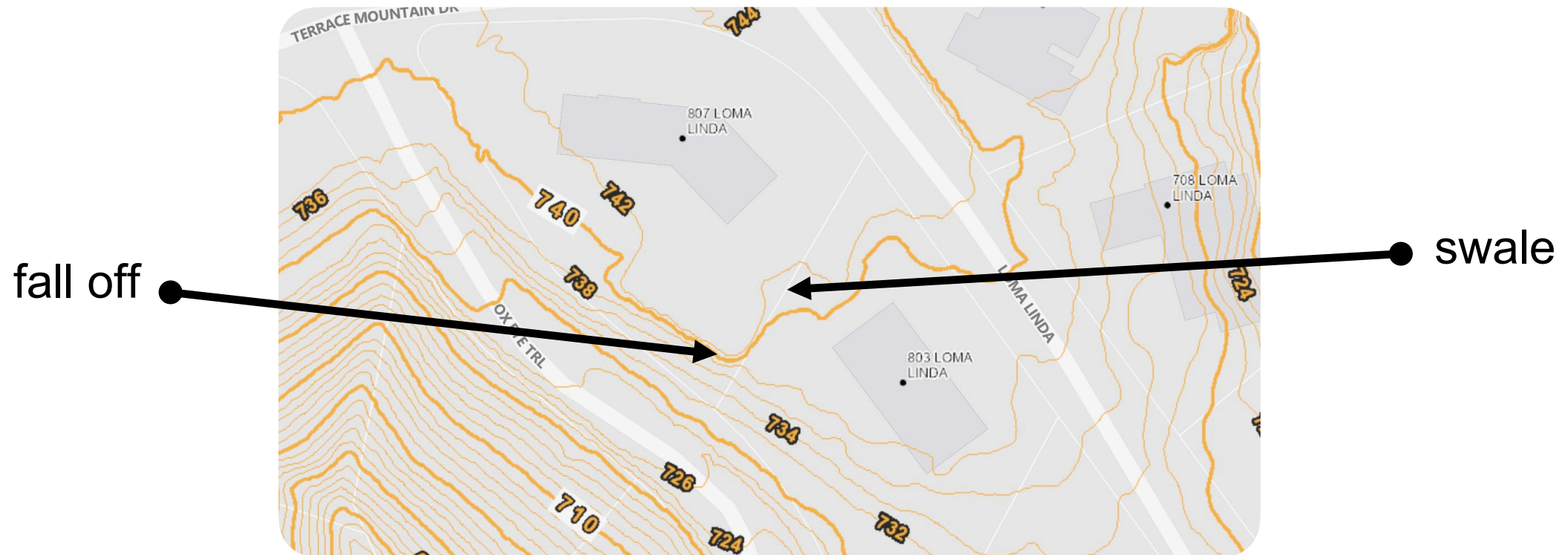
THE TOPOGRAPHY

The topography is unique and causes the hardship. There is a swale between the houses as well as a fall off from front to back that creates different heights at different areas that differ on each side.



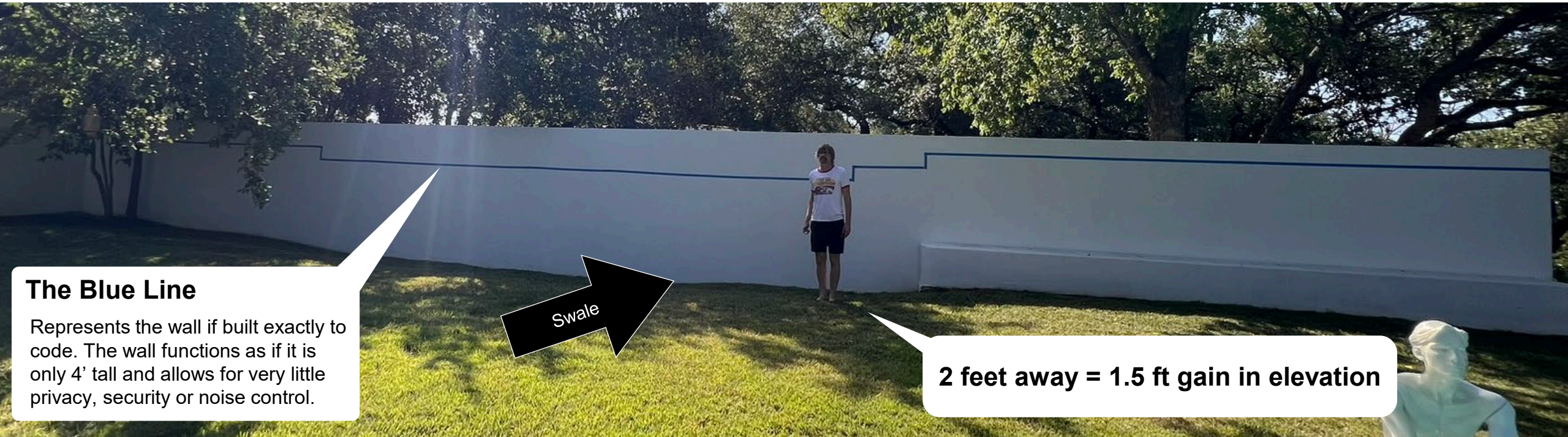
THE TOPOGRAPHY

in order to get a similar level of privacy from 6 foot wall on level ground the wall needs to be taller than 6 feet because the ground between the houses is lower than the houses and also falls off steeply towards the rear of the houses.



THE TOPOGRAPHY & CODE

A wall built exactly to code functions like a much shorter wall because of the impacts of the grade. The low point here is between the houses. This was actually also true of the previous fence which was also higher than 6' in many places and had been for decades.

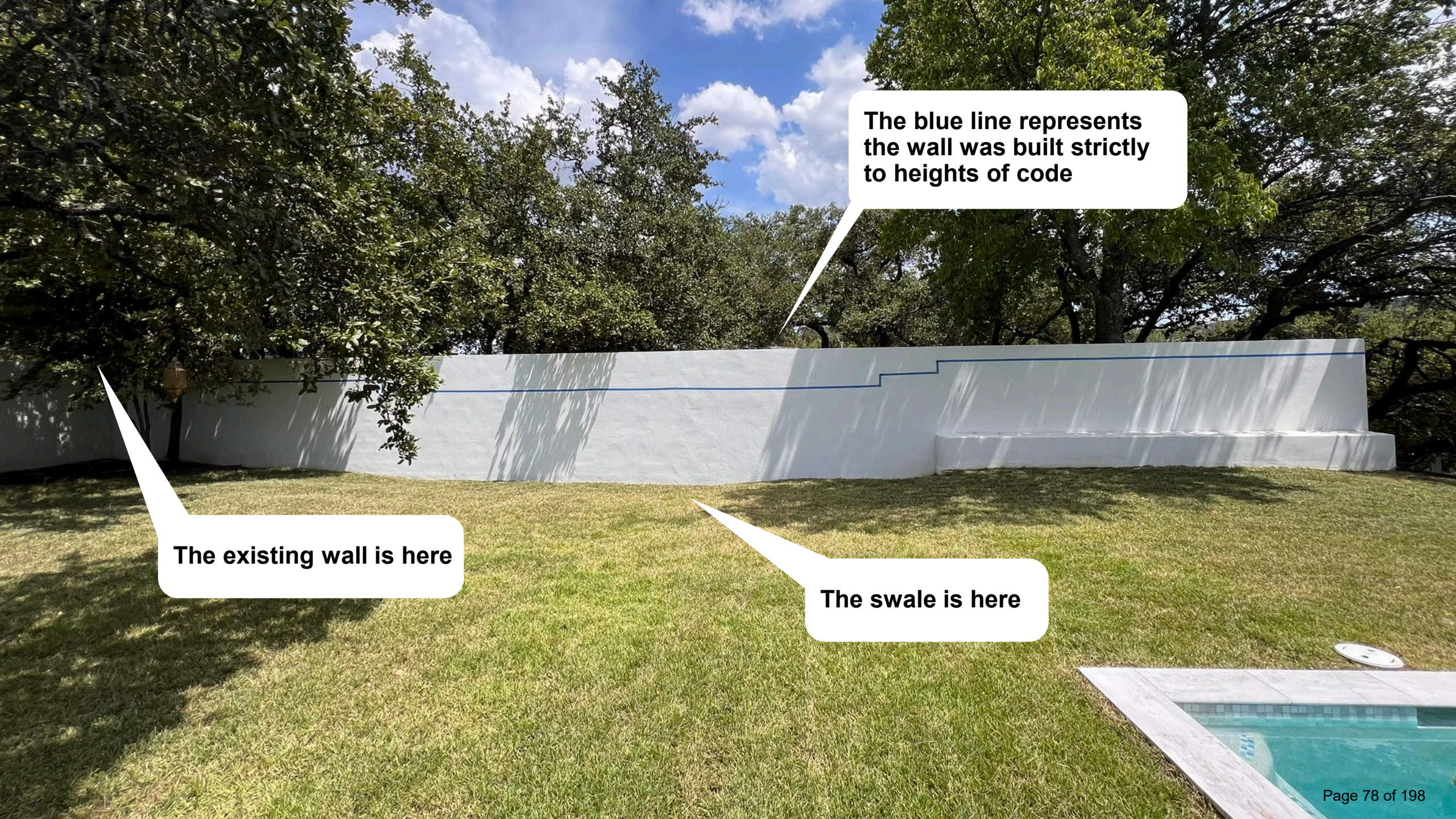


The Blue Line

Represents the wall if built exactly to code. The wall functions as if it is only 4' tall and allows for very little privacy, security or noise control.

Swale

2 feet away = 1.5 ft gain in elevation



**The blue line represents
the wall was built strictly
to heights of code**

The existing wall is here

The swale is here

**This is what it would look
like built to code**

we see into each others windows

we see each others sheds & equipment

ALTERNATIVES

There are very few alternatives to a side fence or wall

Screening Vegetation:

There are mature Live Oak, Hackberry & Red Oak trees that would compete with screening vegetation. Soil depth is very shallow, hence the live oaks. Soil support for robust or tall enough species of screening vegetation may not work and it would take years to find out if it does. Noise & light would still convey.

Wood Fence:

A wood fence would need the same variance to provide functional privacy and security.

Ground Work:

The measures are from natural grade. We could build up soil to level out and eliminate the swale but technically that soil is not counted by code and also this could affect the drainage and flora in the area.

APPENDIX

The view at the termination point of the wall. This is where the heights differ the most



APPENDIX

Where the existing front wall meets the side wall. The front wall was completed under permit.





City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>August 14, 2024</u>	Item Number:	<u>5</u>
	<u>Building & Development</u>		
Department:	<u>Services</u>		
Prepared By:	<u>Jennifer C. Bills</u>	Cost / Budget:	<u>\$1,375,459</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>Street Maintenance Fund</u>

Subject

Discuss and consider action on the bid award of the FY24 Streets and Drainage Maintenance projects not to exceed \$1,375,459.00 and authorize the City Administrator to execute necessary documents.

Recommendation

Staff recommend award of a contract with Alpha Paving not to exceed \$1,375,459.00.

Discussion

In 2021, the West Lake Hills voters approved the street maintenance sales tax collection. The work proposed for this years is a mix of street repaving projects identified in the pavement condition study and street drainage improvements, identified in the [2016-2017 Drainage Master Plan](#) study. For the fiscal year 2023-2024, the projects were determined in 2023, using the studies as the starting point. The engineering team with Walter P. Moore designed the drainage improvements, the specifications for the different levels of street paving treatments and the sections of streets where the treatments would be applied. The plans were finalized in May 2024.

On July 18, 2024 at 11:00 AM CT bids were received and opened for the above-referenced project. One (1) bid was received as shown in the attached detailed bid tabulation.

The lowest bidder was Alpha Paving with a base bid and Alternate 1A (Bent Tree cul-de-sac full depth reconstruction HMA) and Alternate 1B (Bent Tree cul-de-sac full depth reconstruction concrete), the bid also included a Discretionary bid item for asphalt Laydown Curb on Allegro Lane and Basin Ledge.

Base Bid:\$1,275,763

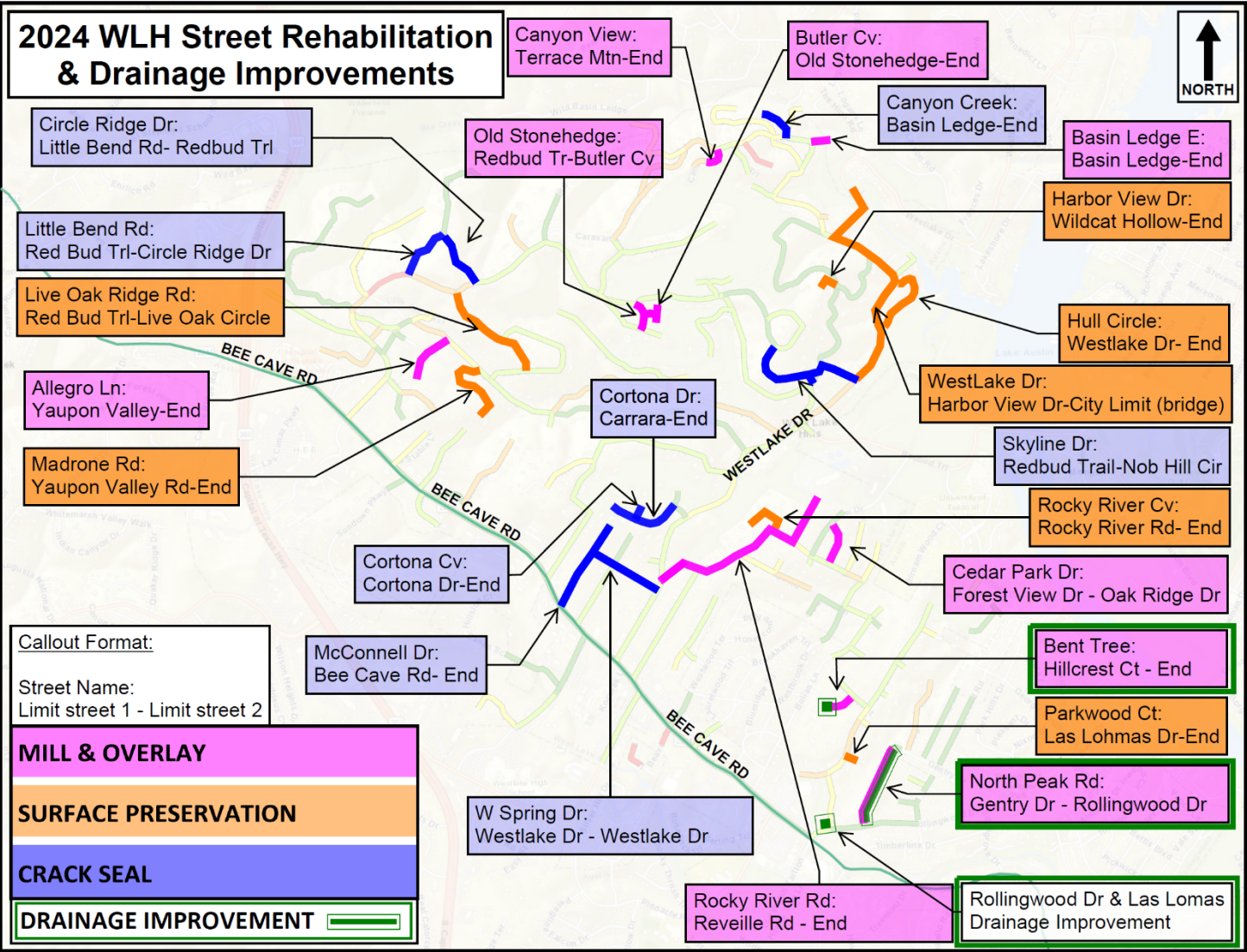
Total Bid with Alternate No. 1A:.....\$1,322,888

Total Bid with Alternate No. 1B:.....\$1,447,873

Discretionary 1:.....\$52,571

Susan Turrieta, PE with Walter P. Moore has reviewed the bid from the contractor and recommends award of the bid to Alpha Paving (Attachment 1).

Project Locations



August 9, 2024

Mr. Trey Fletcher, AICP
City Administrator
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

RE: 2024 Street and Drainage Rehabilitation Project

Dear Mr. Fletcher:

On July 18, 2024 at 11:00 AM CT bids were received and opened for the above-referenced project. One (1) bid was received as shown in the attached detailed bid tabulation.

The lowest bidder was Alpha Paving with a base bid and Alternate 1A (Bent Tree cul-de-sac full depth reconstruction HMAC) and Alternate 1B (Bent Tree cul-de-sac full depth reconstruction concrete), the bid also included a Discretionary bid item for asphalt Laydown Curb on Allegro Lane and Basin Ledge.

Base Bid:	\$1,275,763
Total Bid with Alternate No. 1A:	\$1,322,888
Total Bid with Alternate No. 1B:	\$1,447,873
Discretionary 1:	\$52,571

We have checked and no math errors were found. We have also reviewed the qualifications of Alpha Paving and found them to have recent relevant experience and have received positive reference checks from other similar projects that they have performed. Therefore, it is Walter P Moore's recommendation that the City of West Lake Hills proceed with the award of this construction contract to Alpha Paving for the Total Bid with Alternate No. 1A amount of \$1,322,888 and the discretionary amount of \$52,571 for a not to exceed amount of \$1,375,459. Should you have any questions, please feel free to contact me.

Sincerely,

Walter P. Moore and Associates, Inc.


Susan Turreita, PE
Principal

Attachments: Bid Tabulation

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Alpha Paving Industries, LLC
PO Box 6565
Round Rock, TX 78683

OWNER:

(Name, legal status and address)

City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

SURETY:

(Name, legal status and principal place of business)

SiriusPoint America Insurance Company

1 World Trade Ctr, 285 Fulton St, 47th Fl Ste. 47J
New York, NY 10007

Mailing Address for Notices

1 World Trade Ctr, 285 Fulton St, 47th Fl Ste. 47J
New York, NY 10007

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

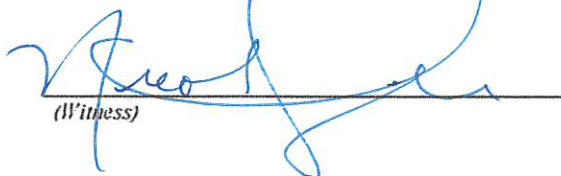
24-005; City of West Lake Hills Street Rehabilitation & Drainage Improvements

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

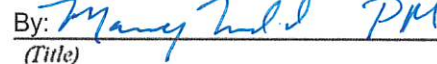
Signed and sealed this 18th day of July, 2024.


(Witness)

Alpha Paving Industries, LLC

(Principal)

(Seal)

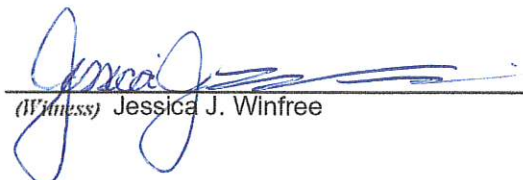
By: 
(Title)

SiriusPoint America Insurance Company

(Surety)

(Seal)

By: 
(Title) Clinton J. Diers, Attorney-in-Fact


(Witness) Jessica J. Winfree

Bidding Requirements, Contract Forms and Conditions of the Contract**UNIT PRICE BID FORM**

Section 00300U

The undersigned, in compliance with the Invitation for Bids for construction of the following Project for the City of West Lake Hills, Texas:

Solicitation No.:	
Project:	

Having examined the Project Manual, Drawings and Addenda, the site of the proposed Work and being familiar with all of the conditions surrounding construction of the proposed Project, having conducted all inquiries, tests and investigations deemed necessary and proper; hereby proposes to furnish all labor, permits, material, machinery, tools, supplies and equipment, and incidentals, and to perform all Work required for construction of the Project in accordance with the Project Manual, Drawings and Addenda within the time indicated.

Note: The Bidder will enter the line-item subtotal in the "Amount" column below, which is the product of the estimated "Quantity" multiplied by the "Unit Price". Any mathematical errors will be corrected for the purpose of determining the correct Amount to be entered in the Bid Form. The Amounts, including any corrected Amounts, will then be totaled to determine the actual amount of the Bid.

NO	BID ITEM	UNIT	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	102S-C	LS	2	CLEARING AND GRUBBING	\$5,000.00	\$10,000.00
2	120S-B	SF	3050	CONCRETE CHANNEL	\$25.00	\$76,250.00
3	306S	GAL	1830	PRIME COAT	\$5.00	\$9,150.00
4	312S-D	SY	9623	SEAL COAT - WESTLAKE DR.	\$11.00	\$105,853.00
5	313S-G	LF	18093	RUBBER ASPHALT JOINT AND CRACK SEALER	\$1.00	\$18,093.00
6	315S-A	SY	18299	SURFACE MILLING (2")	\$5.00	\$91,495.00
7	340S-B	SY	18299	HOT MIX ASPHALTIC CONCRETE PAVEMENT TYPE "D", 2" THICK	\$17.00	\$311,083.00
8	340S	LF	485	SAWCUT (ASPHALT, MILL & OVERLAY)	\$3.00	\$1,455.00
9	340S	LF	772	PARTIAL DEPTH SAWCUT	\$2.00	\$1,544.00
10	340S	LF	1058	HMAC TYPE "D" ("REVERSE" ASPHALT DETAIL "A" CURB) - N PEAK RD	\$42.00	\$44,436.00
11	436S-2	SF	600	P.C. CONCRETE VALLEY GUTTER	\$32.00	\$19,200.00
12	504S	EA	5	ADJUSTING UTILITY STRUCTURES	\$3,500.00	\$17,500.00

Bidding Requirements, Contract Forms and Conditions of the Contract

13	504S	EA	6	REMOVE & REINSTALL MAILBOX	\$750.00	\$4,500.00
14	510-AR 12 DIA	LF	142	PIPE, RCP STORM CULVERT , 12" DIA	\$75.00	\$10,650.00
15	609S-A	SY	1739	NATIVE SEEDING	\$5.00	\$8,695.00
16	610S-A	LF	1050	TREE PROTECTION	\$5.00	\$5,250.00
17	620S	SY	390	FILTER FABRIC	\$5.00	\$1,950.00
18	628S	LF	44	SEDIMENT CONTAINMENT DIKES	\$15.00	\$660.00
19	642S	LF	2074	SILT FENCE FOR EROSION CONTROL	\$6.00	\$12,444.00
20	648S-1	LF	50	MULCH SOCK	\$25.00	\$1,250.00
21	700 S- TM	LS	1	MOBILIZATION	\$67,500.00	\$67,500.00
22	803 S	MON	1	BARRICADES, SIGNS & TRAFFIC HANDLING - STREET	\$6,500.00	\$6,500.00
23	803 S	MON	2	BARRICADES, SIGNS & TRAFFIC HANDLING - DRAINAGE	\$6,500.00	\$13,000.00
24	824S	EA	5	REMOVE AND RESET EXISTING TRAFFIC SIGN	\$500.00	\$2,500.00
25	860S-A	LF	270	PAVEMENT MARKING PAINT, 4 IN. WHITE	\$2.00	\$540.00
26	860S-A	LF	226	PAVEMENT MARKING 24 IN.	\$25.00	\$5,650.00
27	860S-A	LF	5338	PAVEMENT MARKING PAINT, IN. YELLOW	\$1.00	\$5,338.00
28	871-A	LF	8512	REFLECTORIZED TYPE THERMOPLASTIC PAVEMENT MARKINGS, 4 IN. IN WIDTH, 100 MILS IN THICKNESS, YELLOW IN COLOR	\$1.50	\$12,768.00
29	871-A	LF	7822	REFLECTORIZED TYPE THERMOPLASTIC PAVEMENT MARKINGS, 4 IN. IN WIDTH, 100 MILS IN THICKNESS, WHITE IN COLOR	\$1.50	\$11,733.00
30	803S	EA	6	REMOVAL & REPLACEMENT SPEEDBUMP	\$4,500.00	\$27,000.00
31	TXDOT 432	CY	1	RIPRAP 1"	\$3,500.00	\$3,500.00
32	TXDOT	LF	11	INLET PROTECTION	\$25.00	\$275.00

Bidding Requirements, Contract Forms and Conditions of the Contract

	506					
33	TXDOT 700	SY	588	FULL DEPTH POTHOLE REPAIR (SAWCUT) (10" HMAC TYPE B BASE & 2" HMAC TYPE D SURFACE)	\$156.00	\$91,728.00
34	TXDOT SS3037	SY	2859	HIGH FRICTION SURFACE - WESTLAKE DR	\$75.00	\$214,425.00
35		SY	15462	LIQUID ROAD ULTRA (SMT- 156) - SEALMASTER®	\$4.00	\$61,848.00
BASE BID - TOTAL ESTIMATED CONSTRUCTION COST						\$1,275,763.00

BASE BID TOTAL		\$ 1,275,763.00
(Figures)		

- The "Base Bid" amount becomes the Bidder's "TOTAL BID" if allowances and/or alternates and/or discretionary bids are not included.

ALTERNATES:

ALTERNATIVE 1A:

1A: BENT TREE CT - CUL-DE-SAC FULL DEPTH RECONSTRUCTION & HMAC SURFACING						
1	110S-A	CY	155	STREET EXCAVATION	\$100.00	\$15,500.00
2	201S	SY	465	SUBGRADE PREPARATION	\$6.00	\$2,790.00
3	306S	GAL	47	PRIME COAT	\$10.00	\$470.00
4	340S	SY	465	REPLACEMENT OF BENT TREE COVE CUL-DE-SAC: HOT MIX ASPHALTIC CONCRETE PAVEMENT TYPE "D", 2" THICK	\$28.00	\$13,020.00
5	TXDOT 104	SY	465	REMOVING CONCRETE PAVERS	\$12.00	\$5,580.00
6	TXDOT 247	SY	465	FLEXIBLE BASE, CRUSHED LIMESTONE (TYPE A; GR.1-2)	\$21.00	\$9,765.00
ALTERNATIVE 1A TOTAL - ESTIMATED CONSTRUCTION COST						\$47,125.00

ALTERNATIVE 1B:

Bidding Requirements, Contract Forms and Conditions of the Contract

ALT 1B: BENT TREE CT - CUL-DE-SAC FULL DEPTH RECONSTRUCTION & STAINED CONCRETE SURFACING						
1	110S-A	CY	50	STREET EXCAVATION	\$150.00	\$7,500.00
2	201S	SY	465	SUBGRADE PREPARATION	\$6.00	\$2,790.00
3	360S-A	SY	465	8"THICK STAINED CONCRETE	\$315.00	\$146,475.00
4	TXDOT 104	SY	465	REMOVING CONCRETE PAVERS	\$12.00	\$5,580.00
5	TXDOT 247	SY	465	FLEXIBLE BASE, CRUSHED LESTONE (TYPE A; GR.1-2)	\$21.00	\$9,765.00
ALTERNATIVE 1B TOTAL - ESTIMATED CONSTRUCTION COST						\$172,110.00

TOTAL BID W/ALT 1		\$1,322,888.00
Includes Base Bid plus Alternate 1, (if accepted at Contract Execution)		

TOTAL BID W/ALT 2		\$1,447,873.00
Includes Base Bid plus Alternate 2, (if accepted at Contract Execution)		

OPTIONAL DISCRETIONARY BID:

DISCRETIONARY 1:

DIS 1: (ASPHALT) DETAIL "A" CURB, ALLEGRO LN & BASIN LEDGE E					OF	
1	110S-A	CY	100	STREET	\$75.00	\$7,500.00
2	306S	GAL	40	PRIME COAT	\$9.60	\$384.00
3	307S	GAL	22	TACK COAT	\$13.00	\$286.00
4	340S	LF	1819	SAWCUT	\$4.00	\$7,276.00
5	340S	CY	135	HMAC TYPE "D" (ASPHALT LAYDOWN CURB)	\$275.00	\$37,125.00
DISCRETIONARY 1 TOTAL - ESTIMATED						\$52,571.00

TOTAL DIS 1 (ONLY)		\$52,571.00
This price includes cost of Discretionary 1 only. The total cost of Discretionary 1 will be added to the Total Base Bid amount if accepted at contract execution)		

In the event of a mathematical error, the correct product, determined by using the "Unit

Bidding Requirements, Contract Forms and Conditions of the Contract

Price" and "Quantity", and the correct sum, determined by totaling the correct line item amounts, will prevail over the amount entered by the Bidder. The unit prices shown above will be the unit prices used to tabulate the Bid and used in the Contract, if awarded by the City.

Notes:

1. **MINIMUM WAGES:** Workers on Project shall be paid not less than wage rates, including fringe benefits, as published by the Department of Labor (DOL) for Building Construction and Heavy and Highway. The Total Minimum Wage required can be met using any combination of cash and non-cash qualified fringe benefits provided the cash component meets or exceeds the minimum wage required.

Optional Information on Bid Prices Submitted by Computer Printout: In lieu of handwritten unit prices in figures in ink on the Bid forms above, Bidders, at their option, may submit an original computer printout sheet bearing certification by, and signature for, the Bidding firm. The unit prices shown on acceptable printouts will be the unit prices used to tabulate the Bid and used in the Contract if awarded by the City. As a minimum, computer printouts must contain all information and in the format shown on the attached page: "Example of Bid Prices Submitted by Computer Printout" form.

If a computer printout is used, the Bidder must still execute that portion of the unit price Bid form which acknowledges the Bid Guaranty, Time of Completion, Liquidated Damages, and all addenda that may have been issued.

Bids with unit prices by computer printout may be rejected, if:

1. The computer printout does not include the required certification, set forth in the attached "Example".
2. The computer printout is not signed in the name of the firm to whom the Project Manual was issued.
3. The computer printout is non-responsive or otherwise omits required Bid items or includes items not shown on the Bid forms in the Project Manual.
4. The other required Bid documents issued by the City are not fully executed as provided above.
5. The signed Section 00300U is not returned with the signed computer printout.

If the Bid submitted by the Bidder contains both the form furnished by the City, completed according to the instructions, and also a computer printout, completed according to the instructions, unit prices of only one will be considered. In this situation, the unit Bid prices shown on the computer printout will be used to determine the Bid.

BID GUARANTY: A Bid guaranty must be enclosed with this Bid, as required in Section 00020, in the amount of not less than five percent (5%) of the total Bid. Following the Bid opening, submitted Bids may not be withdrawn for a period of one hundred twenty (120) Calendar Days. Award of Contract will occur within this period, unless mutually agreed between the parties. The Bid guaranty may become the property of the OWNER, or the OWNER may pursue any other action allowed by law, if:

- Bidder withdraws a submitted Bid within the period stated above;
- Bidder fails to submit the required post Bid information within the period specified in Section 00020, or any mutually agreed extension of that period; or,
- Bidder fails to execute the Contract and furnish the prescribed documentation (bonds, insurance, etc.) needed to complete execution of the Contract within five (5) Working Days after notice of award, or any mutually agreed extension of that period.

Bidding Requirements, Contract Forms and Conditions of the Contract

TIME OF COMPLETION: The undersigned Bidder agrees to commence work on the date specified in the written "Notice to Proceed" to be issued by the OWNER and to substantially complete construction of the improvements, as required by the Project Manual, Drawings and Addenda for the Work within ninety (90) Calendar Days.

If a Substantial Completion date has been specified, the Bidder further agrees to reach Final Completion within thirty (30) Calendar Days after Substantial Completion as required by the Project Manual, Drawings and Addenda for the work.

The Bidder further agrees that should the Bidder fail to substantially and finally complete the Work within the number of days indicated in the Bid or as subsequently adjusted, Bidder shall pay the liquidated damages for each consecutive day thereafter as provided below; unless the OWNER elects to pursue any other action allowed by law.

WAIVER OF ATTORNEY FEES: In submitting the Bid, in consideration for the waiver of the Bidder's right to attorney's fees by the OWNER, the Bidder knowingly and intentionally agrees to and shall waive the right to attorney's fees under Section 271.153 of the Texas Local Government Code in any administrative proceeding, alternative dispute resolution proceeding, or litigation arising out of or connected to any Contract awarded pursuant to this solicitation process.

LIQUIDATED DAMAGES: The Bidder understands and agrees that the timely completion of the described Work is of the essence. The Bidder and OWNER further agree that the OWNER's actual damages for delay caused by failure to timely complete the Project are difficult, if not impossible to measure. However, with respect to the additional administrative and consultant costs to be incurred by OWNER, the reasonable estimate of such damages has been calculated and agreed to by OWNER and Bidder.

Therefore, the Bidder and the OWNER agree that for each and every Calendar Day the Work or any portion thereof, remains incomplete after the Substantial and Final Completion date as established by the above paragraph, "Time of Completion", payment will be due to the Owner in the amount of five hundred dollars (\$500) per Calendar Day as liquidated damages, not as a penalty, but for delay damages to the OWNER.

In the event of a default or breach by the CONTRACTOR and demand is made upon the surety to complete the project, in accordance with the Contract Documents, the surety shall be liable for liquidated damages pursuant to the Contract Documents in the same manner as the CONTRACTOR would have been.

MINOR INFORMALITY: OWNER reserves the right to reject any or all Bids and to waive any minor informality in any Bid or solicitation procedure (a minor informality is one that does not affect the competitiveness of the Bids).

ADDENDUM: The undersigned acknowledges receipt of the following addenda:

Addendum No. 1 dated	July 1, 2024	Received	July 1, 2024 <i>MT</i>
Addendum No. 2 dated		Received	
Addendum No. 3 dated		Received	
Addendum No. 4 dated		Received	

BID DOCUMENT EXECUTION AND ACKNOWLEDGEMENT: The undersigned Bidder certifies that the Bidder has read and understands Section 00020 Invitation for Bids, and all other requirements applicable to the Bidding process provided in the Bid and Contract Documents.

Bidding Requirements, Contract Forms and Conditions of the Contract

BIDDER'S CERTIFICATION AS TO NONRESIDENT PROVISIONS: Bidder must provide the following information in accordance with Vernon's Texas Statutes and Codes Annotated Government Code § 2252.002, as amended. A Texas Resident Bidder is a bidder whose principal place of business is in Texas and includes a Contractor whose ultimate parent company or majority owner has its principal place of business in Texas. The undersigned **Bidder certifies that Bidder is a resident of** Texas (Bidder must write in the blank the state of which Bidder is a resident).

Bidder will initial the blank set forth below to represent and certify that the Bidder has completed and enclosed the corresponding Bid Documents with the Bid.

☒ One copy of Total Bid Form

☒ Bid Guaranty

The undersigned, by their signature, represents that they are submitting a binding offer and are authorized to bind the respondent to fully comply with the solicitation documents contained herein. The Respondent, by submitting and signing below, certifies that they have received and read all sections of the entire solicitation document including all revisions, addenda and documents incorporated by reference, and agree to be bound by the terms therein.

Corporate Secretary, *if Bidder is a Corporation

Email for Secretary

(Seal)

Alpha Paving Industries LLC

Bidder

Manny Trinidad Manny Trinidad
Authorized Signature/Print Name

Project Manager

Title

July 18, 2024

Date

PO Box 6565 - Round Rock, TX 78683

Address

512-677-9001

Telephone Number

512-677-9002

FAX Number

manny@alphapaving.com

Email for Person Signing Bid

manny@alphapaving.com

Email for Bidder's Primary Contact Person

STATEMENT OF BIDDERS EXPERIENCE

Section 00400

Project Name:	City of West Lake Hills Street Rehabilitation & Drainage Improvements
Name of Bidder:	Alpha Paving Industries LLC
Solicitation Number:	

Bidder must complete all Attachments to Section 00400 clearly and comprehensively. If necessary, responses may be continued on separately attached sheets.

To be considered a responsive and responsible bidder, the apparent three (3) low Bidders must complete and submit within three (3) working days of notification of low bidder status Attachments A through I in accordance with Article 11, Section 00100. Contractor Performance Evaluations for previous work with the City will be included in the assessment of the Bidder's experience. Any information in Attachments A through I and in the Contractor's Performance Evaluations that indicates the Bidder or a "Subcontractor" is not responsible or that might negatively impact a Bidder's ability to complete the Work within the Contract Time and for the Contract Price may result in the Bid being rejected.

The Bidder is responsible for the accuracy and completeness of all of the information provided by the Bidder or a proposed Subcontractor in response to this Invitation for Bids.

POST-BID SUBMITTALS

ATTACHMENT A – BIDDER’S INFORMATION

ATTACHMENT B – EXPERIENCE REQUIREMENTS (GENERAL CONTRACTOR)

ATTACHMENT C – PROJECT MANAGER AND SUPERINTENDENT EXPERIENCE

ATTACHMENT D – BIDDER’S AUTHENTICATION

ATTACHMENT A
BIDDER'S INFORMATION

Attention Bidder: Complete and return within three (3) days of notification of the three (3) low bidders' status.

Solicitation Number:	
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A.	Name of Bidder:	Alpha Paving Industries LLC
B.	Bidder's Permanent Address:	PO Box 6565 Round Rock, TX 78683
C.	Bidder's Phone Number:	512-677-9001
D.	Number of years in business under current company name:	13

(Note: Bidder must have been in existence for a minimum of one (1) year under its current company name. Changes in company name during the experience period are acceptable, if the continuity of the company can be demonstrated. Attach separate documentation, if applicable.)

If Bidder answers "Yes" for any of questions E through H, Bidder must attach separate sheets with a brief description or explanation of the answer and provide pertinent contact information (parties' names, addresses and telephone numbers).

E.	Has the Bidder ever defaulted on a contract?	☐ Yes	☒ No
F.	Are there currently any pending judgements, claims, or lawsuits against the Bidder?	☐ Yes	☒ No
G.	Does Bidder currently have any pending claims, judgements or lawsuits against any prior client?	☐ Yes	☒ No
H.	Is the Bidder or its principals involved in any bankruptcy or reorganization proceedings?	☐ Yes	☒ No

ATTACHMENT B

EXPERIENCE REQUIREMENTS (GENERAL CONTRACTOR)

Attention Bidder: Complete and return within three (3) days of notification of the three (3) low bidders' status.

Solicitation Number:	
-----------------------------	--

GENERAL CONTRACTOR EXPERIENCE:

Bidder must list and describe Bidder's (not proposed subcontractors') construction experience as a general contractor for a minimum of three (3) successfully completed projects of comparable size, scope and complexity to the Work described in the Contract Documents. Bidder should refer to the Work description in Section 01010 Summary of Work and Section 00020/00020 IDIQ to determine what is reasonably comparable. Comparability requirements may be spread among the three (3) projects submitted, e.g. One Project may demonstrate comparable size, another Project may demonstrate comparable scope and another may demonstrate comparable complexity. Decisions on "comparability" are at the complete discretion of the OWNER.

Bidder must have completed the projects within the past ten (10) years.

Bidding Requirements, Contract Forms and Conditions of the Contract

Attention Bidder: Duplicate this form for each of the three (3) projects.

PROJECT NO. <u>1</u>		
Name of Project:	RESIDENTIAL STREET MILL & OVERLAY PROJECT	
Location:	City of Woodcreek	
OWNER's Name and Address:	City of Woodcreek at 41 Champlons Circle, Woodcreek, TX 78676	
OWNER's Contact Person (Print):	Kevin Rule	
Phone	512-847-9390	
Initial Contract Price:	\$2,521,478.11	
Final Contract Price:	\$2,524,612.91	
Contract Start Date: <i>(Date of Notice to Proceed)</i>	11/2023	
Contract Time:	Calendar Days: 90	Working Days:
Contract Substantial Completion Date:	12-29-23	
Actual Substantial Completion Date:	1-8-24	
If contract time extensions were added to the contract as a result of Bidder's responsibilities, provide a short explanation of each:		
Project was completed ahead of schedule		
Project Description and why it is comparable to this Contract:		
This project was a street Mill and Paving operation Work was performed in the Woodcreek neighborhood that had to be open to local traffic at all times. Traffic Handling was a key factor in performing the project. Pavement markings and new street signs completed the scope		

Bidding Requirements, Contract Forms and Conditions of the Contract

Attention Bidder: Duplicate this form for each of the three (3) projects.

PROJECT NO. <u>2</u>		
Name of Project:	Street Rehabilitation Projects Phase 1	
Location:	Southwest Parkway and other locations	
OWNER's Name and Address:	City of Austin - Public Works	
OWNER's Contact Person (Print):	Octavio Garza	
Phone	512-974-7234	
Initial Contract Price:	\$4,000,000.	
Final Contract Price:	\$10,000,000.	
Contract Start Date: (Date of Notice to Proceed)	Nov. 2020	
Contract Time:	Calendar Days: 3 years	Working Days:
Contract Substantial Completion Date:	June 2022	
Actual Substantial Completion Date:	June 2022	
If contract time extensions were added to the contract as a result of Bidder's responsibilities, provide a short explanation of each:		
A 2 year contract extension was added to the project		
Project Description and why it is comparable to this Contract:		
This project was a street Mill and Paving operation Work was performed on various neighborhood and arterial streets & roads Traffic Handling was a key factor in performing the project. Pavement markings and new street signs completed the scope.		

Bidding Requirements, Contract Forms and Conditions of the Contract

Attention Bidder: Duplicate this form for each of the three (3) projects.

PROJECT NO. <u>3</u>		
Name of Project:	Street Rehabilitation Projects 3, 4 & 5	
Location:	Various City Streets	
OWNER's Name and Address:	City of Austin - Public Works	
OWNER's Contact Person (Print):	Octavio Garza	
Phone	512-974-7234	
Initial Contract Price:	\$3,000,000.	
Final Contract Price:	\$12,000,000	
Contract Start Date: <i>(Date of Notice to Proceed)</i>	Nov 2021	
Contract Time:	Calendar Days: 3 year	Working Days:
Contract Substantial Completion Date:	June 2024	
Actual Substantial Completion Date:	June 2024	
If contract time extensions were added to the contract as a result of Bidder's responsibilities, provide a short explanation of each:		
A two year contract extension was added to the project		
Project Description and why it is comparable to this Contract:		
This project was a street Mill and Paving operation Work was performed on various neighborhood and arterial streets & roads Traffic Handling was a key factor in performing the project. Pavement markings and new street signs completed the scope.		

ATTACHMENT C

PROJECT MANAGER & SUPERINTENDENT EXPERIENCE

Attention Bidder: Complete and return within three (3) days of notification of the three (3) low bidders' status.

Name of Bidder:	Alpha Paving Industries LLC
Solicitation Number:	

Bidder must attach resumes for the Project Manager and Superintendent who will be assigned to this project. The resumes must demonstrate that these individuals have worked on at least three (3) similar, successfully completed projects in the capacity of Project Manager or Superintendent, or other responsible supervisory capacity, as applicable, during the last 10 years.

Project Manager (name): Manny Trinidad

Superintendent (name): Juan Beltran

Note: Attach Resumes & Experience

Manny Trinidad
510 Knights Row
Horseshoe Bay, TX 78657
512-368-6055

Summary:

Over the past 35 years of construction I have estimated, managed and worked on commercial, highway, street & bridge, large industrial plants and heavy & marine projects for TXDOT, City, County and other local municipalities, governmental and private developers. These projects included bridges, concrete structures, utilities, chemical plants, coastal improvements, environmental devices and infrastructures. I have also worked the management side of the business and have managed the office and staff. I have Estimating / Accounts Payable / Accounts Receivable / Contract Administration / Job Costing / Subcontractor Administration, Project Management skills and Quality Control Inspection experience.

Work Experience

Alpha Paving Industries LLC - 2/2017 - Current
Concrete Division Manager

Muniz Concrete & Contracting – 1/2014 - 2/2017

Project Manager - Duties include: Project Managing with Owners, GCs & Subcontractors / Estimating and Negotiating Bids and Managing Projects / Job Costing / Submittals / Project Buy-Outs / Project Supervision

Rice Environmental Services Inc.

General Manager for Austin based Construction Company

Duties include: Project Managing with Owners & GCs / Estimating and Negotiating Bids and Managing Projects / Job Costing / Submittals / Project Buy-Outs / Project Supervision

BPI Environmental Services Inc.

Project Manager & Senior Estimator for Austin based Highway /Civil Construction Company

Duties include: Project Managing with Owners, GCs & Subcontractors / Estimating and Negotiating Bids and Managing Projects / Job Costing / Submittals / Project Buy-Outs / Project Supervision / Attending Trade Meetings and Events

Independent Project Manager / Consultant

Project Manager / Estimator for Austin based Erosion Control & Concrete Construction Company

Duties include: Estimating, Bidding, Managing Projects, Project Supervision and Quality Control Inspection

Aaron Concrete Contractors

Account Manager, Project Manager, Superintendent, Equipment Operator

I started working as a Project Superintendent / Manager then moved into the office and worked as the Account Manger. Duties included: Managing Projects, Estimating, Accounts Receivable, Job Costing and Subcontractor Administrator, Quality Control Inspection, Traffic Control Set-up and Inspections.

Education & Special Training

Austin Community College & University of Texas at Austin

Traffic Control Training Classes, Certified Traffic Technician, OSHA Safety Classes, Trench Safety Training

MS Office Word, Excel, Project, Timberline, Internet Bid Sites – TXDOT, ISQFT, BXTX and Blue Book

TXDOT – Environmental Management System Online Training Certified

FEMA / Homeland Security NIMS Training / First Aid & CPR Certified / First Responder

Bilingual in English/Spanish

Heavy Equipment Operator / Crane Operator / Survey Tech / Concrete, Form Setter, Reinforcing Steel, Structural Steel

Affiliations

Rodeo Austin	Volunteer & Member of the Board of Directors	1996 – Present
Lone Star Cattlemen's Association	Board Member	2016 - Present
Marble Falls Area Volunteer Fire Dept.	Firefighter & President of the Board	2013 – Present

Superintendent Experience

- Jose Beltran Tovas
 - 26 years of overall paving experience
 - 15 years of leading a paving crew as a superintendent
 - TXDOT award winning performance on several projects
 - Former companies of employment include Ramming Paving, Asphalt Paving Company
- Juan Beltran
 - 15 years of overall paving experience
 - 8 years of leading a paving crew as a superintendent
 - Specialty in Municipal, Aviation, and Commercial Projects
 - Former companies of employment include Ramming Paving, Wheeler Coatings
- Jose Jesus Beltran
 - 18 years of overall paving experience
 - 9 years of leading a paving crew as a superintendent
 - TXDOT award winning performance on several projects
 - Former companies of employment include Ramming Paving, Wheeler Coatings

Company Background

Alpha Paving Industries LLC is a full service paving and pavement maintenance company that was established in July of 2008 and began full operation starting January 2012. The two managing members, Andrew Kim, President, and Scott Sneed, Vice President have a combined 17 years in the commercial paving industry, playing key management roles in several successful companies.

Alpha Paving was formed in response to an overwhelming demand in the new paving and pavement maintenance market in Central Texas. We pride ourselves on the quality of our workmanship, meticulous project management, and responsive communication... a combination that is hard to find in the construction industry. As the paving industry, in particular, is known for its lack of professionalism and poor customer service, Alpha Paving seeks to stand out from the rest by offering attentive customer service, delivering the most professional proposals and color phasing plans, and providing the most qualified crew and equipment on every job.

Although a relatively new company, Alpha Paving has been asked to work on many high profile projects with the most stringent experience requirements, opportunities typically never afforded to new companies. Recognized for our high standards and our ability to deliver careful project management and quality workmanship, Alpha Paving has successfully completed projects for:

- | | | | |
|------------------------------|----------------------|------------------|--------------------|
| • TXDOT Aviation | • City of Austin | • Sears Holdings | • Simon Malls |
| • US Army Corps of Engineers | • City of Georgetown | • Freescale | • Austin ISD |
| | • City of Jarrell | • BAE Systems | • Pflugerville ISD |

Services

- | | | | |
|-------------------------------|----------------------|---------------------|------------------|
| • Asphalt Paving and Repair | • Pavement Markings | • Concrete Repair | • Carstops |
| • Milling and Asphalt Overlay | • Hot Pour Crackfill | • Pavement Sealcoat | • ADA Compliance |

Bidding Requirements, Contract Forms and Conditions of the Contract

**ATTACHMENT D
BIDDERS AUTHENTICATION**

(Attention Bidder: Complete and return within three (3) days of notification of the three (3) low bidders' status)

Solicitation Number:	
-----------------------------	--

THE STATE OF TEXAS
COUNTY OF TRAVIS

I certify that my responses and the information provided in Attachments A-H are true and correct to the best of my personal knowledge and belief and that I have made no willful misrepresentations in this Section, nor have I withheld any relevant information in my statements and answers to questions. I am aware that any information given by me in this Section may be investigated and I hereby give my full permission for any such investigation and I fully acknowledge that any misrepresentations or omissions in my responses and information may cause my bid to be rejected.

Bidder's full name and entity status:

Alpha Paving Industries LLC
Company's Name

Manny Trinidad
Signature, Authorized Representative of Bidder

Project Manager
Title

7/18/2024
Date

END

CERTIFICATE OF NON-SUSPENSION OR DEBARMENT

Section 00405

Solicitation Number: _____ (to be filled in by Contractor)

The City of West Lake Hills is prohibited from contracting with or making prime or sub-awards to parties that are suspended or debarred or whose principals are suspended or debarred from Federal, State, or City of West Lake Hills Contracts. Covered transactions include procurement contracts for goods or services equal to or in excess of \$25,000 and all non-procurement transactions. This certification is required for all bidders on all City of West Lake Hills Contracts to be awarded with values equal to or in excess of \$25,000 and all non-procurement transactions.

The CONTRACTOR hereby certifies that its firm and its principals are not currently suspended or debarred from bidding on any Federal, State, or City of West Lake Hills Contracts.

Contractor's full name and entity status:

Alpha Paving Industries LLC

Manny Trinidad

(Name/Signature of Authorized Official)

Project Manager

Title

7/18/2024

Date

END



CITY OF WEST LAKE HILLS

STREET REHABILITATION AND DRAINAGE IMPROVEMENTS

18-Jul-24

BID SUMMARY

					WALTER P MOORE OPINION PF PROBABLE COST		ALPHA PAVING	
NO.	BID ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	102S-C	CLEARING AND GRUBBING	LS	2	\$ 50,000.00	\$ 100,000	\$ 5,000.00	\$ 10,000.00
2	120S-B	CONCRETE CHANNEL	SF	3050	\$ 10.00	\$ 30,500	\$ 25.00	\$ 76,250.00
3	306s	PRIME COAT	GAL	1830	\$ 14.00	\$ 25,619	\$ 5.00	\$ 9,149.58
4	312S-D	SEAL COAT - WESTLAKE DR.	SY	9623	\$ 11.00	\$ 105,853	\$ 11.00	\$ 105,853.00
5	313S-G	RUBBER ASPHALT JOINT AND CRACK SEALER	LF	18093	\$ 3.24	\$ 58,620	\$ 1.00	\$ 18,092.54
6	315S-A	SURFACE MILLING (2")	SY	18299	\$ 7.50	\$ 137,244	\$ 5.00	\$ 91,495.75
7	340S-B	HOT MIX ASPHALTIC CONCRETE PAVEMENT TYPE "D", 2" THICK	SY	18299	\$ 26.00	\$ 475,778	\$ 17.00	\$ 311,085.55
8	340S	SAWCUT (ASPHALT, MILL & OVERLAY)	LF	485	\$ 7.00	\$ 3,395	\$ 3.00	\$ 1,455.00
9	340S	PARTIAL DEPTH SAWCUT	LF	772	\$ 4.00	\$ 3,086	\$ 2.00	\$ 1,543.20
10	340S	HMAC TYPE "D" ("REVERSE" ASPHALT DETAIL "A" CURB) - N PEAK RD	LF	1058	\$ 8.00	\$ 8,464	\$ 42.00	\$ 44,436.00
11	436S-2	P.C. CONCRETE VALLEY GUTTER	SF	600	\$ 5.00	\$ 3,000	\$ 32.00	\$ 19,200.00
12	504S	ADJUSTING UTILITY STRUCTURES	EA	5	\$ 1,500.00	\$ 7,500	\$ 3,500.00	\$ 17,500.00
13	504S	REMOVE & REINSTALL MAILBOX	EA	6	\$ 250.00	\$ 1,500	\$ 750.00	\$ 4,500.00
14	510-AR 12 Dia	PIPE, RCP STORM CULVERT , 12" Dia	LF	142	\$ 15.00	\$ 2,130	\$ 75.00	\$ 10,650.00
15	609S-A	NATIVE SEEDING	SY	1739	\$ 5.00	\$ 8,695	\$ 5.00	\$ 8,695.00
16	610S-A	TREE PROTECTION	LF	1050	\$ 10.00	\$ 10,500	\$ 5.00	\$ 5,250.00
17	620S	FILTER FABRIC	SY	390	\$ 35.00	\$ 13,650	\$ 5.00	\$ 1,950.00
18	628S	SEDIMENT CONTAINMENT DIKES	LF	44	\$ 5.00	\$ 220	\$ 15.00	\$ 660.00
19	642S	SILT FENCE FOR EROSION CONTROL	LF	2074	\$ 3.00	\$ 6,222	\$ 6.00	\$ 12,444.00
20	648S-1	MULCH SOCK	LF	50	\$ 4.00	\$ 200	\$ 25.00	\$ 1,250.00
21	700 S-TM	MOBILIZATION	LS	1	\$ 36,000.00	\$ 36,000	\$ 67,500.00	\$ 67,500.00
22	803 S	BARRICADES, SIGNS & TRAFFIC HANDLING - STREET	MON	1	\$ 10,000.00	\$ 10,000	\$ 6,500.00	\$ 6,500.00
23	803 S	BARRICADES, SIGNS & TRAFFIC HANDLING - DRAINAGE	MON	2	\$ 5,000.00	\$ 10,000	\$ 6,500.00	\$ 13,000.00
24	824S	REMOVE AND RESET EXISTING TRAFFIC SIGN	EA	5	\$ 2,500.00	\$ 12,500	\$ 500.00	\$ 2,500.00
25	860S-A	PAVEMENT MARKING PAINT, 4 IN. WHITE	LF	270	\$ 2.00	\$ 540	\$ 2.00	\$ 540.00
26	860S-A	PAVEMENT MARKING PAINT, 24 IN.	LF	226	\$ 4.00	\$ 904	\$ 25.00	\$ 5,650.00
27	860S-A	PAVEMENT MARKING PAINT, 4 IN. YELLOW	LF	5338	\$ 2.00	\$ 10,676	\$ 1.00	\$ 5,338.00
28	871-A	REFLECTORIZED TYPE I THERMOPLASTIC PAVEMENT MARKINGS, 4 IN. IN WIDTH, 100 MILS IN THICKNESS, YELLOW IN COLOR	LF	8512	\$ 6.00	\$ 51,072	\$ 1.50	\$ 12,768.00
29	871-A	REFLECTORIZED TYPE I THERMOPLASTIC PAVEMENT MARKINGS, 4 IN. IN WIDTH, 100 MILS IN THICKNESS, WHITE IN COLOR	LF	7822	\$ 6.00	\$ 46,932	\$ 1.50	\$ 11,733.00
30	SS886	REMOVAL & REPLACEMENT OF SPEEDBUMP	EA	6	\$ 500.00	\$ 3,000	\$ 4,500.00	\$ 27,000.00
31	TXDOT 432	RIPRAP 1"	CY	1	\$ 300.00	\$ 300	\$ 3,500.00	\$ 3,500.00
32	TXDOT 506	INLET PROTECTION	LF	11	\$ 50.00	\$ 550	\$ 25.00	\$ 275.00
33	TXDOT 700	FULL DEPTH POTHOLE REPAIR (SAWCUT) (HMAC TYPE B BASE & HMAC TYPE D, 2" SURFACE)	SY	685	\$ 160.00	\$ 109,600	\$ 156.00	\$ 106,860.00
34	TXDOT SS3037	HIGH FRICTION SURFACE - WESTLAKE DR	SY	2859	\$ 25.00	\$ 71,475	\$ 75.00	\$ 214,425.00

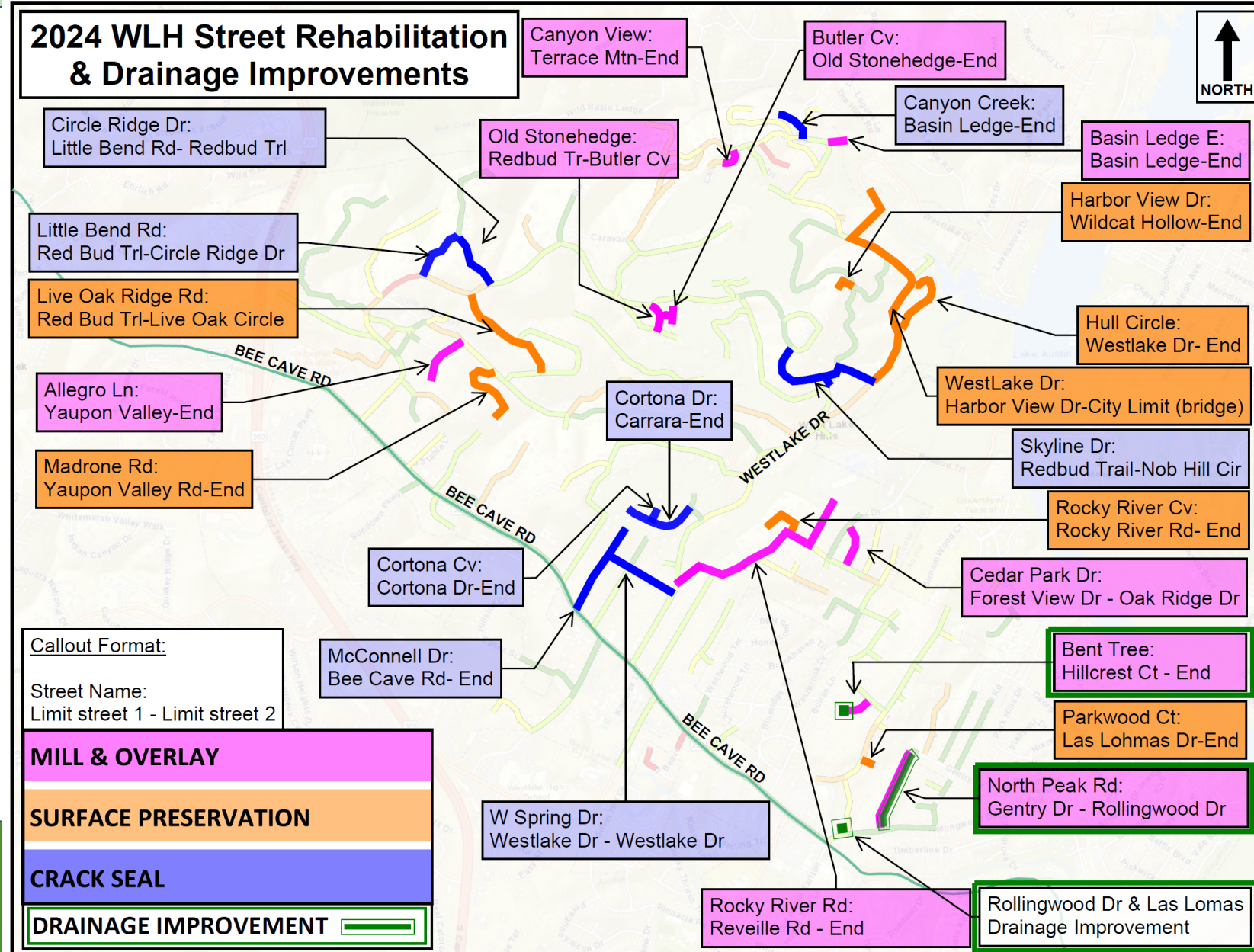
35		LIQUID ROAD ULTRA (SMT-156) - SEALMASTER®	SY	15462	\$ 10.00	\$ 154,620	\$ 4.00	\$ 61,848.00
TOTAL BASE BID						\$ 1,520,345	\$ 1,290,896.62	
ALTERNATE BID 1A								
1	110S-A	STREET EXCAVATION	CY	155	\$ 25.00	\$ 3,875	\$ 100.00	\$ 15,500.00
2	201S	SUBGRADE PREPARATION	SY	465	\$ 3.00	\$ 1,395	\$ 6.00	\$ 2,790.00
3	306S	PRIME COAT	GAL	47	\$ 14.00	\$ 658	\$ 10.00	\$ 470.00
4	340S	HOT MIX ASPHALTIC CONCRETE PAVEMENT TYPE "D", 2" THICK	SY	465	\$ 26.00	\$ 12,090	\$ 28.00	\$ 13,020.00
5	TXDOT 104	REMOVING CONCRETE PAVERS	SY	465	\$ 25.00	\$ 11,625	\$ 12.00	\$ 5,580.00
6	TXDOT 247	FLEXIBLE BASE, CRUSHED LIMESTONE (TYPE A; GR.1-2)	SY	465	\$ 70.00	\$ 32,550	\$ 21.00	\$ 9,765.00
TOTAL ALTERNATE 1A						\$ 62,193	\$ 47,125.00	
TOTAL BASE BID + ALTERNATE BID 1A						\$ 1,582,538	\$ 1,338,021.62	
ALTERNATE BID 1B								
1	110S-A	STREET EXCAVATION	CY	50	\$ 25.00	\$ 1,250.00	\$ 150.00	\$ 7,500.00
2	201S	SUBGRADE PREPARATION	SY	465	\$ 3.00	\$ 1,395.00		\$ 2,790.00
3	360S-A	8"THICK STAINED CONCRETE	SY	465	\$ 158.00	\$ 73,470.00		\$ 146,475.00
4	TXDOT 104	REMOVING CONCRETE PAVERS	SY	465	\$ 25.00	\$ 11,625.00		\$ 5,580.00
5	TXDOT 247	FLEXIBLE BASE, CRUSHED LIMESTONE (TYPE A; GR.1-2)	SY	465	\$ 40.00	\$ 18,600.00		\$ 9,765.00
TOTAL ALTERNATE BID 1B						\$ 106,340.00	\$ 172,110.00	
TOTAL BASE BID + ALTERNATE BID 1B						\$ 1,626,684.57	\$ 1,463,006.62	
DISCRETIONARY 1								
1	110S-A	STREET EXCAVATION	CY	100	\$ 45.00	\$ 4,500.00	\$ 75.00	\$ 7,500.00
2	306S	PRIME COAT	GAL	40	\$ 20.00	\$ 800.00	\$ 9.60	\$ 384.00
3	307S	TACK COAT	GAL	22	\$ 10.00	\$ 220.00	\$ 13.00	\$ 286.00
4	340S	SAWCUT	LF	1819	\$ 7.00	\$ 12,733.00	\$ 4.00	\$ 7,276.00
5	340S	HMAC TYPE "D" ("REVERSE "ASPHALT DETAIL 'A" CURB)	CY	135	\$ 120.00	\$ 16,168.89	\$ 275.00	\$ 37,053.70
TOTAL DISCRETIONARY 1						\$ 34,421.89	\$ 52,499.70	

FY24 Street Maintenance Program

5. Discuss and consider action on the bid award of the FY24 Streets and Drainage Maintenance projects not to exceed \$1,375,459.00 and authorize the City Administrator to execute necessary documents.



FY24 Street Maintenance Program



FY24 Street Maintenance Program

Received and opened bids on July 18, 2024 at 11 AM.

Received one bid from Alpha Paving.

Base Bid:	\$1,275,763
Total Bid with Alternate No. 1A:	\$1,322,888
Total Bid with Alternate No. 1B:	\$1,447,873
Discretionary 1:	\$52,571



FY24 Street Maintenance Program

Bid tabulation showed the amounts to be in the range of the Engineer's Estimate of Probable Costs.

Staff recommend award to Alpha Paving in an amount not to exceed \$1,375,459.00





City of West Lake Hills
City Council

AGENDA REPORT

Meeting Date:	<u>August 14, 2024</u>	Item Number:	<u>7</u>
Department:	<u>Finance</u>		
Prepared By:	<u>Vonda Ragsdale</u>	Cost / Budget:	<u></u>
Exhibits:	<u>Proposed Budget FY24-25</u>	Source of Funds:	<u></u>

Subject

Discuss and consider action on the fiscal year 2024-2025 Proposed Budget

Recommendation

Discussion on proposed revenue and expenses.

Discussion

Discussion will include revenue and expense budget assumptions for the proposed budget 2024-2025:

Changes since the last meeting –

Expenses:

- Strategic Plan \$12,000 added to Admin Budget
- Canopy & Ravine Clearance \$125,000 added to Public Works Budget
- Wastewater Grinder Pump Maintenance Fee \$139,000 – that is a \$35.00 monthly fee for only properties with a grinder pump



City of West Lake Hills

Fiscal Year 2024-2025

James Vaughan, Mayor

PROPOSED BUDGET - AUGUST 14, 2024

PROPOSED TAX RATE

FY 2024-2025 PROPOSED PROPERTY TAX RATE FOR CITY OF WEST LAKE HILLS

This budget will raise more revenue from property taxes than last year's budget by an amount of \$101,916 which is a 1.75% increase from last year's budget.

The property tax revenue to be raised from new property (\$62,768,352) added to the tax roll this year is \$112,104.

Property Tax Rate Comparison	FY 2023-24	FY 2024-25
Proposed Tax Rate	\$0.1786/100	\$0.1786/100
No New Revenue Tax Rate	\$0.1447/100	\$0.1784/100
Maintenance and Operations Rate	\$0.1178/100	\$0.1196/100
Debt Rate	\$0.0608/100	\$0.0590/100
Voter Approval Rate	\$0.1667/100	\$0.1808/100
De Minimis Rate	\$0.1786/100	\$0.1917/100

City of West Lake Hills City Council Recorded Roll Call Vote:

Vote

Mayor James Vaughan

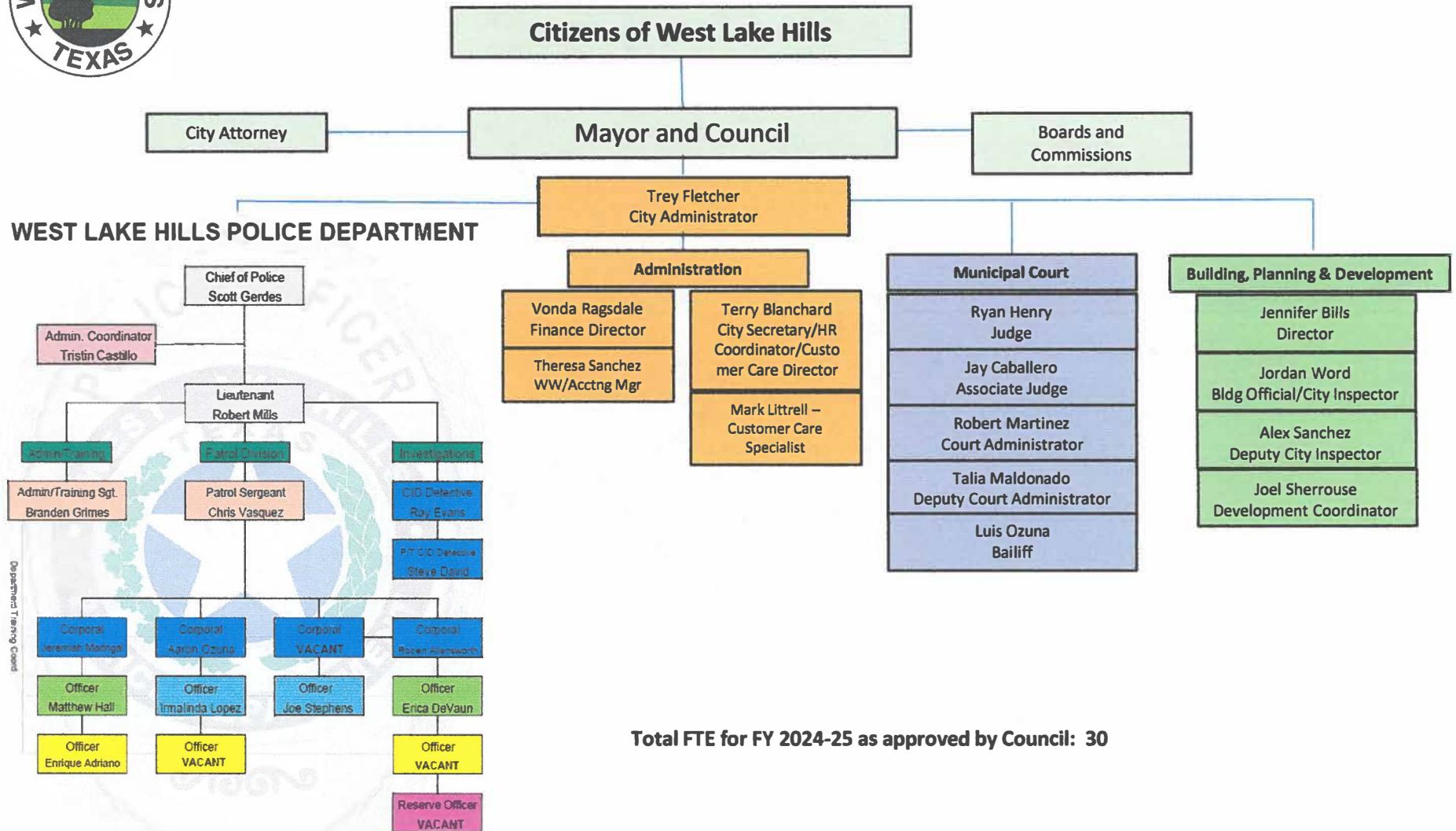
(Mayor does not vote unless required to break a tie.)

Council Members:

	FOR	AGAINST	ABSENT
Place 1 Dana Harmon	()	()	()
Place 2 Brian Plunkett	()	()	()
Place 3 Beth South	()	()	()
Place 4 Darin Walker	()	()	()
Place 5 Gordon Bowman, Mayor Pro Tem	()	()	()



City of West Lake Hills Organization Chart, Fiscal Year 2024-25



CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS - ALL GENERAL FUNDS
FY 2024-2025

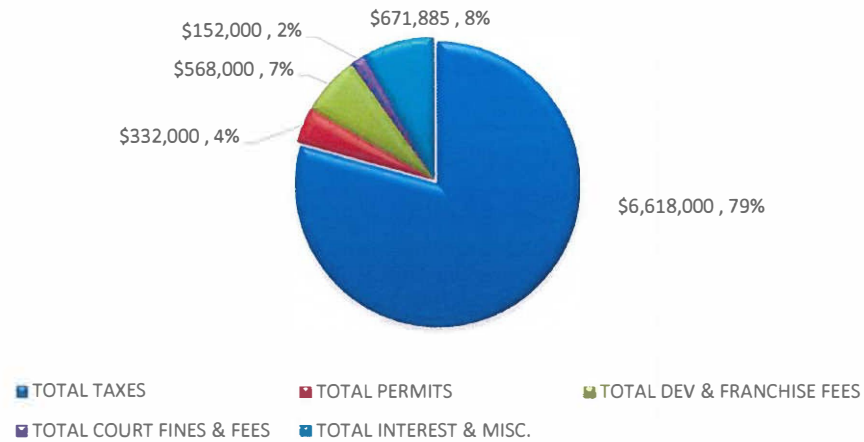
AS OF 8/14/24

	GENERAL FUNDS					
	01 GENERAL FUND	04 2021 STREET MAINT. FUND	06 COURT SPECIAL REVENUE FUND	07 PD SPECIAL REVENUE FUND	08 STAN GRAHAM MEMORIAL TREE FUND	TOTAL GENERAL FUNDS
REVENUE SOURCE						
TAXES	\$ 6,618,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ 7,918,000
PERMITS	332,000		-	-	-	332,000
FEES	568,000		-	-	-	568,000
FINES & WARRANTS	152,000		-	-	-	152,000
INTEREST & MISC REVENUE	671,885		26,200	1,200	9,000	708,285
TOTAL REVENUE	\$ 8,341,885	\$ 1,300,000	\$ 26,200	\$ 1,200	\$ 9,000	\$ 9,678,285
DEPARTMENTAL EXPENSE						
ADMINISTRATION	\$ 1,399,117		\$ -	\$ -	\$ -	\$ 1,399,117
POLICE	3,134,110		-	1,500	-	3,135,610
PLANNING & DEVELOPMENT	1,079,661		-	-	-	1,079,661
PUBLIC WORKS	1,009,826	50,000				1,059,826
MUNICIPAL COURT	373,227		18,000	-	-	391,227
FACILITIES MAINTENANCE & OPERATIONS	38,750					38,750
CAPITAL OUTLAY - GF	358,698	1,083,270	-	-		1,441,968
TREE FUND	-		-	-	15,000	15,000
TOTAL EXPENSE	\$ 7,393,389	\$ 1,133,270	\$ 18,000	\$ 1,500	\$ 15,000	\$ 8,561,159
BUDGET SURPLUS/ (SHORTFALL)	\$ 948,496	\$ 166,730	\$ 8,200	\$ (300)	\$ (6,000)	\$ 1,117,126

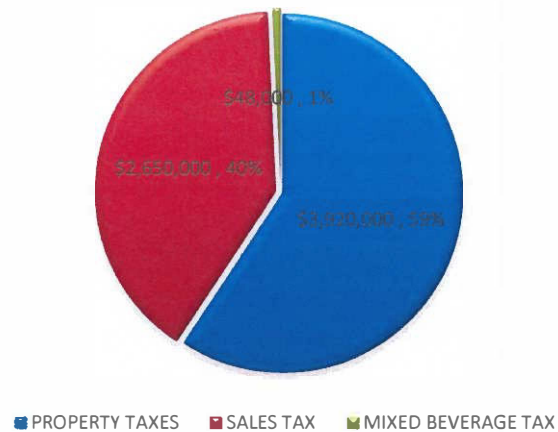
	GENERAL FUND	2021 STREET MAINT. FUND	COURT SPECIAL REVENUE FUND	PD SPECIAL REVENUE FUND	STAN GRAHAM MEMORIAL TREE FUND	TOTAL GENERAL FUNDS
Audited Ending Balances - 9/30/21	\$ 8,319,860	\$ -	\$ 137,276	\$ 41,975	\$ 193,025	\$ 8,692,136
Audited Ending Balances - 9/30/22	\$ 10,125,776	\$ -	\$ 162,105	\$ 43,172	\$ 217,262	\$ 10,548,315
Audited Ending Balances - 9/30/23	\$ 9,562,230	\$ 1,236,840	\$ 184,787	\$ 41,335	\$ 275,248	\$ 11,300,440
Est Projected EOY Budget - FY23-24	\$ 11,226,112	\$ 507,998	\$ 196,507	\$ 36,505	\$ 280,579	\$ 12,247,701
Est Projected EOY Budget - FY24-25	\$ 12,174,608	\$ 674,728	\$ 204,707	\$ 36,205	\$ 274,579	\$ 13,364,827
Less: Stabilization Cash Reserve	\$ (3,250,000)	INCREASE??				
Less: Legal Counsel Cash Reserve	\$ (300,000)	REPLENISH?				
Less: Contingency Cash Reserve	\$ (500,000)					
Less: Brush Pickup Reserve	\$ (200,000)					
Less: City Hall Cash Reserve Fund	\$ (3,000,000)					
Unrestricted General Fund Balance	\$ 4,924,608					

GENERAL FUND M&O REVENUE FY2024-2025

Total GF Revenue by Category - FY 2024-25 Budget

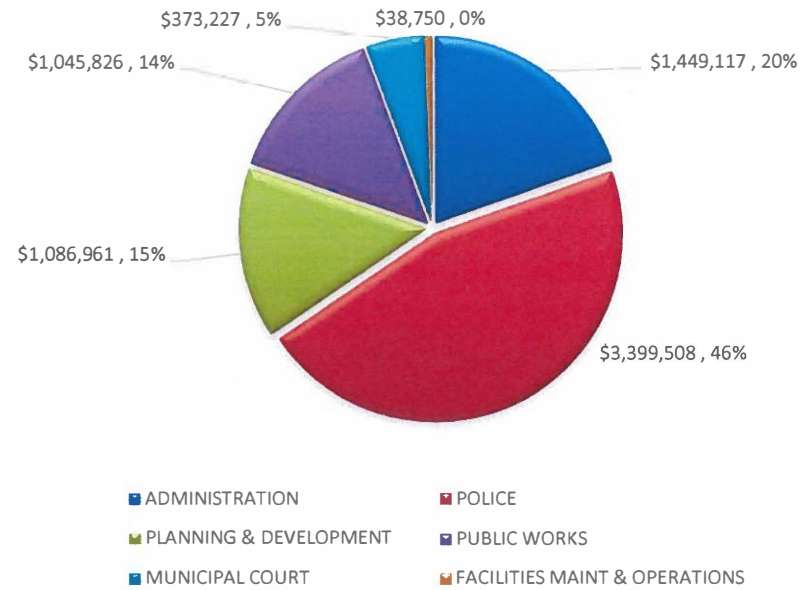


Tax Revenue - FY 2024-25 Budget



GENERAL FUND M&O EXPENSES FY2024-25

GF Department Expense - FY 2024-25



CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
TAXES								
01-40100 PROPERTY TAXES	1,873,782	2,027,107	3,235,995	3,736,978	3,791,909	3,820,000	3,920,000	
01-40200 SALES TAX	3,438,498	3,814,133	2,700,666	2,500,000	2,265,586	2,650,000	2,650,000	
01-40250 MIXED BEVERAGE TAX	34,041	40,815	45,940	48,000	32,805	48,000	48,000	
TOTAL TAXES	5,346,321	5,882,055	5,982,602	6,284,978	6,090,299	6,518,000	6,618,000	
PERMITS								
01-41000 BUILDING PERMITS	255,317	393,337	344,291	330,000	257,867	330,000	330,000	
01-41010 TECHNOLOGY FEE - PLANNING	0	1,395	2,783	2,000	1,130	2,000	2,000	
TOTAL PERMITS	255,317	394,732	347,073	332,000	258,997	332,000	332,000	
FEES								
01-42000 SUBDIVISION PLATS	1,900	468	0	1,000	0	0	0	
01-42010 STREET MAINT FEES	18,191	31,461	7,263	8,000	0	0	0	
01-42020 ZONING FEES	77,900	96,373	47,255	40,000	33,800	40,000	40,000	
01-42025 INSPECTION FEES	28,620	41,285	54,010	52,000	27,995	45,000	45,000	
01-42030 PLANNING ADMINISTRATIVE FEES	12,371	10,767	12,437	13,000	9,979	13,000	13,000	
01-42040 TELECOM FRANCHISE/ROW FEES	54,575	61,817	51,255	55,000	35,092	55,000	55,000	
01-42043 NATURAL GAS FRANCHISE FEES	34,933	48,783	52,262	50,000	41,576	41,576	40,000	
01-42045 ELECTRIC FRANCHISE FEES	243,981	245,517	275,005	275,000	318,427	318,427	325,000	
01-42050 CABLE FRANCHISE FEES	48,970	48,724	48,447	50,000	33,980	50,000	50,000	
TOTAL FEES	521,440	585,194	547,935	544,000	500,849	563,003	568,000	
FINES & WARRANTS								
01-44000 FINES	94,452	141,280	166,746	140,000	109,583	140,000	140,000	
01-44100 WARRANT FEES	1,800	1,600	650	1,600	1,750	2,100	2,000	
01-44150 COURT ADMINISTRATIVE FEES	9,963	16,956	16,817	15,000	5,582	10,000	10,000	
TOTAL FINES & WARRANTS	106,215	159,836	184,213	156,600	116,915	152,100	152,000	
INTEREST & MISC.								
01-45000 INTEREST INCOME	7,879	81,257	565,851	550,000	493,551	750,000	550,000	
01-45005 PROPERTY TAX P & I	7,506	10,005	26,882	16,000	24,462	26,000	25,000	
01-45007 LEASES	72,926	76,177	77,900	79,500	77,897	79,500	81,885	
01-45008 LEASE-PARKING LOT	0	0	4,524	0	5,700	5,700	0	
01-45010 MISCELLANEOUS INCOME	111,585	146,523	17,365	10,000	10,753	15,000	15,000	
01-45012 POLICE GRANT REVENUE	0	0	50,598	0	0	0	0	
01-45013 CORONAVIRUS RELIEF FUND-COUNTY	155,648	0	0	0	0	0	0	
01-45017 TXDOT REIMBURSEMENT	11,285	0	0	0	0	0	0	
01-45018 CLRF GRANT (ARPA)	124,433	56,811	82,730	0	0	0	0	
01-45019 OPIOID SETTLEMENT	0	0	5,354	0	2,422	2,422	0	
01-45040 SALE OF ASSETS	326	8,500	27,949	0	20,638	20,638	0	
TOTAL INTEREST & MISC.	491,589	379,274	859,152	655,500	635,423	899,260	671,885	
TOTAL REVENUES	6,720,882	7,401,091	7,920,975	7,973,078	7,602,483	8,464,363	8,341,885	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
ADMINISTRATION

EXPENDITURES	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	(----- 2023-2024 -----) (----- 2024-2025 -----)				
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-60050 BUILDING MAINTENANCE	2,819	3,243	21,472	5,000	3,081	5,000	5,000	
01-60055 COMP MAINT/SOFTWARE/ACCESSORIE	31,426	27,354	30,867	70,000	21,650	45,000	70,000	
TOTAL MAINTENANCE	34,245	30,596	52,339	75,000	24,731	50,000	75,000	
REPAIRS								
01-60140 EQUIPMENT CONTRACTS	645	645	1,392	3,500	964	2,000	2,000	
01-60190 JANITORIAL	5,379	6,141	5,857	7,500	6,894	7,500	9,000	
TOTAL REPAIRS	6,024	6,785	7,249	11,000	7,858	9,500	11,000	
CONTRACT SERVICES								
01-60200 OUTSIDE LEGAL COUNSEL	18,493	94,964	21,841	75,000	0	10,000	10,000	
01-60205 CONSULTANT FEES	11,033	28,069	53,489	70,500	27,477	70,500	84,500	
01-60206 CITY HALL/911 PROJECT MANAGER	0	0	26,136	0	0	0	0	
01-60210 CITY ATTORNEY FEES	40,150	62,925	84,862	75,000	23,162	50,000	75,000	
01-60210.CITY ATTORNEY - LITIGATION	20,548	4,128	59,183	5,000	268,695	300,000	20,000	
01-60212 CODIFICATION	4,637	4,421	2,225	19,000	10,257	15,000	15,000	
01-60214 TAX COLLECTION EXPENSE	4,991	4,911	5,612	6,200	6,040	6,040	6,500	
01-60215 APPRAISAL DISTRICT EXPENSE	7,472	8,295	19,876	25,000	22,317	29,756	32,000	
01-60216 AUDITING SERVICES	20,140	23,160	24,720	26,400	18,480	26,400	29,000	
01-60219 CITY COUNCIL EXPENSES	0	0	0	3,000	1,454	3,000	3,000	
01-60220 TRAINING	1,930	4,159	15,684	16,000	5,010	16,000	16,000	
01-60221 MEMBERSHIPS/SUBSCRIPTIONS	2,831	4,649	4,005	9,750	11,101	12,000	13,000	
01-60230 OFFICE SUPPLIES	3,299	2,231	1,366	3,000	1,653	3,000	3,000	
01-60235 ELECTION EXPENSES	150	16,817	9,424	10,500	0	0	12,000	
01-60250 POSTAGE	604	562	975	1,000	3,657	1,000	1,000	
01-60260 EMPLOYMENT ADS/RECRUITMENT	0	41,856	0	250	0	0	250	
01-60266 CREDIT CARD FEES	1,578	24	0	0	0	0	0	
01-60270 PRINTING/PUBLICATIONS	2,163	2,422	9,049	26,000	4,503	10,000	10,000	
01-60280 PUBLIC NOTICES	3,968	15,153	5,561	10,000	158	10,000	10,000	
01-60290 RECORDS STORAGE & MAINTENANCE	857	832	1,084	1,700	661	1,450	1,450	
TOTAL CONTRACT SERVICES	144,844	319,578	345,090	383,300	404,624	564,146	341,700	
PAYROLL								
01-60330 SALARIES	434,585	397,471	484,597	524,019	488,916	580,244	617,380	
01-60340 PAYROLL TAX	34,979	28,983	34,296	41,734	35,235	43,992	49,395	
01-60341 RETIREMENT	75,026	67,402	78,518	100,842	91,637	114,076	123,030	
01-60342 LONGEVITY	552	715	895	1,370	2,485	3,040	4,065	
01-60343 VEHICLE/PHONE ALLOWANCE	9,536	6,700	10,340	19,440	19,485	23,385	23,400	
01-60344 MEDICAL/DENTAL INSURANCE	47,366	52,441	76,815	69,513	66,375	82,184	118,605	
01-60346 WORKERS COMP INSURANCE	782	713	670	680	652	652	842	
01-60350 CONTRACT/TEMPORARY SUPPORT	520	0	0	0	0	0	0	
TOTAL PAYROLL	603,345	554,424	686,132	757,598	704,786	847,573	936,717	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
ADMINISTRATION

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
UTILITIES & SUNDRY								
01-60430 PUBLIC INFORMATION SERVICES	4,961	4,169	2,604	10,000	0	3,000	7,500	
01-60440 SUNDRY	1,446	2,732	1,572	2,000	1,081	2,000	2,000	
01-60450 TELECOM	4,710	4,692	4,207	5,000	2,658	4,500	4,500	
01-60465 GENERAL INSURANCE	2,233	2,677	3,064	3,801	2,842	2,842	3,200	
01-60469 UNEMPLOYMENT CLAIMS (TWC)	3,296	0	0	0	0	0	0	
01-60477 TEAM DEVELOPMENT	1,563	3,213	5,043	5,000	2,790	5,000	5,000	
01-60485 UNIFORMS	0	0	810	500	0	500	500	
01-60490 UTILITIES	7,750	9,343	11,824	11,500	10,257	11,500	12,000	
TOTAL UTILITIES & SUNDRY	25,958	26,826	29,123	37,801	19,628	29,342	34,700	
CAPITAL OUTLAY								
01-60550 COMPUTERS/FURNITURE/EQUIP	2,613	9,243	50,361	73,000	29,758	73,000	50,000	
TOTAL CAPITAL OUTLAY	2,613	9,243	50,361	73,000	29,758	73,000	50,000	
TRANSFERS								
TOTAL ADMINISTRATION	817,030	947,453	1,170,294	1,337,699	1,191,386	1,573,561	1,449,117	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
POLICE DEPARTMENT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-61050 BUILDING MAINTENANCE	7,196	6,219	5,848	10,000	4,033	10,000	10,000	
01-61055 COMP MAINT/SOFTWARE/ACCESSORIE	66,704	57,249	81,284	75,000	73,609	85,000	85,000	
01-61060 VEHICLE M & O	22,353	13,638	30,539	22,000	15,126	22,000	22,000	
01-61061 FUEL	24,378	33,243	30,273	48,000	19,415	35,000	40,000	
01-61080 RADAR REP/CALIBRATION	60	440	400	1,000	328	1,000	1,000	
TOTAL MAINTENANCE	120,691	110,789	148,344	156,000	112,511	153,000	158,000	
REPAIRS								
01-61150 EQUIPMENT CONTRACTS/REPAIRS	22,524	25,959	27,169	30,000	17,376	30,000	29,000	
01-61190 JANITORIAL	7,182	6,709	8,141	8,000	8,975	10,000	10,000	
TOTAL REPAIRS	29,705	32,667	35,310	38,000	26,351	40,000	39,000	
CONTRACT SERVICES								
01-61200 CITY ATTORNEY FEES	2,221	4,459	660	2,500	0	2,500	2,500	
01-61210 MEDICAL EXAMINATIONS	408	1,040	913	3,000	510	3,000	3,000	
01-61211 PSYCHOLOGICAL EXAMINATIONS	3,050	3,850	3,550	4,000	3,850	4,000	4,000	
01-61213 PSYCHOLOGICAL COUNSELING	2,100	650	200	2,000	1,990	2,000	2,500	
01-61215 OPIOID SETTLEMENT EXPENSES	0	1,620	0	0	0	0	0	
01-61221 MEMBERSHIPS/SUBSCRIPTIONS	5,316	6,990	4,509	4,800	8,513	8,820	9,000	
01-61225 BODY CAMERA STORAGE GRANT EXP	0	3,520	0	0	0	0	0	
01-61230 OFFICE SUPPLIES	5,206	5,032	4,938	5,000	3,236	5,000	5,000	
01-61240 POLICE SUPPLIES	18,546	20,489	22,691	22,000	10,417	22,000	22,000	
01-61250 POSTAGE	264	349	269	500	58	500	500	
01-61256 DISPATCH/CTECC	106,464	122,434	140,799	161,919	161,919	161,919	186,206	
01-61260 EMPLOYMENT ADS/RECRUITING	327	3,074	3,590	2,000	0	2,000	2,000	
01-61290 RECORDS STORAGE & MAINTENANCE	771	693	621	1,500	178	200	200	
TOTAL CONTRACT SERVICES	144,672	174,200	182,739	209,219	190,671	211,939	236,906	
PAYROLL								
01-61330 SALARIES	1,158,115	1,204,416	1,282,459	1,514,620	1,093,742	1,301,705	1,549,020	
01-61335 CERTIFICATION PAY	16,537	18,158	15,008	19,553	27,338	32,474	43,446	
01-61336 BI-LINGUAL INCENTIVE	0	0	0	2,400	0	0	2,400	
01-61340 PAYROLL TAXES	94,312	94,397	93,602	123,095	88,220	108,494	127,640	
01-61341 RETIREMENT	195,481	199,471	231,362	296,627	214,436	265,766	315,880	
01-61342 LONGEVITY	6,158	7,660	7,585	7,890	6,220	7,475	8,930	
01-61343 VEHICLE/PHONE ALLOWANCE	7,920	7,920	7,920	62,520	44,580	53,000	62,520	
01-61344 MEDICAL/DENTAL INSURANCE	170,877	178,772	180,091	260,068	156,689	195,530	398,663	
01-61346 WORKERS COMP INSURANCE	32,337	29,405	33,115	34,955	34,096	34,096	34,955	
01-61350 CONTRACT/TEMPORARY SUPPORT	1,360	0	0	0	0	0	0	
TOTAL PAYROLL	1,683,097	1,740,199	1,851,142	2,321,728	1,665,320	1,998,540	2,543,454	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
POLICE DEPARTMENT

EXPENDITURES	2020-2021	2021-2022	2022-2023	CURRENT	2023-2024	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Y-T-D	YEAR END	BUDGET	BUDGET
					ACTUAL		PB	SELECTED
UTILITIES & SUNDRY								
01-61430 PUBLIC INFORMATION SERVICES	0	0	0	0	0	0	4,750	
01-61450 TELECOM	25,582	24,311	26,682	26,000	19,986	26,000	27,000	
01-61465 GENERAL INSURANCE	21,416	23,553	25,487	28,250	30,020	30,020	33,000	
01-61470 TRAINING	15,782	15,652	22,197	37,500	20,763	37,500	37,500	
01-61475 COMMUNITY RELATIONS/NNO	3,440	5,713	5,322	6,000	1,704	6,000	6,000	
01-61477 TEAM DEVELOPMENT	1,822	2,929	2,692	6,000	2,473	6,000	6,000	
01-61480 UNIFORM ALLOWANCE	15,276	18,528	16,392	18,000	14,193	18,000	18,000	
01-61485 FIRING RANGE/AMMUNITION/GUNS	8,653	10,573	10,021	8,500	6,234	8,500	8,500	
01-61490 UTILITIES	11,506	13,841	16,136	15,000	14,682	15,000	16,000	
TOTAL UTILITIES & SUNDRY	103,478	115,101	124,930	145,250	110,054	147,020	156,750	
CAPITAL OUTLAY								
01-61550 COMPUTERS/FURNITURE/EQUIP	6,855	20,618	25,566	33,500	8,587	33,500	12,000	
01-61551 DIGITAL VIDEO SYST FOR CARS	0	5,935	3,583	8,000	15,823	15,823	19,600	
01-61553 PATROL VEHICLES	0	68,047	148,180	77,850	3,200	81,050	160,000	
01-61554 RADIOS	0	0	0	40,000	0	40,000	35,000	
01-61555 VESTS	1,530	3,960	5,524	4,000	3,565	4,000	3,200	
01-61556 RADAR EQUIPMENT	0	3,579	6,769	3,200	0	3,200	6,400	
01-61558 CAPITAL OUTLAY-TASERS	5,836	6,080	7,458	7,000	0	7,000	12,950	
01-61559 CO - PD GRANT EXPENSE	0	0	47,958	0	0	0	0	
01-61560 CAPITAL OUTLAY-BODY CAMERAS	5,601	4,025	8,138	6,400	4,217	6,400	16,248	
TOTAL CAPITAL OUTLAY	19,822	112,242	253,175	179,950	35,393	190,973	265,398	
TRANSFERS								
TOTAL POLICE DEPARTMENT	2,101,465	2,285,198	2,595,640	3,050,147	2,140,300	2,741,472	3,399,508	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
PLANNING & DEVELOPMENT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-63055 COMP MAINT/SOFTWARE/ACCESSORIE	30,316	33,789	32,835	48,600	27,581	35,500	35,500	
01-63060 VEHICLE M & O	117	502	912	2,200	2,106	2,200	4,200	
01-63061 FUEL	332	650	1,349	1,500	951	1,500	1,500	
TOTAL MAINTENANCE	30,765	34,941	35,096	52,300	30,638	39,200	41,200	
REPAIRS								
01-63140 EQUIPMENT CONTRACTS	0	0	812	1,250	742	1,250	1,250	
01-63157 CODE COMPLIANCE EXPENSE	0	400	161	500	34	500	500	
TOTAL REPAIRS	0	400	973	1,750	776	1,750	1,750	
CONTRACT SERVICES								
01-63200 OUTSIDE LEGAL COUNSEL	0	1,950	0	0	1,000	2,500	0	
01-63205 CONSULTANT FEES	92,303	151,634	319,773	105,000	47,070	105,000	84,500	
01-63207 CITY ENGINEER	0	0	0	150,000	223,735	240,000	200,000	
01-63210 CITY ATTORNEY FEES	24,318	26,721	26,765	30,000	10,324	25,000	25,000	
01-63220 TRAINING	3,229	2,502	2,876	7,500	1,484	7,500	7,500	
01-63230 OFFICE SUPPLIES	1,178	1,626	1,317	1,500	820	1,500	1,500	
01-63240 MEMBERSHIPS/PROFESSIONAL FEES	2,012	1,307	1,997	5,000	1,079	4,000	4,000	
01-63245 INSP/PLAN REVIEWS-3RD PARTY	54,045	68,683	68,144	75,000	33,426	52,000	60,000	
01-63250 POSTAGE	1,800	2,353	2,373	2,000	425	2,000	2,000	
01-63266 CREDIT CARD FEES	3,692	9,731	15,314	15,000	7,596	15,000	15,000	
01-63270 PRINTING	1,387	2,271	1,517	1,000	1,001	1,000	1,000	
01-63280 PUBLIC NOTICES/ADVERTISING	278	100	0	1,000	276	500	1,000	
01-63290 RECORDS STORAGE & MAINTENANCE	1,302	1,155	840	1,000	946	1,000	1,000	
TOTAL CONTRACT SERVICES	185,544	270,032	440,916	394,000	329,183	457,000	402,500	
PAYROLL								
01-63330 SALARIES	309,696	368,315	348,766	448,805	320,549	378,252	390,070	
01-63336 BI-LINGUAL INCENTIVE	0	0	1,200	1,200	1,000	1,200	1,200	
01-63340 PAYROLL TAX	22,334	28,612	26,302	36,198	24,804	30,450	31,262	
01-63341 RETIREMENT	48,944	61,040	57,032	87,464	59,825	74,040	77,865	
01-63342 LONGEVITY	1,840	1,900	1,960	2,150	415	475	410	
01-63343 VEHICLE/PHONE ALLOWANCE	3,200	4,280	4,130	20,400	14,550	17,290	16,440	
01-63344 MEDICAL/DENTAL INSURANCE	24,943	39,196	50,218	72,531	52,053	62,452	88,814	
01-63346 WORKERS COMP INSURANCE	1,396	1,206	1,135	1,188	1,177	1,177	1,200	
01-63350 CONTRACT/TEMPORARY SUPPORT	3,251	2,127	86,225	3,500	3,712	3,712	4,000	
TOTAL PAYROLL	415,606	506,675	576,969	673,436	478,086	569,048	611,261	
UTILITIES & SUNDRY								
01-63430 PUBLIC INFORMATION SERVICES	0	0	0	0	0	0	14,150	
01-63440 SUNDRY	0	0	255	500	44	500	500	
01-63450 TELECOM	3,222	3,876	4,056	4,000	3,170	4,000	4,000	
01-63465 GENERAL INSURANCE	2,020	2,213	2,231	3,260	2,259	2,259	2,500	
01-63469 UNEMPLOYMENT CLAIMS (TWC)	4,129	0	0	0	0	0	0	
01-63480 RECORDING FEES	0	698	500	500	536	536	500	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
PLANNING & DEVELOPMENT

EXPENDITURES	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	(----- 2023-2024 -----)		(----- 2024-2025 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
01-63485 UNIFORMS	0	944	624	1,000	1,098	1,300	1,300	
TOTAL UTILITIES & SUNDRY	9,371	7,731	7,666	9,260	7,107	8,595	22,950	
<u>CAPITAL OUTLAY</u>								
01-63540 COMPUTERS/FURNITURE/EQUIP	2,560	0	13,149	2,000	0	2,000	7,300	
TOTAL CAPITAL OUTLAY	2,560	0	13,149	2,000	0	2,000	7,300	
<u>TRANSFERS</u>								
TOTAL PLANNING & DEVELOPMENT	643,846	819,779	1,074,769	1,132,746	845,790	1,077,593	1,086,961	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
PUBLIC WORKS

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REPAIRS								
01-64151 DRAINAGE REPAIRS & MAINT	117,284	78,741	53,693	120,000	103,835	136,600	150,000	
01-64155 ROW MAINTENANCE	158,121	212,801	98,253	130,000	115,357	132,700	150,000	
01-64156 ROW CANOPY & RAVINE CLEARANCE	0	0	0	0	0	0	125,000	
01-64160 FIRE SAFETY/BRUSH PICKUP	243,282	0	1,952,913	0	153,813	156,000	1,700	
01-64165 SIGN MAINTENANCE	2,745	414	397	2,500	1,356	2,500	2,500	
01-64170 STREET LIGHTING	208	163	194	250	167	250	250	
01-64175 STREET REPAIRS	4,956	7,924	7,982	10,000	5,852	10,000	10,000	
TOTAL REPAIRS	526,596	300,044	2,113,432	262,750	380,380	438,050	439,450	
CONTRACT SERVICES								
01-64205 CONSULTANT FEES	0	0	9,373	0	2,513	2,513	0	
01-64217 SOLID WASTE SERVICES	467,246	482,364	517,305	543,165	406,193	543,165	567,000	
TOTAL CONTRACT SERVICES	467,246	482,364	526,678	543,165	408,705	545,678	567,000	
UTILITIES & SUNDRY								
01-64430 PUBLIC INFORMATION SERVICES	0	0	0	0	0	0	2,521	
01-64465 GENERAL INSURANCE	0	0	130	145	775	775	855	
TOTAL UTILITIES & SUNDRY	0	0	130	145	775	775	3,376	
CAPITAL OUTLAY								
01-64550 STREET IMPRV/TRAFFIC CALMING	0	8,430	4,807	0	0	0	0	
01-64551 SIGNS WITH RADAR	0	0	0	0	0	0	36,000	
01-64552 CITY ENTRANCE SIGNAGE	0	0	9,675	85,000	17,529	85,000	0	
01-64555 DRAINAGE IMPROVEMENTS	12,000	0	0	0	0	0	0	
01-64565 STREET REPAVING/MAINT - WD10	141,624	0	0	0	0	0	0	
01-64566 ANNUAL MAINT-CEDAR OAK-YR 3	0	37,882	636,087	0	0	0	0	
01-64567 ANNUAL MAINT-HRBRVW & WLDCT HL	53,971	322,988	3,266	0	0	0	0	
01-64568 ANNUAL MAINTENANCE-YEAR 4	0	40,517	4,792	0	0	0	0	
01-64569 ANNUAL MAINTENANCE-YEAR 5	0	73,631	4,792	0	0	0	0	
01-64570 ANNUAL MAINTENANCE-YEAR 6	0	0	942	0	0	0	0	
TOTAL CAPITAL OUTLAY	207,595	483,448	664,361	85,000	17,529	85,000	36,000	
TRANSFERS								
TOTAL PUBLIC WORKS	1,201,437	1,265,856	3,304,601	891,060	807,389	1,069,503	1,045,826	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
MUNICIPAL COURT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>REPAIRS</u>								
01-67140 EQUIPMENT CONTRACTS	0	0	812	1,000	742	1,000	1,000	
01-67150 COMP MAINT/SOFTWARE/ACCESSORIE	28,047	24,457	27,706	29,500	27,693	29,500	29,500	
TOTAL REPAIRS	28,047	24,457	28,518	30,500	28,434	30,500	30,500	
<u>CONTRACT SERVICES</u>								
01-67220 TRAINING	1,037	2,520	4,405	3,000	2,908	3,000	3,000	
01-67221 MEMBERSHIPS/SUBSCRIPTIONS	150	195	150	300	32	300	300	
01-67230 OFFICE SUPPLIES	1,850	1,077	1,083	1,250	361	1,250	1,250	
01-67250 POSTAGE	849	816	838	1,000	294	800	800	
01-67260 PROSECUTOR FEES	32,423	28,177	57,171	50,000	22,898	40,000	40,000	
01-67266 CREDIT CARD FEES	4,674	8,400	10,261	6,500	2,865	2,865	0	
01-67290 RECORDS STORAGE & MAINTENANCE	718	582	295	1,000	13	13	0	
TOTAL CONTRACT SERVICES	41,700	41,767	74,202	63,050	29,370	48,228	45,350	
<u>PAYROLL</u>								
01-67330 SALARIES	130,159	145,913	158,827	181,028	143,033	171,085	187,120	
01-67336 BI-LINGUAL INCENTIVE	0	0	1,200	1,200	1,000	1,200	1,200	
01-67340 PAYROLL TAXES	10,232	11,313	11,857	14,722	11,365	14,000	15,230	
01-67341 RETIREMENT	18,900	21,142	23,460	30,278	24,896	30,278	32,473	
01-67342 LONGEVITY	1,118	1,330	1,805	2,040	1,745	2,040	2,560	
01-67343 VEHICLE/PHONE ALLOWANCE	0	0	2,090	7,920	6,930	7,920	7,920	
01-67344 MEDICAL/DENTAL INSURANCE	21,829	24,752	26,026	28,773	23,172	28,773	44,407	
01-67346 WORKERS COMP INSURANCE	782	661	622	510	659	659	652	
TOTAL PAYROLL	183,019	205,110	225,888	266,471	212,800	255,955	291,562	
<u>UTILITIES & SUNDRY</u>								
01-67430 PUBLIC INFORMATION SERVICES	0	2,480	2,604	2,500	0	955	3,065	
01-67450 TELECOM	0	2,331	2,300	1,100	1,195	1,600	1,600	
01-67465 GENERAL INSURANCE	434	588	761	655	664	664	700	
01-67475 PUBLIC EDUCATION/COMM RELATION	250	155	250	250	0	250	250	
01-67485 UNIFORMS	0	0	200	200	0	200	200	
TOTAL UTILITIES & SUNDRY	683	5,554	6,115	4,705	1,859	3,669	5,815	
<u>CAPITAL OUTLAY</u>								
01-67550 COMPUTERS/FURNITURE/EQUIP	0	0	4,493	0	0	0	0	
TOTAL CAPITAL OUTLAY	0	0	4,493	0	0	0	0	
<u>TRANSFERS</u>								
TOTAL MUNICIPAL COURT	253,450	276,889	339,217	364,726	272,463	338,352	373,227	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

01 -GENERAL FUND
FACILITIES MAINT & OPERAT

	(----- 2023-2024 -----) (----- 2024-2025 -----)							
EXPENDITURES	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
01-68050 BUILDING MAINTENANCE/SUPPLIES	0	0	0	0	0	0	5,000	
01-68051 GROUNDS MAINT-CITY HALL	0	0	0	0	0	0	5,000	
TOTAL MAINTENANCE	0	0	0	0	0	0	10,000	
REPAIRS								
01-68140 EQUIPMENT CONTRACTS	0	0	0	0	0	0	5,000	
01-68190 JANITORIAL	0	0	0	0	0	0	5,000	
TOTAL REPAIRS	0	0	0	0	0	0	10,000	
UTILITIES & SUNDRY								
01-68450 TELECOM	0	0	0	0	0	0	5,000	
01-68465 GENERAL INSURANCE	0	0	0	0	0	0	8,750	
01-68490 UTILITIES	0	0	0	0	0	0	5,000	
TOTAL UTILITIES & SUNDRY	0	0	0	0	0	0	18,750	
TOTAL FACILITIES MAINT & OPERAT								
	0	0	0	0	0	0	38,750	
TOTAL EXPENDITURES								
	5,017,228	5,595,174	8,484,521	6,776,377	5,257,327	6,800,481	7,393,389	
REVENUE OVER/(UNDER) EXPENDITURES								
	1,703,654	1,805,917	(563,546)	1,196,701	2,345,156	1,663,882	948,496	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

04 -2021 STREET MAINT FUND

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
TAXES								
04-40200 SALES TAX	0	0	1,350,333	1,300,000	1,132,793	1,330,000	1,300,000	
TOTAL TAXES	0	0	1,350,333	1,300,000	1,132,793	1,330,000	1,300,000	
TOTAL REVENUES	0	0	1,350,333	1,300,000	1,132,793	1,330,000	1,300,000	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

04 -2021 STREET MAINT FUND
PUBLIC WORKS

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CONTRACT SERVICES								
04-64205 CONSULTANT/ENGINEER FEES	0	0	113,493	50,000	92,149	125,000	50,000	
04-64207 ENGINEERING	0	0	0	0	4,900	0	0	
TOTAL CONTRACT SERVICES	0	0	113,493	50,000	97,049	125,000	50,000	
CAPITAL OUTLAY								
04-64570 ANNUAL MAINTENANCE-FY22-23	0	0	0	1,105,249	3,791	1,105,249	0	
04-64571 ANNUAL MAINTENANCE-FY23-24	0	0	0	828,593	23,964	828,593	0	
04-64572 ANNUAL MAINTENANCE-FY24-25	0	0	0	0	0	0	1,083,270	
TOTAL CAPITAL OUTLAY	0	0	0	1,933,842	27,755	1,933,842	1,083,270	
TOTAL PUBLIC WORKS	0	0	113,493	1,983,842	124,805	2,058,842	1,133,270	
TOTAL EXPENDITURES	0	0	113,493	1,983,842	124,805	2,058,842	1,133,270	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	1,236,840	(683,842)	1,007,988	(728,842)	166,730	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

06 -COURT SPECIAL REVENUE

REVENUES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)		(----- 2024-2025 -----)		
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>FINES & WARRANTS</u>								
06-44170 LTPDF-LOCAL TRUANCY PREVENTION	3,445	6,420	7,440	6,000	5,300	5,900	6,000	
06-44180 LMJF-LOCAL MUNICIPAL JURY FUND	69	128	149	100	106	120	100	
06-44200 SECURITY FEES	3,912	6,663	7,447	6,000	5,331	6,100	6,000	
06-44300 TECHNOLOGY FEES	3,430	5,628	6,153	5,500	4,436	5,100	5,100	
TOTAL FINES & WARRANTS	10,856	18,839	21,189	17,600	15,173	17,220	17,200	
<u>CHILD SAFETY REVENUE</u>								
06-45015 CHILD SAFETY & HEALTH REVENUE	7,843	10,704	12,060	11,000	6,967	8,800	9,000	
TOTAL CHILD SAFETY REVENUE	7,843	10,704	12,060	11,000	6,967	8,800	9,000	
TOTAL REVENUES	18,699	29,543	33,249	28,600	22,140	26,020	26,200	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

06 -COURT SPECIAL REVENUE
MUNICIPAL COURT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CONTRACT SERVICES								
06-67290 SECURITY EXPENSE	359	2,803	5,781	7,872	4,572	5,300	6,000	
06-67291 TECHNOLOGY EXPENSE	5,409	1,571	3,863	5,000	2,272	5,000	6,000	
06-67292 TRANSLATION SERVICES	0	340	923	1,000	962	1,000	1,000	
TOTAL CONTRACT SERVICES	5,768	4,714	10,567	13,872	7,806	11,300	13,000	
PAYROLL								
CAPITAL OUTLAY								
06-67560 CO - TECHNOLOGY EXPENSE	7,675	0	0	11,400	2,520	3,000	5,000	
TOTAL CAPITAL OUTLAY	7,675	0	0	11,400	2,520	3,000	5,000	
TOTAL MUNICIPAL COURT	13,443	4,714	10,567	25,272	10,326	14,300	18,000	
TOTAL EXPENDITURES	13,443	4,714	10,567	25,272	10,326	14,300	18,000	
REVENUE OVER/ (UNDER) EXPENDITURES	5,256	24,829	22,682	3,328	11,814	11,720	8,200	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

07 -PD SPECIAL REVENUE

REVENUES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)		(----- 2024-2025 -----)		
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
PD SPECIAL REVENUE								
07-45014 POLICE TRAINING REV (LEOSE)	1,382	1,197	1,197	1,500	1,670	1,670	1,200	
TOTAL PD SPECIAL REVENUE	1,382	1,197	1,197	1,500	1,670	1,670	1,200	
TOTAL REVENUES	1,382	1,197	1,197	1,500	1,670	1,670	1,200	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

07 -PD SPECIAL REVENUE
POLICE DEPARTMENT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
UTILITIES & SUNDRY								
07-61470 LEOSE TRAINING	1,121	0	1,313	1,500	1,504	1,500	1,500	
07-61471 SPECIAL REVENUE TRAINING	2,993	0	1,722	5,000	0	5,000	0	
TOTAL UTILITIES & SUNDRY	4,113	0	3,034	6,500	1,504	6,500	1,500	
CAPITAL OUTLAY								
TOTAL POLICE DEPARTMENT	4,113	0	3,034	6,500	1,504	6,500	1,500	
TOTAL EXPENDITURES	4,113	0	3,034	6,500	1,504	6,500	1,500	
REVENUE OVER/(UNDER) EXPENDITURES	(2,732)	1,197	(1,837)	(5,000)	166	(4,830)	(300)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

08 -STAN GRAHAM MEM TREE FUND

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REVENUE								
08-40200 OAK WILT FEE	13,050	17,250	13,950	5,000	8,100	9,000	9,000	
08-40260 TREE REPLACEMENT REVENUE	46,943	31,100	79,100	0	16,300	16,300	0	
TOTAL REVENUE	59,993	48,350	93,050	5,000	24,400	25,300	9,000	
DONATIONS								
08-45020 DONATIONS-STAN GRAHAM	1,375	0	75	0	1,031	1,031	0	
TOTAL DONATIONS	1,375	0	75	0	1,031	1,031	0	
TOTAL REVENUES	61,368	48,350	93,125	5,000	25,431	26,331	9,000	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

08 -STAN GRAHAM MEM TREE FUND
TREE FUND

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
08-60050 BEAUTIFICATION	5,820	22,973	26,863	15,000	8,886	10,000	10,000	
TOTAL MAINTENANCE	5,820	22,973	26,863	15,000	8,886	10,000	10,000	
REPAIRS								
08-60156 CITY SIGN/MEDIAN MAINT&LNDSCP	1,309	1,140	8,275	4,250	10,298	11,000	5,000	
TOTAL REPAIRS	1,309	1,140	8,275	4,250	10,298	11,000	5,000	
UTILITIES & SUNDRY								
TOTAL TREE FUND	7,129	24,113	35,139	19,250	19,184	21,000	15,000	
TOTAL EXPENDITURES	7,129	24,113	35,139	19,250	19,184	21,000	15,000	
REVENUE OVER/ (UNDER) EXPENDITURES	54,239	24,237	57,986	(14,250)	6,247	5,331	(6,000)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS

PROPOSED BUDGET SUMMARY TOTALS -WASTEWATER FY 2024-2025

AS OF 8/14/24

WASTEWATER (WW) FUNDS			
02	10	11	
WW FUND	WW DEBT SERVICE FUND	WW CONSTR. FUND	TOTAL WW FUNDS
REVENUES			
\$ -	\$ -	\$ -	\$ -
2,813,561	900	25,000	2,839,461
\$ 2,813,561	\$ 900	\$ 25,000	\$ 2,839,461
EXPENSES			
\$ -	\$ -	\$ -	\$ -
2,668,419	-	-	2,668,419
\$ 2,668,419	\$ -	\$ -	\$ 2,668,419
BUDGET SURPLUS/ (SHORTFALL)			
\$ 145,142	\$ 900	\$ 25,000	\$ 171,042

WW FUND	Audited 9/30/21	Audited 9/30/22	Audited 9/30/23	Proj EOY Budget FY23-24	Proposed Budget FY24-25
WW Fund Balance	\$ 3,263,244	\$ 4,087,338	\$ 4,854,914	\$ 4,929,028	\$ 5,100,070

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

02 -WASTE WATER FUND

REVENUES	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	(----- 2023-2024 -----)		(----- 2024-2025 -----)		PROPOSED BUDGET SELECTED
				CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	
REVENUE								
02-50100 WASTEWATER REVENUE	2,202,658	2,331,124	2,399,673	2,475,000	1,888,528	2,475,000	2,600,000	
02-50200 WASTEWATER PENALTIES	2,640	14,087	11,371	5,000	9,233	11,000	5,000	
02-50250 INDUSTRIAL SURCHARGE REVENUE	81,072	31,707	35,750	30,500	71,877	90,000	50,000	
02-50300 REIMBURSEMENT REVENUE	5,549	7,580	7,800	0	6,026	7,800	8,000	
02-50310 GRINDER PUMP MAINTENANCE FEE	0	0	0	0	0	0	139,000	
02-50400 ENGINEERING ASSESSMENT FEE	822	1,503	4,740	0	131	200	300	
02-50500 ADMINISTRATIVE FEES	8,429	4,489	5,059	4,000	2,200	2,000	2,000	
02-50505 CREDIT CARD FEES	3,339	0	(20)	0	0	0	0	
02-50700 IMPACT FEES	7,661	7,661	30,644	0	0	7,661	7,661	
02-50750 INTEREST INCOME	35	298	1,780	1,600	1,430	1,600	1,600	
TOTAL REVENUE	2,312,204	2,398,449	2,496,797	2,516,100	1,979,425	2,595,261	2,813,561	
TOTAL REVENUES	2,312,204	2,398,449	2,496,797	2,516,100	1,979,425	2,595,261	2,813,561	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

02 -WASTE WATER FUND
WASTEWATER DEPARTMENT

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
MAINTENANCE								
CONTRACT SERVICES								
02-60205 WASTEWATER PROJECT CONSULTANT	0	0	0	10,000	4,945	10,000	0	
02-60210 RATE ANALYSIS	0	1,375	0	0	0	10,000	40,000	
02-60220 TREATMENT CHARGES (COA)	426,497	412,631	446,520	410,000	422,292	500,000	500,000	
02-60225 TRAINING	0	0	0	1,000	250	1,000	3,000	
02-60230 BILLING FEES/AWR	36,793	54,385	57,678	63,600	47,053	60,000	63,600	
02-60240 LEGAL SERVICES	0	0	1,660	1,500	0	1,500	1,500	
02-60250 WW CHEMICALS	45,447	19,292	11,936	10,000	3,427	5,000	5,000	
02-60260 WW UTILITIES	7,047	7,457	7,492	9,000	7,881	9,000	9,000	
02-60266 CREDIT CARD/BANK FEES	5,152	1,660	95	250	121	121	0	
02-60270 WW M & O - FIXED/CROSSROADS	27,105	27,105	63,518	75,000	47,200	75,000	76,800	
02-60275 WW M & O - VARIABLE/CROSSROADS	168,701	177,370	290,461	250,000	246,023	300,000	300,000	
02-60290 RECORDS STORAGE & MAINTENANCE	18	0	180	250	133	120	120	
TOTAL CONTRACT SERVICES	716,760	701,276	879,539	830,600	779,325	971,741	999,020	
PAYROLL								
02-60330 WW SALARIES	11	0	0	0	0	0	0	
02-60340 PAYROLL TAXES	4	0	0	0	0	0	0	
TOTAL PAYROLL	15	0	0	0	0	0	0	
UTILITIES & SUNDRY								
02-60410 ENGINEERING	17,645	21,087	36,755	20,000	80,738	135,000	100,000	
02-60465 GENERAL INSURANCE	6,162	6,676	7,549	7,150	9,326	9,326	10,000	
TOTAL UTILITIES & SUNDRY	23,808	27,762	44,304	27,150	90,063	144,326	110,000	
CAPITAL OUTLAY								
02-60510 DEBT PAYMENTS	243,429	228,251	210,231	1,263,980	96,591	1,263,980	1,289,399	
02-60515 DEBT PMT TO GENERAL FUND	0	0	0	150,000	0	150,000	150,000	
02-60565 CAPITAL OUTLAY - WW SYSTEM	0	0	0	20,000	925	20,000	120,000	
TOTAL CAPITAL OUTLAY	243,429	228,251	210,231	1,433,980	97,516	1,433,980	1,559,399	
TRANSFERS								
02-60998 DEPRECIATION	621,152	621,201	620,411	0	0	0	0	
TOTAL TRANSFERS	621,152	621,201	620,411	0	0	0	0	
TOTAL WASTEWATER DEPARTMENT	1,605,163	1,578,490	1,754,485	2,291,730	966,905	2,550,047	2,668,419	
TOTAL EXPENDITURES	1,605,163	1,578,490	1,754,485	2,291,730	966,905	2,550,047	2,668,419	
REVENUE OVER/(UNDER) EXPENDITURES	707,042	819,959	742,312	224,370	1,012,520	45,214	145,142	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

10 -WASTEWATER DEBT SERVICE

REVENUES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----) (----- 2024-2025 -----)				
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
INCOME								
10-40100 INTEREST INCOME	112	112	1,270	1,500	600	900	900	
TOTAL INCOME	112	112	1,270	1,500	600	900	900	
TOTAL REVENUES	112	112	1,270	1,500	600	900	900	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

10 -WASTEWATER DEBT SERVICE
WW DEBT SERVICE

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CAPITAL OUTLAY								
REVENUE OVER/ (UNDER) EXPENDITURES	112	112	1,270	1,500	600	900	900	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

11 -WASTEWATER CONSTRUCTION

REVENUES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
INCOME								
11-40100 INTEREST INCOME	471	4,023	23,995	20,000	19,276	28,000	25,000	
TOTAL INCOME	471	4,023	23,995	20,000	19,276	28,000	25,000	
TOTAL REVENUES	471	4,023	23,995	20,000	19,276	28,000	25,000	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

11 -WASTEWATER CONSTRUCTION
EXPENSE

EXPENDITURES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REPAIRS								
CONTRACT SERVICES								
CAPITAL OUTLAY								
TRANSFERS								
REVENUE OVER/ (UNDER) EXPENDITURES	471	4,023	23,995	20,000	19,276	28,000	25,000	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET SUMMARY TOTALS
2022 GO & 2023 CO BOND FUNDS
FY 2024-2025

AS OF 8/14/24

2022 GO & 2023 CO BOND FUNDS				
	21	22	23	
	2022 GO BOND I&S FUND	2022 GO BOND CAPITAL PROJ FUND	2023 CO BOND FUND	TOTAL 2022 & 2023 BOND FUNDS
REVENUES				
TRANSFER IN FROM GF TRF FROM FUND 23 TO 22		3,000,000		3,000,000
	\$ -	\$ 10,147,478		\$ 10,147,478
	1,366,344	450,000	796,875	2,613,219
	\$ 1,366,344	\$ 13,597,478	\$ 796,875	\$ 15,760,697
EXPENSES				
TRF FROM FUND 23 TO 22			\$ 10,147,478	10,147,478
	1,365,344	19,623,000	596,875	21,585,219
	\$ 1,365,344	\$ 19,623,000	\$ 10,744,353	\$ 31,732,697
BUDGET SURPLUS/ (SHORTFALL)				
	\$ 1,000	\$ (6,025,522)	\$ (9,947,478)	\$ (15,972,000)

2022 GO & 2023 CO BOND FUNDS		PROJECTED EOY BUDGET		PROPOSED BUDGET
	Audited 9/30/22	Audited 9/30/23	FY23-24	FY24-25
FUND BALANCE	\$ 17,963,484	\$ 26,749,576	\$ 19,249,881	\$ 3,277,881
FUND 21	\$ 10,582	\$ 8,124	\$ 9,194	\$ 10,194
FUND 22	\$ 17,952,902	\$ 17,183,973	\$ 9,283,208	\$ 3,257,686
FUND 23	\$ -	\$ 9,557,478	\$ 9,957,478	\$ 10,000
	\$ 17,963,484	\$ 26,749,575	\$ 19,249,880	\$ 3,277,880

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

21 -GO & CO BOND I & S FUND

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REVENUE								
21-40100 PROPERTY TAXES I&S	0	0	1,353,156	1,366,344	1,360,176	1,366,344	1,365,344	
TOTAL REVENUE	0	0	1,353,156	1,366,344	1,360,176	1,366,344	1,365,344	
INTEREST & MISC								
21-45000 INTEREST INCOME	0	7	518	500	714	1,070	1,000	
21-45105 ISSUED BONDS PREMIUM	0	10,575	8,007	0	0	0	0	
TOTAL INTEREST & MISC	0	10,582	8,525	500	714	1,070	1,000	
TOTAL REVENUES	0	10,582	1,361,681	1,366,844	1,360,890	1,367,414	1,366,344	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

21 -GO & CO BOND I & S FUND
2022 GO BOND FUND I&S

EXPENDITURES	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)		(----- 2024-2025 -----)		
	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
<u>CAPITAL OUTLAY</u>								
21-60510 DEBT PAYMENT-PRINCIPAL	0	0	240,000	605,000	605,000	605,000	635,000	
21-60515 DEBT PAYMENTS-INTEREST	0	0	1,124,139	761,344	761,344	761,344	730,344	
TOTAL CAPITAL OUTLAY	0	0	1,364,139	1,366,344	1,366,344	1,366,344	1,365,344	
TOTAL 2022 GO BOND FUND I&S	0	0	1,364,139	1,366,344	1,366,344	1,366,344	1,365,344	
TOTAL EXPENDITURES	0	0	1,364,139	1,366,344	1,366,344	1,366,344	1,365,344	
REVENUE OVER/ (UNDER) EXPENDITURES	0	10,582	(2,458)	500	(5,454)	1,070	1,000	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

22 -2022 GO BOND CAPITAL PROJ

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REVENUE								
22-40900 TRANSFER IN	0	0	0	0	0	0	13,147,478	
TOTAL REVENUE	0	0	0	0	0	0	13,147,478	
INTEREST & ISSUANCE COSTS								
22-45000 INTEREST INCOME	0	146,736	917,874	700,000	673,236	900,000	450,000	
22-45100 ISSUED BONDS PAR VALUE	0	23,825,000	0	0	0	0	0	
22-45105 ISSUED BONDS PREMIUM	0	1,459,079	0	0	0	0	0	
TOTAL INTEREST & ISSUANCE COSTS	0	25,430,815	917,874	700,000	673,236	900,000	450,000	
TOTAL REVENUES	0	25,430,815	917,874	700,000	673,236	900,000	13,597,478	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

22 -2022 GO BOND CAPITAL PROJ
2022 GO BOND FUND CAP PRJ

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
EXPENDITURES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CONTRACT SERVICES								
22-64221 MEMBERSHIPS/SUBSCRIPTIONS	0	0	0	0	350	350	0	
TOTAL CONTRACT SERVICES	0	0	0	0	350	350	0	
CAPITAL OUTLAY								
22-64500 CITY HALL - LAND PURCHASE	0	6,323,664	0	0	0	0	0	
22-64501 CITY HALL CONSTRUCTION	0	0	1,150	300,000	2,057,074	6,000,000	12,000,000	
22-64502 CITY HALL PROJECT MANAGER	0	0	146,969	0	162,418	250,000	125,000	
22-64503 CITY HALL-GEO & MATERIAL TEST	0	0	21,066	0	27,887	50,000	0	
22-64504 CITY HALL-ARCHITECTURE EXPENSE	0	0	708,217	750,000	954,222	1,105,000	300,000	
22-64505 CAMP CRAFT/EANES CREEK	0	204,649	128,503	150,000	138,349	150,000	3,400,000	
22-64510 LAUREL VALLEY RD	0	185,390	151,332	150,000	13,641	20,000	325,000	
22-64515 REDBUD TRAIL	0	136,822	93,992	100,000	279,569	1,000,000	1,370,000	
22-64520 TERRACE MOUNTAIN	0	60,868	100,424	40,000	10,414	10,415	0	
22-64525 WESTLAKE DRIVE	0	161,995	153,114	130,000	18,859	25,000	885,000	
22-64530 YAUPON VALLEY RD	0	120,446	110,459	90,000	72,937	90,000	1,118,000	
22-64535 ROADS-PROJECT MANAGEMENT	0	0	71,577	100,000	27,813	100,000	100,000	
TOTAL CAPITAL OUTLAY	0	7,193,834	1,686,803	1,810,000	3,763,183	8,800,415	19,623,000	
TRANSFERS								
22-64999 DEBT ISSUANCE COSTS	0	284,079	0	0	0	0	0	
TOTAL TRANSFERS	0	284,079	0	0	0	0	0	
TOTAL 2022 GO BOND FUND CAP PRJ								
	0	7,477,912	1,686,803	1,810,000	3,763,533	8,800,765	19,623,000	
TOTAL EXPENDITURES								
	0	7,477,912	1,686,803	1,810,000	3,763,533	8,800,765	19,623,000	
REVENUE OVER/ (UNDER) EXPENDITURES								
	0	17,952,902	(768,929)	(1,110,000)	(3,090,297)	(7,900,765)	(6,025,522)	

*** END OF REPORT ***

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

23 -2023 CO Bond Fund

	2020-2021	2021-2022	2022-2023	(----- 2023-2024 -----)	(----- 2024-2025 -----)			
REVENUES	ACTUAL	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
REVENUE								
23-40100 PROPERTY TAXES I&S	0	0	0	599,206	596,699	599,206	596,875	
TOTAL REVENUE	0	0	0	599,206	596,699	599,206	596,875	
INTEREST & MISC								
23-45000 INTEREST INCOME	0	0	57,478	200,000	356,964	400,000	200,000	
23-45100 ISSUED BONDS PAR VALUE	0	0	9,210,000	0	0	0	0	
23-45105 ISSUED BONDS PREMIUM	0	0	470,175	0	0	0	0	
TOTAL INTEREST & MISC	0	0	9,737,653	200,000	356,964	400,000	200,000	
TOTAL REVENUES	0	0	9,737,653	799,206	953,663	999,206	796,875	

CITY OF WEST LAKE HILLS
PROPOSED BUDGET WORKSHEET
AS OF: AUGUST 31ST, 2024
PROPOSED BUDGET FY2024-2025

23 -2023 CO Bond Fund
2023 CO BOND FUND

EXPENDITURES	(----- 2023-2024 -----) (----- 2024-2025 -----)							
	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET PB	PROPOSED BUDGET SELECTED
CAPITAL OUTLAY								
23-60510 DEBT PAYMENT - PRINCIPAL	0	0	0	205,000	205,000	205,000	205,000	
23-60515 DEBT PAYMENT-INTEREST	0	0	0	394,206	394,206	394,206	391,875	
TOTAL CAPITAL OUTLAY	0	0	0	599,206	599,206	599,206	596,875	
TRANSFERS								
23-60900 TRANSFER OUT	0	0	0	0	0	0	10,147,478	
23-60999 DEBT ISSUANCE COSTS	0	0	180,175	0	0	0	0	
TOTAL TRANSFERS	0	0	180,175	0	0	0	10,147,478	
TOTAL 2023 CO BOND FUND	0	0	180,175	599,206	599,206	599,206	10,744,353	
TOTAL EXPENDITURES	0	0	180,175	599,206	599,206	599,206	10,744,353	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	9,557,478	200,000	354,457	400,000	(9,947,478)	

*** END OF REPORT ***

POLICE DEPT - CAPITAL OUTLAY BUDGET ITEMS FY 2024/25

			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Item	Average useful life	# needed per year	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	
Vehicles	5 years	2 per year	\$133,000	\$80,000	\$160,000	\$170,000	\$85,000	\$130,000	\$176,000	\$180,000	
	# needed per year		2	1	2	2	1	2 (1+1)	2	2	
	cost per unit		\$66,500	\$80,000	\$80,000	\$85,000	\$85,000	\$130,000	\$88,000	\$90,000	
	total cost (est.)		\$133,000	\$80,000	\$160,000	\$170,000	\$85,000	\$130,000	\$176,000	\$180,000	
	Requested FY 2022/2023	2	\$133,000								
	Authorized	2	\$133,000								
	Requested FY 2023/2024	1		\$80,000							
	Authorized FY 2023/2024	1		\$80,000							
	Requested FY 2024-2025	2			\$160,000						
	Authorized FY 2024/2025										
Radios - in car	5-7 years	7 year rep. cycle	\$0	\$7,000	\$14,000	\$14,000	\$7,000	\$14,000	\$14,000	\$14,000	
APX6500	# needed per year		0	1	2	2	1	2	2	2	
	cost per unit		\$5,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
	total cost (est.)		\$0	\$7,000	\$14,000	\$14,000	\$7,000	\$14,000	\$14,000	\$14,000	
	Requested FY 2022/2023	0	\$0								
	Authorized	0	\$0								
	Requested FY 2023/2024	1		\$7,000							
	Authorized FY 2023/2024	0									
	Requested FY 2024-2025				\$14,000						
	Authorized FY 2024/2025										
			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Radios - handheld	5-7 years	7 year rep. cycle	\$0	\$28,000	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	
APX6000	# needed per year		0	4	3	3	3	3	3	3	
	cost per unit		\$5,300	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
	total cost (est.)		\$0	\$28,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	
	Requested FY 2022/2023	0	\$0								
	Authorized	0	\$0								
	Requested FY 2023/2024	4		\$28,000							
	Authorized FY 2023/2024										
	Requested FY 2024-2025				\$21,000						
	Authorized FY 2024/2025										

			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Tasers	5 years, per Taser Int.	5 year rep. cycle	\$7,000	\$8,000	\$8,000	\$8,000					
	# needed per year		4	4	4	4					
	cost per unit		\$1,750	\$2,000	\$2,000	\$2,000					
	total cost (est.)		\$7,000	\$8,000	\$8,000	\$8,000					
	Requested FY 2022/2023	4	\$7,000								
	Authorized	4	\$7,000								
	Requested FY 2023/2024	4		\$8,000							
	Authorized FY 2023/2024	4									
	Requested FY 2024-2025	0									
	Authorized FY 2024/2025										
Tasers/VR AXON OSP plan	5 years, per Taser Int.	5 year rep. cycle	\$7,000	\$8,000	\$8,000	\$8,000					
1 price for 5 years	# needed per year		4	4	4	4					
	cost per unit		\$1,750	\$2,000	\$2,000	\$2,000					
	total cost (est.)		\$7,000	\$12,950	\$12,950	\$12,950	\$12,950	\$12,950			
	Requested FY 2022/2023	4	\$7,000								
	Authorized	4	\$7,000								
	Requested FY 2023/2024	1		\$12,950							
	Authorized FY 2023/2024										
	Requested FY 2024-2025				\$12,950						
	Authorized FY 2024/2025										
			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Item	Average useful life	# needed per year	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	
Body Cameras (replaced by AXON OSP plan)	3-4 years	4 year rep. cycle	\$6,400	\$7,200							
	# needed per year		4	4							
	cost per unit (need dock 2019)		\$1,600	\$1,800							
	total cost (est.)		\$6,400	\$7,200							
	Requested FY 2022/2023	4	\$6,400								
	Authorized	4	\$6,400								
	Requested FY 2023/2024	4		\$7,200							
	Authorized FY 2023/2024	4									
	Requested FY 2024-2025	0									
	Authorized FY 2024/2025										

			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Body Cameras		4 year rep. cycle									
AXON OSP	3-4 years		\$6,400	\$7,200							
1 price for 5 years	# needed per year		4	4							
	cost per unit (need dock 2019)		\$1,600	\$1,800							
	total cost (est.)		\$6,400	\$7,200	\$16,248	\$16,248	\$16,248	\$16,248	\$16,248		
	Requested FY 2022/2023	4	\$6,400								
	Authorized	4	\$6,400								
	Requested FY 2023/2024	4		\$7,200							
	Authorized FY 2023/2024	4									
	Requested FY 2024-2025	1			\$16,248						
	Authorized FY 2024/2025										
Arbitrator (AXON) in car camera system		5 year rep. cycle									
	4-5 years		\$14,000	\$8,000	\$19,600	\$19,600	\$9,800	\$9,800	\$19,600	\$19,600	
	# needed per year		2	1	2	2	1	1	2	2	
	cost per unit		\$7,000	\$8,000	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	
	total cost (est.)		\$14,000	\$8,000	\$19,600	\$19,600	\$9,800	\$9,800	\$19,600	\$19,600	
	Requested FY 2022/2023	2	\$14,000								
	Authorized	2	\$14,000								
AXON	Requested FY 2023/2024	1		\$8,000							
	Authorized FY 2023/2024	1		\$9,800							
	Requested FY 2024-2025				\$19,600						
	Authorized FY 2024/2025										
Stalker in car radar		5 year rep. cycle									
	5 years		\$6,400	\$3,200	\$6,400	\$6,400	\$3,200	\$3,200	\$6,400	\$6,400	
	# needed per year		2	1	2	2	1	1	2	2	
	cost per unit		\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	
	total cost (est.)		\$6,400	\$3,200	\$6,400	\$6,400	\$3,200	\$3,200	\$6,400	\$6,400	
	Requested FY 2022/2023	2	\$6,400								
	Authorized	2	\$6,400								
	Requested FY 2023/2024	1		\$3,200							
	Authorized FY 2023/2024	1		\$3,200							
	Requested FY 2024-2025				\$6,400						
	Authorized FY 2024/2025										

			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	
Toughbook laptops	3-4 years	4 year rep. cycle	\$22,000	\$24,000	\$12,000	\$12,000	\$6,000	\$6,000	\$12,000	\$12,000	
	# needed per year		4	4	2	2	1	1	2	2	
	cost per unit		\$5,500	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	updated price
	total cost (est.)		\$22,000	\$24,000	\$12,000	\$12,000	\$6,000	\$6,000	\$12,000	\$12,000	
	Requested FY 2022/2023	4	\$22,000								
	Authorized	2	\$11,000								
	Requested FY 2023/2024	4		\$24,000							only purchased 2 in FY 22/23
	Authorized FY 2023/2024	3		\$18,000							
	Requested FY 2024-2025				\$12,000						
	Authorized FY 2024/2025										
			2022-2023	2023-2024	2024-2025	2025-2026					
Total budgeted for "budget plan" items - vehicles,			\$177,800								
2023-2024 requested items				\$165,400							
2024-2025 requested items					\$275,148						
2025-2026 requested items						\$280,198					

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST

ID	Street	Description	Est. Drainage Cost*	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
1	ROAD RUNNER ROAD	Culvert Replacement and Paving	\$ 100,000	\$ 200,000	\$ 300,000		
2	ROCKY RIVER ROAD	Mill & Overlay	\$ -	\$ 254,400	\$ 254,400		
3	WREN VALLEY CV	Full Depth Repair	\$ -	\$ 138,000	\$ 138,000		
4	SPURLOCK VALLEY RD	Drainage and Pavement	\$ 229,000	\$ 34,000	\$ 263,000		
5	LIVE OAK RIDGE RD	Surface Preservation + Patching x1		\$ 19,961	\$ 19,961		
6	LAS LOMAS	Surface Preservation + Patching x1	\$ 45,000	\$ 31,830	\$ 76,830		
7	PARKWOOD CT	Surface Preservation + Patching x1	\$ -	\$ 3,715	\$ 3,715		
8	HARBOR VIEW DR	Surface Preservation + Patching x1	\$ -	\$ 2,525	\$ 2,525		
9	OLD STONEHEDGE	Surface Preservation	\$ -	\$ 2,423	\$ 2,423		
10	BUTLER CV	Surface Preservation	\$ -	\$ 4,119	\$ 4,119		
11	WESTLAKE DR	Crack Seal	\$ -	\$ 4,309	\$ 4,309		
12	YAUPON VALLEY RD	Crack Seal	\$ -	\$ 9,663	\$ 9,663		
13	SPRAGUE LN	Crack Seal	\$ -	\$ 1,295	\$ 1,295		
14	CORTONA DR	Crack Seal	\$ -	\$ 2,145	\$ 2,145	2023	\$ 1,105,249
15	MC CONNELL DR	Crack Seal	\$ -	\$ 1,737	\$ 1,737		
16	WILD CAT HOLW	Crack Seal	\$ -	\$ 4,162	\$ 4,162		
17	CORTONA DR	Crack Seal	\$ -	\$ 622	\$ 622		
18	WEST SPRING DR	Crack Seal	\$ -	\$ 1,236	\$ 1,236		
19	MC CONNELL DR	Crack Seal	\$ -	\$ 3,297	\$ 3,297		
20	BLACKACRE TRL	Crack Seal	\$ -	\$ 990	\$ 990		
21	CORTONA DR	Crack Seal	\$ -	\$ 1,014	\$ 1,014		
22	LITTLE BEND RD	Crack Seal	\$ -	\$ 1,903	\$ 1,903		
23	CIRCLE RIDGE DR	Crack Seal	\$ -	\$ 3,220	\$ 3,220		
24	CORTONA CV	Crack Seal	\$ -	\$ 450	\$ 450		
25	SKYLINE DR	Crack Seal	\$ -	\$ 2,240	\$ 2,240		
26	CARRARA	Crack Seal	\$ -	\$ 992	\$ 992		
27	CANYON CREEK	Crack Seal	\$ -	\$ 1,000	\$ 1,000		

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST

ID	Street	Description	Est. Drainage Cost*	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
28	N PEAK RD	Drainage and Pavement	\$ 56,388	\$ 249,825	\$ 306,213		
29	CEDAR PARK DR	Drainage and Pavement	\$ 40,000	\$ 95,425	\$ 135,425		
30	WESTLAKE DR	Surface Preservation + Patching x1	\$ -	\$ 12,666	\$ 12,666		
31	HULL CIR	Surface Preservation + Patching x1	\$ -	\$ 25,844	\$ 25,844		
32	HIDDEN CV	Surface Preservation + Patching x1	\$ -	\$ 5,478	\$ 5,478		
33	MADRONE RD	Surface Preservation	\$ -	\$ 12,629	\$ 12,629		
34	OLD STONEHEDGE	Full Depth Reconstruction	\$ -	\$ 44,296	\$ 44,296	2024	\$ 828,593
35	WILD CAT HOLW	Crack Seal	\$ -	\$ 6,108	\$ 6,108		
36	BLACKACRE TRL	Mill & Overlay + Patching x1	\$ -	\$ 61,578	\$ 61,578		
37	ROCKY LEDGE RD	Mill & Overlay + Patching x1	\$ -	\$ 73,599	\$ 73,599		
38	ALLEGRO LN	Mill & Overlay + Patching x1	\$ -	\$ 31,670	\$ 31,670		
39	BENT TREE CT	Mill & Overlay + Patching x1	\$ 10,000	\$ 46,907	\$ 56,907		
40	CANYON VW	Mill & Overlay + Patching x1	\$ -	\$ 44,044	\$ 44,044		
41	BASIN LEDGE EAST	Mill & Overlay + Patching x1	\$ -	\$ 12,137	\$ 12,137		

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST

ID	Street	Description	Est. Drainage Cost¹	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
42	BUCKEYE TRL	Crack Sealing	\$ 73,575	\$ 177,450	\$ 251,025		
43	SKYLINE DR	Patch Repairs	\$ 75,000	\$ 128,750	\$ 203,750		
44	WESTBROOK DR	Surface Preservation + Patching x2	\$ -	\$ 14,743	\$ 14,743		
45	LOMA LINDA	Full Depth Reconstruction	\$ -	\$ 122,782	\$ 122,782		
46	YAUPON VALLEY RD	Crack Seal	\$ -	\$ 8,858	\$ 8,858		
47	SUGAR CREEK DR	Mill & Overlay + Patching x1	\$ -	\$ 121,558	\$ 121,558		
48	BUENA VISTA CIR	Mill & Overlay	\$ -	\$ 16,594	\$ 16,594		
49	WESTBANK DR	Surface Preservation + Patching x1	\$ -	\$ 55,929	\$ 55,929		
50	YAUPON VALLEY RD	Surface Preservation	\$ -	\$ 27,668	\$ 27,668		
51	CAMP CRAFT RD	Surface Preservation	\$ -	\$ 30,805	\$ 30,805		
52	WOODVIEW CT	Surface Preservation + Patching x1	\$ -	\$ 3,837	\$ 3,837		
53	OAK RIDGE DR	Surface Preservation + Patching x1	\$ -	\$ 7,422	\$ 7,422		
54	FOREST VIEW DR	Surface Preservation + Patching x1	\$ -	\$ 3,105	\$ 3,105		
55	MANOR RIDGE CT	Surface Preservation + Patching x1	\$ -	\$ 2,859	\$ 2,859		
56	REVEILLE RD	Surface Preservation + Patching x1	\$ -	\$ 29,865	\$ 29,865		
57	OAK RIDGE DR	Surface Preservation + Patching x1	\$ -	\$ 7,449	\$ 7,449		
58	LAS LOMAS DR	Surface Preservation + Patching x1	\$ -	\$ 9,815	\$ 9,815		
59	CARAVAN CIR	Surface Preservation + Patching x1	\$ -	\$ 15,322	\$ 15,322		
60	LAS BRISAS DR	Surface Preservation + Patching x1	\$ -	\$ 7,033	\$ 7,033	2025	\$ 1,083,270
61	HILLCREST CT	Surface Preservation + Patching x1	\$ -	\$ 5,436	\$ 5,436		
62	OAK RIDGE DR	Surface Preservation + Patching x1	\$ -	\$ 7,799	\$ 7,799		
63	HILLCREST CT	Surface Preservation + Patching x1	\$ -	\$ 5,747	\$ 5,747		
64	LAS BRISAS DR	Surface Preservation + Patching x1	\$ -	\$ 18,484	\$ 18,484		
65	OAK VALLEY DR	Surface Preservation + Patching x1	\$ -	\$ 4,499	\$ 4,499		
66	LIMERICK LN	Surface Preservation + Patching x1	\$ -	\$ 2,978	\$ 2,978		
67	OLD STONEHEDGE	Surface Preservation + Patching x1	\$ -	\$ 8,593	\$ 8,593		
68	ROCKY RIVER CV	Surface Preservation	\$ -	\$ 9,115	\$ 9,115		
69	WESTHAVEN DR	Surface Preservation	\$ -	\$ 8,924	\$ 8,924		
70	WEST SPRING DR	Surface Preservation	\$ -	\$ 12,265	\$ 12,265		
71	WESTHAVEN DR	Surface Preservation	\$ -	\$ 17,329	\$ 17,329		
72	OX EYE TRL	Surface Preservation	\$ -	\$ 5,071	\$ 5,071		
73	WOOD TRL	Surface Preservation	\$ -	\$ 7,546	\$ 7,546		
74	DOWNIE PL	Surface Preservation	\$ -	\$ 2,355	\$ 2,355		
75	SUNDOWN PKWY	Surface Preservation	\$ -	\$ 5,277	\$ 5,277		
76	DOUBLE BEND BACK RD	Surface Preservation	\$ -	\$ 3,050	\$ 3,050		
77	WESTBROOK DR	Surface Preservation	\$ -	\$ 13,716	\$ 13,716		
78	BLUE RIDGE TRL	Surface Preservation	\$ -	\$ 1,775	\$ 1,775		
79	EANES SCHOOL RD	Crack Seal	\$ -	\$ 2,893	\$ 2,893		

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST

ID	Street	Description	Est. Draianage Cost*	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
80	WASHINGTON CUTOFF	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
81	REDBUD CV	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
82	OAK RIDGE DR	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
83	LAS LOMAS CT	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
84	ROCK CREEK DR	Mill & Overlay + Patching x2	\$ -	\$ -	\$ -		
85	CALITHEA RD	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
86	SWIFTCURRENT TRL	Mill & Overlay + Patching x1	\$ -	\$ -	\$ -		
87	TERRACE MOUNTAIN CV	Mill & Overlay	\$ -	\$ -	\$ -		
88	SPILLER LN	Surface Preservation + Patching x1	\$ -	\$ -	\$ -		
89	CIRCLE RIDGE DR	Surface Preservation + Patching x1	\$ -	\$ -	\$ -		
90	CRESTWOOD CT	Surface Preservation	\$ -	\$ -	\$ -		
91	SPLIT RAIL TRL	Surface Preservation	\$ -	\$ -	\$ -		
92	WESTWOOD TER	Surface Preservation	\$ -	\$ -	\$ -		
93	OLD WAGON RD	Surface Preservation	\$ -	\$ 18,134	\$ 18,134		
94	LOST CANYON	Surface Preservation	\$ -	\$ 18,650	\$ 18,650		
95	FOREST VIEW DR	Crack Seal	\$ -	\$ 3,096	\$ 3,096		
96	BULIAN LN	Surface Preservation	\$ -	\$ 6,966	\$ 6,966		
97	JEFFERY PL	Surface Preservation	\$ -	\$ 6,620	\$ 6,620		
98	BUCKEYE TRL	Surface Preservation	\$ -	\$ 32,145	\$ 32,145		
99	SUGAR SHACK DR	Surface Preservation	\$ -	\$ 14,236	\$ 14,236		
100	FLINTRIDGE RD	Surface Preservation	\$ -	\$ 23,611	\$ 23,611		
101	LAS LOMAS DR	Surface Preservation	\$ -	\$ 27,815	\$ 27,815		
102	OLD BEE CAVES RD	Surface Preservation	\$ -	\$ 8,703	\$ 8,703		
103	COQUINA LN	Surface Preservation	\$ -	\$ 11,948	\$ 11,948		
104	BULIAN LN	Surface Preservation	\$ -	\$ 4,221	\$ 4,221		
105	WESTBROOK DR	Surface Preservation	\$ -	\$ 13,289	\$ 13,289		
106	WESTBROOK DR	Surface Preservation	\$ -	\$ 9,088	\$ 9,088		
107	LIVE OAK RIDGE RD	Surface Preservation	\$ -	\$ 8,189	\$ 8,189		
108	OLD STABLE LN	Surface Preservation	\$ -	\$ 9,547	\$ 9,547		
109	RIDGEWOOD RD	Surface Preservation	\$ -	\$ 13,220	\$ 13,220		
110	SPLIT RAIL TRL	Surface Preservation	\$ -	\$ 3,531	\$ 3,531		
111	BULIAN LN	Surface Preservation	\$ -	\$ 9,646	\$ 9,646	2026	\$ 607,189
112	BLUFF PARK CIR	Surface Preservation	\$ -	\$ 17,733	\$ 17,733		
113	LIVE OAK CIR	Surface Preservation	\$ 65,000	\$ 24,080	\$ 89,080		
114	RIDGEMONT CT	Surface Preservation	\$ -	\$ 2,552	\$ 2,552		
115	CEDAR OAK DR	Surface Preservation	\$ -	\$ 18,034	\$ 18,034		
116	GREGORY PL	Surface Preservation	\$ -	\$ 4,879	\$ 4,879		
117	RAINBOW CV	Surface Preservation	\$ -	\$ 4,478	\$ 4,478		
118	BASIN LEDGE	Surface Preservation	\$ -	\$ 4,689	\$ 4,689		
119	E LEDGEWAY	Surface Preservation	\$ -	\$ 2,721	\$ 2,721		
120	BASIN LEDGE	Surface Preservation	\$ -	\$ 2,083	\$ 2,083		
121	CANYON CREEK	Surface Preservation	\$ -	\$ 1,755	\$ 1,755		
122	BASIN LEDGE	Surface Preservation	\$ -	\$ 4,118	\$ 4,118		

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST

ID	Street	Description	Est. Drainage Cost*	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
123	W LEDGEWAY	Surface Preservation	\$ -	\$ 17,890	\$ 17,890		
124	S WILD BASIN	Surface Preservation	\$ -	\$ 5,692	\$ 5,692		
125	STRATFORD RESERVE PL	Surface Preservation	\$ -	\$ 5,255	\$ 5,255		
126	VALBELLA LN	Surface Preservation	\$ -	\$ 6,040	\$ 6,040		
127	SWEET SKY RD	Surface Preservation	\$ -	\$ 4,863	\$ 4,863		
128	DOE TRL	Full Depth Reconstruction	\$ -	\$ 98,330	\$ 98,330		
129	LEDGEWAY E	Full Depth Reconstruction	\$ -	\$ 36,296	\$ 36,296		
130	OLD STONEHEDGE	Crack Seal	\$ -	\$ 557	\$ 557		
131	KONSTANTY CIR	Crack Seal	\$ -	\$ 3,574	\$ 3,574		
132	BLACKACRE TRL	Crack Seal	\$ -	\$ 2,251	\$ 2,251		
133	ROCKY LEDGE RD	Crack Seal	\$ -	\$ 2,691	\$ 2,691		
134	ALLEGRO LN	Crack Seal	\$ -	\$ 1,158	\$ 1,158		
135	BENT TREE CT	Crack Seal	\$ -	\$ 1,715	\$ 1,715		
136	CANYON VW	Crack Seal	\$ -	\$ 1,610	\$ 1,610		
137	BASIN LEDGE EAST	Crack Seal	\$ -	\$ 444	\$ 444		
138	BRADY LN	Crack Seal	\$ -	\$ 4,533	\$ 4,533		
139	RIDGEWOOD RD	Crack Seal	\$ -	\$ 5,747	\$ 5,747		
140	GENTRY DR	Crack Seal	\$ -	\$ 327	\$ 327		
141	LAUREL VALLEY CV	PCC Slight Pnl Rplcmnt (<10%)	\$ -	\$ 13,440	\$ 13,440		

STREET MAINTENANCE FUND - CITY OF WEST LAKE HILLS MAINTENANCE LIST							
ID	Street	Description	Est. Drairage Cost *	Est. Street Cost	Est. Total Cost	Year	Estimated Annual Cost
142	Nob Hill Cir Pavement	Patch Reapirs	\$ 75,000	\$ 146,300	\$ 221,300		
143	Windsong Trl Pavement	Patch Repairs	\$ 70,000	\$ 159,900	\$ 229,900		
144	WINDSONG TRL	Surface Preservation + Patching x1	\$ -	\$ -	\$ -		
145	NOB HILL CIR	Surface Preservation	\$ -	\$ -	\$ -		
146	ROCKY RIVER RD	Full Depth Reconstruction	\$ -	\$ 176,662	\$ 176,662	2027	\$ 738,799
147	BEAVER TRL	Full Depth Reconstruction	\$ -	\$ 104,094	\$ 104,094		
148	SUGAR CREEK DR	Crack Seal	\$ -	\$ 4,458	\$ 4,458		
149	LOMA LINDA	Crack Seal	\$ -	\$ 1,548	\$ 1,548		
150	BUENA VISTA CIR	Crack Seal	\$ -	\$ 837	\$ 837		

Property Tax Calculations

	2019	2020	2021	2022	2023	2024				Change 2023 to 2024
NET CERTIFIED VALUE TOTAL TAXABLE-July 25th	\$2,262,327,215	\$1,270,829,805	\$2,472,830,208	\$3,006,022,292	\$3,242,120,186	\$3,256,808,122				0.45%
VALUE UNDER PROTEST-July 25th	\$47,409,210	\$1,060,387,402	\$114,106,503	\$69,970,954	\$230,317,162	\$68,878,260				
TOTAL TAXABLE	\$2,306,040,143	\$2,331,217,207	\$ 2,586,936,711	\$ 3,075,993,246	\$3,231,854,388	\$3,325,686,382				2.90%
TOTAL NEW PROPERTY	\$23,012,679	\$34,359,586	\$27,109,456	\$18,465,628	\$35,497,901	\$54,435,254				
TOTAL TAXABLE W/O NEW PROPERTY	\$2,287,786,240	\$2,378,704,779	\$2,445,198,384	\$3,064,117,141	\$3,206,619,912	\$3,271,251,128				2.02%
APPRAISED VALUE	\$2,601,569,449	\$2,663,870,394	\$ 2,993,334,812	\$4,244,779,564	\$4,306,492,637	\$4,103,207,908				-4.72%
AVERAGE APPRAISED RESIDENCE	\$1,380,826	\$1,362,306	\$1,639,087	\$2,584,484	\$2,604,792	\$2,384,448				-8.46%
AVERAGE TAXABLE RESIDENCE	\$1,275,855	\$1,329,391	\$1,467,444	\$1,698,274	\$1,856,906	\$2,016,587				8.60%
VOTER-APPROVAL RATE	0.0714	0.0786	0.0767	0.1504	0.1667	0.1808				8.46%
ADOPTED TAX RATE	0.0700	0.0786	0.0786	0.1504	0.1786	0.1786				
COLLECTION RATE	99%	99%	99%	99%	99%	99%				
	Rate	Maintenance & Operations Rate	Debt Rate	Average \$ Increase/Decrease (actual rate)	Average \$ Increase (No New Revenue Rate)	Tax on Average Residence	Total Estimated Tax Levy	M&O Tax Levy	Debt Tax Levy	Increase Over Last Years Tax Levy
No New Revenue Rate	0.17846	0.1177	0.0590	-\$2.89	-\$47.26	\$3,598.73	\$5,837,760	\$3,851,655	\$1,986,219	\$0
Voter-Approval Rate	0.18087	0.12186	0.0590	\$45.69	\$48.58	\$3,647.31	\$6,042,081	\$4,055,863	\$1,986,219	\$204,322
Current Rate	0.17860	0.1196	0.0590	\$0.00	\$2.89	\$3,601.62	\$5,939,676	\$3,953,457	\$1,986,219	\$101,916
De Minimis Rate*	0.19178	0.1328	0.0590	\$265.77	\$268.66	\$3,867.39	\$6,377,967	\$4,391,749	\$1,986,219	\$540,208
PROPOSED RATE IS THE SAME AS LAST YEAR 0.1786						1.75%			Current Rate % increase over N	
as of 7/10/24										
*De Minimis Rate - To allow smaller cities some flexibility to adopt a tax rate that generates \$500,000 more in property tax revenue than the previous year.										



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>August 14, 2024</u>	Item Number:	<u>8</u>
Department:	<u>Admin/Finance</u>		
Prepared By:	<u>Vonda Ragsdale</u>	Cost / Budget:	<u>n/a</u>
	<u>FY2024-25 Certified</u>		
	<u>Appraisal Roll Estimate &</u>		
	<u>2024 Truth in Taxation</u>		
Exhibits:	<u>Calculations</u>	Source of Funds:	<u>n/a</u>

Subject

Discuss and consider action to approve the Certified Appraisal Roll Estimate and the proposed Ad Valorem Tax Rate for Maintenance and Operations and for the Debt Service Tax Rate for the Fiscal Year 2024-25 Proposed Budget.

Recommendation

Discussion and Approve the Certified Appraisal Roll Estimate and the proposed Ad Valorem Tax Rate for Maintenance and Operations of \$0.1196/100 and for the Debt Service Tax Rate of \$0.0590/100 for the Fiscal Year 2024-25 Proposed Budget.

Discussion

The Proposed Budget tax rate is the same as last year 0.1786/100. This will raise more revenue from property taxes than last year's budget by an amount of \$101,916 which is a 1.75% increase from last year's budget.

Certified Appraised Roll Estimate \$3,328,365,730

Proposed Tax Rate \$0.1786/100

Debt Service Tax Rate \$0.0590/100

Maintenance & Operations Tax Rate \$0.1196/100

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
DR. OSEZUA EHIYAMEN
BRUCE ELFANT
JETT HANNA
VIVEK KULKARNI
DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

July 19, 2024

CITY OF WEST LAKE HILLS

TREY FLETCHER, CITY ADMINISTRATOR
911 WESTLAKE DRIVE
WEST LAKE HILLS, TX 78746

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2024 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$3,259,487,470
Certification Percentage	97.91%
Section 26.01(c) Value Under Protest	\$68,878,260
Net Taxable Value	\$3,328,365,730

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).	\$3,242,120,186
2	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$3,242,120,186
4	Prior year total adopted tax rate.	0.178600 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values:..... \$36,182,769 B. Prior year values resulting from final court decisions:..... \$32,049,627 C. Prior year value loss. Subtract B from A	\$4,133,142
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$25,036,202 B. Prior year disputed value: \$2,503,620 C. Prior year undisputed value. Subtract B from A.	\$22,532,582
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$26,665,724
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$3,268,785,910
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory.	\$ 0
10	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 0 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: \$1,033,801 C. Value loss. Add A and B	\$1,033,801
11	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value:..... \$ 0 B. Current year productivity or special appraised value: \$ 0 C. Value loss. Subtract B from A.	\$ 0
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$1,033,801
13	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$3,267,752,109
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$5,836,205
16	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.	\$1,554

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$5,837,759
18	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. A. Certified values:..... \$3,259,487,470 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:..... \$2,679,348 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below:..... \$ 0 E. Total current year value. Add A and B, then subtract C and D.	\$3,256,808,122
19	Total value of properties under protest or not included on certified appraisal roll. A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest:..... \$68,878,260 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll:..... \$ 0 C. Total value under protest or not certified. Add A and B.	\$68,878,260
20	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling pro- vision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.	\$ 0
21	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$3,325,686,382
22	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed.	\$ 0
23	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year.	\$54,435,254
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$54,435,254
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$3,271,251,128
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	0.178500 /\$100

Notice of Public Hearing – Budget/Tax Rate Information

2023 Average appraised value of properties with a homestead exemption	\$2,606,009
2023 Total appraised value of all property	\$4,305,238,659
2023 Total appraised value of all new property	\$35,514,314
2023 Average taxable value of properties with a homestead exemption	\$1,861,747
2023 Total taxable value of all property	\$3,267,156,388
2023 Total taxable value of all new property	\$35,497,901
2024 Average appraised value of properties with a homestead exemption	\$2,229,695
2024 Total appraised value of all property	\$3,815,914,231
2024 Total appraised value of all new property	\$59,166,049
2024 Average taxable value of properties with a homestead exemption	\$1,988,170
2024 Total taxable value of all property	\$3,328,365,730
2024 Total taxable of all new property	\$54,435,254

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (1,665)	(Count) (40)	(Count) (1,705)
Land HS Value	1,495,006,415	11,901,000	1,506,907,415
Land NHS Value	404,639,594	23,012,389	427,651,983
Land Ag Market Value	18,405,043	0	18,405,043
Land Timber Market Value	0	0	0
Total Land Value	1,918,051,052	34,913,389	1,952,964,441
Improvement HS Value	1,330,363,148	8,875,551	1,339,238,699
Improvement NHS Value	431,616,070	34,328,788	465,944,858
Total Improvement	1,761,979,218	43,204,339	1,805,183,557
Market Value	3,680,030,270	78,117,728	3,758,147,998
BUSINESS PERSONAL PROPERTY	(870)	(19)	(889)
Market Value	65,204,991	1,657,669	66,862,660
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (2,535)	(Total Count) (59)	(Total Count) (2,594)
TOTAL MARKET	3,745,235,261	79,775,397	3,825,010,658
Ag Productivity	4,538	0	4,538
Ag Loss (-)	18,400,505	0	18,400,505
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	3,726,834,756	79,775,397	3,806,610,153
	97.9%	2.1%	100.0%
HS CAP Limitation Value (-)	252,102,328	2,084,206	254,186,534
CB CAP Limitation Value (-)	2,289,352	514,693	2,804,045
NET APPRAISED VALUE	3,472,443,076	77,176,498	3,549,619,574
Total Exemption Amount	212,955,606	71,417	213,027,023
NET TAXABLE	3,259,487,470	77,105,081	3,336,592,551
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,259,487,470	77,105,081	3,336,592,551
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,259,487,470	77,105,081	3,336,592,551

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$5,959,154.3 = 3,336,592,551 * 0.178600 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	1,883,894	476	12,000	3	1,895,894	479
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	76,000	19	0	0	76,000	19
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	4,299,859	2	0	0	4,299,859	2
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	6,259,753	497	12,000	3	6,271,753	500
Disabled Veterans Exemptions						
DV1	34,000	4	0	0	34,000	4
DV2	7,500	1	0	0	7,500	1
DV3	0	1	0	0	0	1
DV4	36,000	3	0	0	36,000	3
Subtotal for Disabled Veterans Exemptions	77,500	9	0	0	77,500	9
Special Exemptions						
PC	20,860	1	0	0	20,860	1
SO	2,599,454	72	59,034	2	2,658,488	74
Subtotal for Special Exemptions	2,620,314	73	59,034	2	2,679,348	75
Absolute Exemptions						
EX-XJ	39,700,660	2	0	0	39,700,660	2
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XO	11,600	2	0	0	11,600	2
EX-XO-PRORATED	0	0	0	0	0	0
EX-XV	164,030,219	60	0	0	164,030,219	60
EX-XV-PRORATED	0	0	0	0	0	0
EX366	255,560	230	383	3	255,943	233
Subtotal for Absolute Exemptions	203,998,039	294	383	3	203,998,422	297
Total:	212,955,606	873	71,417	8	213,027,023	881

New Value

Total New Market Value:	\$59,166,049
Total New Taxable Value:	\$54,435,254

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
OV65	Over 65	7	25,533
SO	Solar (Special Exemption)	22	1,008,268
Partial Exemption Value Loss:		29	1,033,801
Total NEW Exemption Value			1,033,801

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			1,033,801

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	1,070	2,229,695	4,019	1,988,170
A & E	1,071	2,230,091	4,015	1,988,062

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
59	79,775,397	70,678,970	68,878,260

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	1,337		53,950,279	2,817,422,023	2,559,900,929
B	Multifamily Residential	23		0	26,769,127	25,923,045
C1	Vacant Lots and Tracts	108		0	101,845,916	99,427,386
D1	Qualified Open-Space Land	8	47.59	0	18,405,043	4,538
D2	Farm or Ranch Improvements on Qualified	1		0	7,531	7,531
E	Rural Land,Not Qualified for Open-Space Land	6		0	3,976,881	3,194,678
ERROR	ERROR	18		0	6,174,056	6,174,056
F1	Commercial Real Property	48		0	354,899,793	354,656,151
F2	Industrial Real Property	166		369,368	147,146,630	145,665,718
J4	Telephone Companies (including Co-ops)	1		0	205,086	205,086
L1	Commercial Personal Property	598		0	56,500,241	56,479,381
L2	Industrial and Manufacturing Personal Property	8		0	1,426,837	1,426,837
M1	Mobile Homes	6		122,872	501,433	470,134
O	Residential Inventory	7		0	5,952,000	5,952,000
XB	Income Producing Tangible Personal	230		0	267,160	0
XJ	Private Schools (\$11.21)	3		4,723,530	39,700,660	0
XV	Other Totally Exempt Properties (including	62		0	164,034,844	0
Totals:			47.59	59,166,049	3,745,235,261	3,259,487,470

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	14		0	18,590,676	16,435,436
B	Multifamily Residential	1		0	934,503	934,503
C1	Vacant Lots and Tracts	6		0	5,456,000	5,201,200
F1	Commercial Real Property	7		0	38,293,595	38,158,010
F2	Industrial Real Property	15		0	14,842,954	14,718,646
L1	Commercial Personal Property	16		0	1,657,286	1,657,286
XB	Income Producing Tangible Personal	3		0	383	0
Totals:			0	0	79,775,397	77,105,081

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	1,351		53,950,279	2,836,012,699	2,576,336,365
B	Multifamily Residential	24		0	27,703,630	26,857,548
C1	Vacant Lots and Tracts	114		0	107,301,916	104,628,586
D1	Qualified Open-Space Land	8	47.59	0	18,405,043	4,538
D2	Farm or Ranch Improvements on Qualified	1		0	7,531	7,531
E	Rural Land,Not Qualified for Open-Space Land	6		0	3,976,881	3,194,678
ERROR	ERROR	18		0	6,174,056	6,174,056
F1	Commercial Real Property	55		0	393,193,388	392,814,161
F2	Industrial Real Property	181		369,368	161,989,584	160,384,364
J4	Telephone Companies (including Co-ops)	1		0	205,086	205,086
L1	Commercial Personal Property	614		0	58,157,527	58,136,667
L2	Industrial and Manufacturing Personal Property	8		0	1,426,837	1,426,837
M1	Mobile Homes	6		122,872	501,433	470,134
O	Residential Inventory	7		0	5,952,000	5,952,000
XB	Income Producing Tangible Personal	233		0	267,543	0
XJ	Private Schools (\$11.21)	3		4,723,530	39,700,660	0
XV	Other Totally Exempt Properties (including	62		0	164,034,844	0
Totals:			47.59	59,166,049	3,825,010,658	3,336,592,551

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	113237	WESTLAKE RETAIL LP	\$81,500,000	\$81,256,358
2	1484007	WESTBANK MARKET LP	\$56,983,956	\$56,983,956
3	115370	WESTLAKE MEDICAL OF AUSTIN LTD	\$46,733,449	\$46,101,848
4	1642803	4310 BEE CAVE ROAD LLC	\$25,000,000	\$25,000,000
5	109301	JOHNSON FOUR CORNERS LTD	\$9,780,175	\$9,780,175
6	1315244	HILLS MEDICAL OFFICE PARK LTD THE	\$9,738,734	\$9,738,734
7	106696	WEST LAKE COURT LTD	\$9,061,981	\$9,061,981
8	1791467	BOGLE FAMILY REALTY LLLP	\$8,937,908	\$8,937,908
9	1874529	GENERATIONAL ENCLAVE LLC	\$8,778,985	\$8,778,985
10	1458122	HILLS MEDICAL OFFICE II LTD THE	\$8,244,808	\$8,244,808
11	1638766	BENNETT DONALD W & LENE E A	\$9,566,487	\$8,108,792
12	1897039	KARP JASON & JESSICA KARP	\$7,979,260	\$7,975,260
13	109386	SCHOOLYARD LTD	\$7,946,778	\$7,946,778
14	1549158	PERIDOT LLC	\$7,886,649	\$7,883,062
15	1793102	BULIAN SEARCH TRUST	\$7,250,000	\$7,250,000
16	115174	THOMPSON CATHY &	\$8,167,255	\$7,043,346
17	1315605	AMERICAN BANK NA	\$6,816,910	\$6,816,910
18	1848331	I'M WITH HER TRUST	\$6,705,174	\$6,705,174
19	113035	SMITH LAWRENCE D & BRENDA H	\$6,640,670	\$6,636,670
20	1679272	ANDREW JASON & EMMA	\$6,463,979	\$6,463,979
Total			\$340,183,158	\$336,714,724

2024 Truth in Taxation Calculations
City of West Lake Hills

Data Input Page
July 25, 2024

A. 2024 TOTAL TAXABLE VALUE	NET CERT. VALUE.....	\$	3,259,487,470
	VALUE IN PROTEST.....	\$	68,878,260
	VALUE NOT ON CERTIFIED ROLL.....		0
	TOTAL TAXABLE VALUE.....	\$	3,328,365,730
B. 2023 TOTAL TAXABLE VALUE.....		\$	3,242,120,186
C. 2023 TAX CEILINGS.....		\$	0
D. 2023 TAXABLE VALUE LOST ON COURT APPEALS.....		\$	4,133,142
	D1. ORIGINAL 2023 ARB VALUES.....	\$	36,182,769
	D2. 2023 VALUES RESULTING FROM FINAL COURT DECISIONS.....	\$	32,049,627
E. 2023 UNDISPUTED TAXABLE VALUE SUBJECT TO CH 42 APPEAL AS OF JULY 25...		\$	22,532,582
	E1. 2023 ARB CERTIFIED VALUE.....	\$	25,036,202
	E2. 2023 DISPUTED VALUE.....	\$	2,503,620
F. 2023 DEANNEXED TAX VALUE.....		\$	0
G. 2023 TAXABLE VALUE BECOMING EXEMPT IN 2024.....		\$	1,033,801
	G1. ABSOLUTE EXEMPTIONS.....	\$	0
	G2. PARTIAL EXEMPTIONS AND AMOUNT EXEMPT DUE TO AN INCREASE.....	\$	1,033,801
H. 2023 TAXABLE VALUE LOST ON SPECIAL APPRAISAL.....		\$	0
	H1. 2023 MARKET VALUE.....	\$	0
	H2. 2023 PRODUCTIVITY VALUE.....	\$	0
I. 2024 TAXABLE VALUE POLLUTION CONTROL EXEMPTION.....		\$	2,679,348
J. 2024 TAXABLE VALUE OVER-65 HOMESTEADS		\$	0
K. 2024 TAX. VALUE OF PROP. ANNEXED > JAN. 1, 2023.....		\$	0
L. 2024 TAX. VALUE OF NEW IMP. ADDED > JAN. 1, 2023.....		\$	54,435,254
M. 2023 TAX RATES.....	M & O.....	\$	0.1178 /\$100
	I & S.....	\$	0.0608 /\$100
	TOTAL TAX RATE.....	\$	0.1786 /\$100
N. M&O YEAR END FUND BALANCE.....		\$	5,000,000
O. I&S YEAR END FUND BALANCE.....		\$	9,194
P. 2024 TOTAL DEBT SERVICE NEEDED.....		\$	1,962,218.76
	AMOUNT PAID FROM FUNDS IN SCHEDULE A.....	\$	0.00
	AMOUNT PAID FROM OTHER SOURCES.....	\$	0.00
	ADJUSTED 2024 DEBT SERVICE.....	\$	1,962,218.76
Q. 2023 EXCESS DEBT TAX COLLECTIONS.....		\$	0.00
R. CERTIFIED 2024 ANTICIPATED COLLECTION RATE.....		%	100.00%
	R1. 2023 ACTUAL COLLECTION RATE.....	%	100.00%
	R2. 2022 ACTUAL COLLECTION RATE.....	%	100.00%
	R3. 2021 ACTUAL COLLECTION RATE.....	%	99.00%
S. FUNCTION OR ACTIVITY TRANSFER (+/-).....		\$	0
T. REFUNDS FOR TAX YEARS PRIOR TO 2023.....		\$	1,554.49
	M&O PORTION.....	\$	1,025.30
U. TCEQ CERTIFIED POLLUTION CONTROL EXPENSES.....		\$	0
V. 2023 TAXES IN TAX INCREMENT FINANCING (TIF).....		\$	0
W. TIF CAPTURED APPRAISED VALUE.....		\$	0
X. ENHANCED INDIGENT HEALTH CARE EXPENDITURES.....		\$	0
Y. INCREASED AMOUNT OF INDIGENT HEALTH CARE		\$	0
Z. UNUSED INCREMENT RATE WORKSHEET			
Z1. 2023 VOTER-APPROVAL TAX RATE (LINE 67).....		\$	0.1667 /\$100
	2022 VOTER-APPROVAL TAX RATE (LINE 67).....	\$	0.1504 /\$100
	2021 VOTER-APPROVAL TAX RATE (LINE 67).....	\$	0.0767 /\$100
Z2. 2023 UNUSED INCREMENT RATE (LINE 66).....		\$	0.0000 /\$100
	2022 UNUSED INCREMENT RATE (LINE 66).....	\$	0.0000 /\$100
	2021 UNUSED INCREMENT RATE (LINE 66).....	\$	0.0000 /\$100
Z3. 2023 ADOPTED TAX RATE.....		\$	0.1786 /\$100
	2022 ADOPTED TAX RATE.....	\$	0.1504 /\$100
	2021 ADOPTED TAX RATE.....	\$	0.0786 /\$100
Z4. 2023 TOTAL TAXABLE VALUE.....		\$	3,231,854,388
	2022 TOTAL TAXABLE VALUE.....	\$	3,075,993,246
	2021 TOTAL TAXABLE VALUE.....	\$	2,586,936,711

RATE ADJUSTMENTS

Adjustment for Unused Increment Rate	0.0000
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No New Revenue Tax Rate	0.1784
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No New Revenue M & O Tax Rate	0.1177
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Voter Approval M & O Tax Rate	0.1218
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Debt Rate	0.0590
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Schedule A Funds Needed for Above Debt Rate	63.79
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Debt Rate Reduction Using Above Schedule A Funds	0.0000
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Unadjusted Voter Approval Rate	0.1808
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Voter Approval Rate adjusted for unsued increment rate	0.1808
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Voter-Approval Rate:	0.1808
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De minimis Rate:	0.1917
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Statement of Increase/Decrease:	INCREASE	by	93,418
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NO-NEW-REVENUE TAX RATE WORKSHEET

1. **2023 total taxable value.** Enter the amount of 2023 taxable value on the 2023 tax roll today. Include any adjustments since last year's certification; exclude the Section 25.25 (d) one-fourth and one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). \$ 3,242,120,186
2. **2023 tax ceilings.** \$ 0
3. **Preliminary 2023 adjusted taxable value.**
Subtract line 2 from line 1. \$ 3,242,120,186
4. **2023 total adopted tax rate.** \$ 0.1786 /\$100
5. **2023 taxable value lost because court appeals of ARB decisions reduced 2023 appraised value.**
- A. Original 2023 ARB values:** \$ 36,182,769
- B. 2023 values resulting from final court decisions:** -\$ 32,049,627
- C. 2023 value loss.** Subtract B from A : \$ 4,133,142
6. **2023 taxable value subject to an appeal under Chapter 42, as of July 25**
- A. 2023 ARB certified value:** \$ 25,036,202
- B. 2023 disputed value:** -\$ 2,503,620
- C. 2023 undisputed value.** Subtract B from A. \$ 22,532,582
7. **2023 Chapter 42-related adjusted values**
Add Lines 5C and 6C \$ 26,665,724
8. **2023 taxable value, adjusted for actual or potential court-ordered adjustments.**
Add Line 3 and Line 7. \$ 3,268,785,910
9. **2023 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023.** Enter the 2023 value of property in deannexed territory. \$ 0
10. **2023 taxable value lost because property first qualified for an exemption in 2024.**
If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, or temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2024 does not create a new exemption or reduce taxable value.
- A. Absolute exemptions.**
Use 2023 Market Value: \$ 0
- B. Partial exemptions.** 2024 exemption amount, or 2024 percentage exemption times 2023 value: +\$ 1,033,801
- C. Value loss.** Add A and B: \$ 1,033,801

11. 2023 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal, or public access airport special appraisal in 2024. Use only properties that first qualified in 2024; do not use properties that qualified in 2023.		
A. 2023 market value:	\$	0
B. 2024 productivity or special appraised value:	-\$	0
C. Value loss. Subtract B from A.	\$	0
12. Total adjustments for lost value Add Lines 9, 10C, and 11C.	\$	1,033,801
13. 2023 captured value of property in a TIF Enter the total value of 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2023 taxes were deposited into the tax increment fund. If the taxing unit has no captured appraised value in line 18D, enter 0.	\$	0.00
14. 2023 total value. Subtract Line 12 and Line 13 from Line 8.	\$	3,267,752,109
15. Adjusted 2023 total levy Multiply Line 4 by Line 14 and divide by \$100.	\$	5,836,205.27
16. Taxes refunded for years preceding tax year 2023. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2023. Types of refunds include court decisions, Tax Code Section 25.25 (b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding tax year 2023.	\$	1,554.49
17. Adjusted 2023 levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$	5,837,759.76
18. Total 2024 taxable value on the 2024 certified appraisal roll today This value includes only certified values or certified estimates of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.		
A. Certified values	\$	3,259,487,470
B. Counties: Include railroad rolling stock values certified by the State Comptroller:	+\$	0
C. Pollution Control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	-\$	2,679,348
D. Tax increment financing Deduct the 2024 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2024 taxes will be deposited into tax increment fund. Do not include any new property value that that will be included in Line 23 below.	-\$	0
E. Total 2024 value. Add A and B, then subtract C and D.	\$	3,256,808,122

19. **Total value of properties under protest or not included on certified appraisal roll.**

A. 2024 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the taxing unit's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values.

Enter the total value under protest. \$ 68,878,260

B. 2024 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties are also not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value, and exemptions for the current year. Use the lower market, appraised, or taxable value (as appropriate).

Enter the total value not on the roll. \$ 0.00

C. Total value under protest or not certified. Add A and B. \$ 68,878,260

20. **2024 tax ceilings** \$ 0

21. **2024 total taxable value** Add lines 18E and 19C. Subtract Line 20. \$ 3,325,686,382

22. **Total 2024 taxable value of properties in territory annexed after Jan. 1, 2023.**

Include both real and personal property. Enter the 2024 value of property in territory annexed.

\$ 0

23. **Total 2024 taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in 2023. An improvement is a building, structure, fixture, or fence erected on or affixed to land. New additions to existing improvements may be included if the appraisal value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2023 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2024.

\$ 54,435,254

24. **Total adjustments to the 2024 taxable value.**

Add Lines 22 and 23.

\$ 54,435,254

25. **2024 adjusted taxable value.**

Subtract Line 24 from Line 21.

\$ 3,271,251,128

26. **2024 NNR tax rate.**

Divide Line 17 by Line 25 and multiply by \$100.

\$ 0.1784 /\$100

27. **COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies.

The total is the 2024 county NNR tax rate.

\$ N/A

VOTER-APPROVAL TAX RATE WORKSHEET

28. 2023 M&O tax rate	\$	0.1178 /\$100
29. 2023 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the No-New-Revenue Tax Rate Worksheet.	\$	3,268,785,910
30. Total 2023 M&O levy. Multiply Line 28 by Line 29 and divide by \$100.	\$	3,850,629.80
31. Adjusted 2023 levy for calculating NNR M&O rate.		
A. M&O taxes refunded for years preceding tax year 2023. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line only applies to tax years preceding tax year 2023.		
	+\$	1,025.30
B. 2023 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0.		
	-\$	0.00
C. 2023 transferred function. If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in F below. The taxing unit receiving the function will add this amount in F below. Other taxing units enter 0.		
	+/- \$	0.00
D. 2023 M&O levy adjustments. Subtract B from A. For a taxing unit with C, subtract if discontinuing function and add if receiving function.		
	\$	1,025.30
E. Add Line 30 to 31D.	\$	3,851,655.10
32. 2024 adjusted taxable value. Enter the amount in Line 25 of the NNR Tax Rate Worksheet	\$	3,271,251,128
33. 2024 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$	0.1177 /\$100

34. Rate adjustment for state criminal justice mandate.

A. 2024 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.

\$ 0.00

B. 2023 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.0000

D. Enter the rate calculated in C. If not applicable, enter 0.

\$ 0.0000 /\$100

35. Rate adjustment for indigent health care expenditures.

A. 2024 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose.

\$ 0.00

B. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2023, less any state assistance received for the same purpose.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.0000

D. Enter the rate calculated in C. If not applicable, enter 0.

\$ 0.0000 /\$100

36. Rate adjustment for county indigent defense compensation.

A. 2024 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose.

\$ 0.00

B. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2021 and ending on June 30, 2023, less any state grants received by the county for the same purpose.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.00

D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.

\$ 0.00

E. Enter the lesser of C and D. If not applicable, enter 0.

\$ 0.0000 /\$100

37. Rate adjustment for county hospital expenditures.

A. 2024 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024.

\$ 0.00

B. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2023.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.00

D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.

\$ 0.00

E. Enter the lesser of C and D. If not applicable, enter 0.

\$ 0.0000 /\$100

38. Rate adjustment for municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code, which only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.

A. Amount appropriated for public safety in 2023. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year

\$ 0.00

B. Expenditures for public safety in 2023. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.0000

D. Enter the rate calculated in C. If not applicable, enter 0.

\$ 0.0000 /\$100

39. Adjusted 2024 NNR M&O rate.

Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.

\$ 0.1177 /\$100

40. Adjustment for 2023 sales tax specifically to reduce property values. Cities, counties, and hospital districts that collected and spent additional sales tax on M&O expenses in 2023 should complete this line. These entities will deduct the sales tax gain rate for 2024 in Section 3. Other taxing units, enter zero.

A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2023, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.

\$ 0.00

B. Divide Line 40A by Line 32 and multiply by \$100

\$ 0.0000 /\$100

C. Add Line 40B to Line 39.

\$ 0.1177 /\$100

41. **2024 voter-approval M&O rate.**

Enter the rate as calculated by the appropriate scenario below.

Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.

'-or-

Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.

'-or-

D41. Disaster Line 41: 2024 voter-approval M&O rate for a taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for a property located in the taxing unit, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of **1)** the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or **2)** the third year after the tax year in which the disaster occurred.

If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08,

\$

0.1218 /\$100

42. **Total 2024 debt to be paid with property taxes and additional sales tax**

revenue. Debt means the interest and principal that will be paid on debts that:

- (1) are paid by property taxes
- (2) are secured by property taxes
- (3) are scheduled for payment over a period longer than one year, and
- (4) are not classified in the taxing unit's budget as M&O expenses.

A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above.

Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments.

\$

1,962,218.76

B. Subtract unencumbered fund amount used to reduce total debt.

-\$

0.00

C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none).

-\$

0.00

D. Subtract amount paid from other resources.

-\$

0.00

E. Adjusted debt. Subtract B, C, and D from A.

\$

1,962,218.76

43. Certified 2023 excess debt collections.		
Enter the amount certified by the collector.	\$	0.00
44. Adjusted 2024 debt. Subtract Line 43 from Line 42E.	\$	1,962,218.76
45. 2024 anticipated collection rate.		
A. Enter the 2024 anticipated collection rate certified by the collector.	100.00%	
B. Enter the 2023 actual collection rate	100%	
C. Enter the 2022 actual collection rate	100%	
D. Enter the 2021 actual collection rate	99%	
E. If the anticipated collection rate in A is lower than actual collection rates in B, C, and D, enter the lowest collection rate from B, C, and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.		100%
46. 2024 debt adjusted for collections.		
Divide Line 44 by Line 45E	\$	1,962,218.76
47. 2024 total taxable value.		
Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	\$	3,325,686,382
48. 2024 debt tax rate.		
Divide Line 46 by Line 47 and multiply by \$100	\$	0.0590 /\$100
49. 2024 voter-approval tax rate.		
Add Lines 41 and 48.	\$	0.1808 /\$100
D49. Distaster Line 49 (D49): 2024 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$	0.1808 /\$100
50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2024 county voter-approval tax rate.	\$	N/A

ADDITIONAL SALES TAX WORKSHEET

51. Taxable sales. Units that adopted the sales tax in August or November 2023 or May 2024, enter the Comptroller's estimate of taxable sales for the previous four quarters. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before Nov. 2023, skip this line. \$ 0.00
52. **Estimated sales tax revenue** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.
- UNITS THAT ADOPTED THE SALES TAX IN NOVEMBER 2023 OR MAY 2024.**
Multiply the amount on line 50 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95.
- OR -
- UNITS THAT ADOPTED THE SALES TAX BEFORE NOVEMBER 2023.**
Enter the sales tax revenue for the previous four quarters. Do NOT multiply by .95. \$ 0.00
53. 2024 total taxable value. Enter the amount from Line 21 of the NNR Worksheet \$ 3,325,686,382
54. **Sales tax adjustment rate.**
Divide Line 52 by Line 53 and multiply by 100. \$ 0.0000 /\$100
55. **2024 NNR tax rate, unadjusted for sales tax. Enter the rate from Line 26 or 27, as applicable, on the NNR Worksheet.** \$ 0.1784 /\$100
56. **2024 NNR tax rate, adjusted for sales tax.**
Taxing units that adopted the sales tax in November 2023 or in May 2024.
Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2023. \$ 0.00 /\$100
57. **2024 voter-approval tax rate, unadjusted for sales tax. Enter the rate from Line 49, Line D49 or Line 50, as applicable, of the Voter-Approval Tax Rate Worksheet.** \$ 0.1808 /\$100
58. **2024 voter-approval tax rate, adjusted for sales tax.**
Subtract Line 54 from Line 57. \$ 0.1808 /\$100

VOTER-APPROVAL RATE ADJUSTMENT FOR POLLUTION CONTROL

59. **Certified expenses from TCEQ.** Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its tax assessor-collector with a copy of the letter. \$ 0.00
60. 2024 total taxable value. Enter the amount from Line 21 of the NNR Worksheet. \$ 3,325,686,382
61. **Additional rate for pollution control.**
Divide Line 59 by Line 60 and multiply by \$100. \$ 0.0000 /\$100
62. **2024 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), or Line 58 (taxing units with additional sales tax).** \$ 0.1808 /\$100

VOTER-APPROVAL RATE ADJUSTMENT FOR UNUSED INCREMENT RATE

63. **Year 3 Forgone Revenue Amount.** Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value.

A. Voter-approval tax rate, adjusted for unused increment rate (Line 67).

0.1667

B. Unused increment rate (Line 66).

0.0000

C. Subtract B from A.

0.1667

D. Adopted Tax Rate.

0.1786

E. Subtract D from C.

(0.0119)

F. 2023 Total Taxable Value (Line 60).

3,231,854,388

G. Multiply E by F and divide the results by \$100

\$

0

64. **Year 2 Forgone Revenue Amount.** Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value.

A. Voter-approval tax rate, adjusted for unused increment rate (Line 67).

0.1504

B. Unused increment rate (Line 66).

0.0000

C. Subtract B from A.

0.1504

D. Adopted Tax Rate.

0.1504

E. Subtract D from C.

0.0000

F. 2022 Total Taxable Value (Line 60).

3,075,993,246

G. Multiply E by F and divide the results by \$100

\$

0

65. **Year 1 Forgone Revenue Amount.** Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value.

A. Voter-approval tax rate, adjusted for unused increment rate (Line 67).

0.0767

B. Unused increment rate (Line 66).

0.0000

C. Subtract B from A.

0.0767

D. Adopted Tax Rate.

0.0786

E. Subtract D from C.

(0.0019)

F. 2021 Total Taxable Value (Line 60).

2,586,936,711

G. Multiply E by F and divide the results by \$100

\$

0

66. **Total Foregone Revenue Amount.** Add Lines 63G, 64G, and 65G.

\$

0

67. **2024 unused increment rate** Divide Line 66 by Line 21 of the NNR Worksheet. Multiply the result by 100.

\$

0.0000 /\$100

68. 2024 voter-approval tax rate, adjusted for unused increment rate	Add Line 67 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.1808 /\$100
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City of West Lake Hills

2024
DE MINIMIS RATE

**THIS SECTION SHOULD ONLY BE COMPLETED BY A TAXING UNIT THAT IS A MUNICIPALITY OF LESS THAN 30,000 OR A TAXING UNIT THAT DOES NOT MEET THE DEFINITION OF A SPECIAL TAXING UNIT. (Texas Tax Code Section 26.063(a)(1).)

69. Adjusted 2024 NNR M&O tax rate.	Enter the rate from Line 39 of the Voter-Approval Tax Rate Worksheet.	\$ 0.1177 /\$100
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70. 2024 total taxable value.	Enter the amount on Line 21 of the NNR Tax Rate Worksheet.	\$ 3,325,686,382
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71. Rate necessary to impose \$500,000 in taxes.	Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.0150 /\$100
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72. 2024 debt rate.	Enter the rate from Line 48 of the Voter-Approval Tax Rate Worksheet.	\$ 0.0590 /\$100
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73. De minimus rate.	Add Lines 69, 71, and 72.	\$ 0.1917 /\$100
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2024
EMERGENCY REVENUE RATE WORKSHEET

****THIS SECTION WILL ONLY APPLY TO A TAXING UNIT IN A DISASTER AREA THAT ADOPTED A TAX RATE GREATER THAN ITS VOTER-APPROVAL RATE WITHOUT HOLDING AN ELECTION IN THE PRIOR YEAR.**

74. 2023 adopted tax rate. Enter the rate in Line 4 of the NNR Worksheet.	\$	0.1786 /\$100
75. Adjusted 2023 voter-approval tax rate. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, enter the 2023 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. -or- If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete the separate Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. Enter the final adjusted 2023 voter-approval tax rate from the worksheet. -or- If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$	0.0000 /\$100
76. Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$	0.0000 /\$100
77. Adjusted 2023 taxable value. Enter the amount in Line 14 of the NNR Worksheet.	\$	3,267,752,109
78. Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$	0
79. Adjusted 2024 taxable value. Enter the amount in Line 25 of the NNR Worksheet.	\$	3,271,251,128
80. Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100.	\$	0 /\$100
81. 2024 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with additional sales tax), Line 62 (taxing units with pollution control), or Line 68 (taxing units with the unused increment rate).	\$	0.1808 /\$100

2024
TOTAL TAX RATE

No-new-revenue tax rate

As applicable, enter the 2024 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

\$ 0.1784 /\$100

Voter-approval tax rate

As applicable, enter the 2024 voter-approval tax rate from: Line 49, Line D49 (disaster) Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

\$ 0.1808 /\$100

De minimis rate

If applicable, enter the de minim rate from Line 73.

\$ 0.1917 /\$100

**NOTICE OF TAX RATES,
ESTIMATED UNENCUMBERED FUND BALANCES, AND DEBT SERVICE**

I, Bruce Elfant, Tax Assessor-Collector for Travis County, in accordance with Sec. 26.04, Texas Property Tax Code, provide this notice on 2024 property tax rates for your jurisdiction. This notice presents information about two tax rates. The No-New-Revenue tax rate would impose the same amount of taxes as last year if you compare the properties taxed in both years. The Voter-Approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as they are required by state law. The rates are given per \$100 of property value.

THIS YEAR'S NO-NEW-REVENUE TAX RATE:

Last year's adjusted taxes (after subtracting taxes on lost property).....	\$	5,837,759.76
/ This year's adjusted tax base (after subtracting value of new property).....	\$	3,271,251,128
= This year's no-new-revenue tax rate.....	\$	0.17840 /\$100

THIS YEAR'S VOTER-APPROVAL TAX RATE:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for transferred function).....	\$	3,851,655.10
/ This year's adjusted tax base.....	\$	3,271,251,128
= This year's no-new-revenue operating rate.....	\$	0.1177 /\$100
x 1.035 = This year's maximum operating rate.....	\$	0.1218 /\$100
+ This year's debt rate.....	\$	0.0590 /\$100
= This year's voter-approval rate.....	\$	0.1808 /\$100
(Maximum rate the taxing unit can adopt without an election for voter approval)		

Schedule A: Unencumbered Fund Balances:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Maintenance & Operations	\$	5,000,000
Interest & Sinking (Debt)	\$	9,194
Total	\$	5,009,194

Schedule B, 2024 Debt Service, Parts 1 and 2, are attached

Prepared By: _____
 Bruce Elfant
 Travis County Tax Assessor-Collector
 Christina Cerda

Schedule B, 2024 Debt Service, Part 2

July 25, 2024

Total Required for 2024 Debt Service.....	\$	1,962,218.76
- Amount (if any) paid from funds listed in Schedule A.....	\$	0.00
- Amount (if any) paid from other sources.....	\$	0.00
- Excess collections last year.....	\$	0.00
= Total to be paid from taxes in 2024.....	\$	1,962,218.76
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2024.....	\$	0.00
= Total Debt Levy.....	\$	1,962,218.76

Schedule B, 2024 Debt Services, Part 1

July 25, 2024

DESCRIPTION	PRINCIPAL	INTEREST	OTHER	TOTALS
2022 GO Bond	635,000.00	730,343.76	0.00	1,365,343.76
2023 CO Bond	205,000.00	391,875.00	0.00	596,875.00
TOTALS	840,000.00	1,122,218.76	0.00	1,962,218.76



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	August 14, 2024	Item Number:	8
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	\$316,008.50 increase / \$8,011,727.50 total
Exhibits:	See Attached	Source of Funds:	N/A

Subject

Discuss and consider approving change order number 2 for the Proposition B Road bond projects with Smith Contracting to incorporate paving changes to Westlake Drive, Redbud Trail and Laurel Valley Road and authorize the City Administrator to execute the same.

Recommendation

Staff recommend approving change order number 2 for an increase to the contract of \$361,008.50 for a total contract price of \$8,011,727.50.

Discussion

Background:

Prop B authorized \$11.8 million for the completion of various street and drainage improvements. Plans were amended per City Council direction to remove drainage improvements on Laurel Valley and remove the improvements to Terrace Mountain.

The project was awarded to Smith Contracting Co. Inc. at the February 14, 2024, City Council meeting for the base amount of \$7,934,736.39 (bond) and \$8,806.00 (Alternative 1 – Juniper Rd Pavement). The approved contract included timeline requirements for the completion of the Camp Craft and Eanes School Road improvements.

Change Order No. 1

The first change order was approved on July 24, 2024 for design revisions due to field adjustments necessary due to existing conflicts. With the changes, change order 1 reduced the total amount of the contract by \$230,533.11. This change order also reflected a change in the project delivery schedule.

Change Order No. 2

At the July 24, 2024 City Council meeting, staff and engineering consultants presented a pavement material change. In the original design, about half of Redbud Trail and most of Westlake Drive were designed to be resurfaced with crack sealing and a seal coat treatment. This pavement type is a coating of liquid asphalt is sprayed onto the road surface, followed immediately by the placement of small aggregate or “rock chips” that then embed into the liquid asphalt. This pavement treatment is used throughout the region and is an

economical maintenance alternative, often used in a more rural setting. This treatment will extend the lifespan of the road by 5-7 years.

The engineering consultants presented an alternative option to do a one-inch mill and overlay treatment. This is where the top one inch of the existing pavement is scrapped off and a one-inch course of asphalt replaced. This material provides a longer life span of up to 10 years and provides a smoother driving surface. However, this process comes at a higher cost.

- Change Order #2
 - Crack fill/seal coat - \$397,282.50
 - Mill and overlay \$713,291.00
 - Cost difference + \$316,008.50

In setting the budget for the project, a 5% contingency (\$396,297) was included for possible change during construction, which increased to \$626,508 after Change Order No. 1. After Change Order No. 2 the contingency will decrease to \$310,500.

Future Change Orders

A “high friction” permeable friction course was included for a small area Westlake Drive for additional safety. Staff has recommended to increase the area to include two areas of steep slope along Westlake Drive (Buckeye Trl. to City Hall and Redbud Trl. just past the Westlake Fire Station) for additional safety and traction at those locations. Given the material cost of the PFC, engineering is reviewing other materials that serve the same purpose at a cost-effective price which providing for future maintainability and repair. Additionally, they are working with the city engineer to create a city standard that will be applied to all future CIP and street maintenance projects.

The relocation of the water lines in Camp Craft Road has required additional engineering design that is being finalized. Vicki Ortega, Engineer with K Friese and Associates is working with Water District #10's engineering team to address the water line relocation that meets the districts needs while allowing for the construction of Camp Craft. At the June 12th board meeting of the Water District #10, the Board agreed to share 50% of the cost of the relocation. The total cost of relocating the water lines is still pending completion of the final design and will be presented in a future change order.

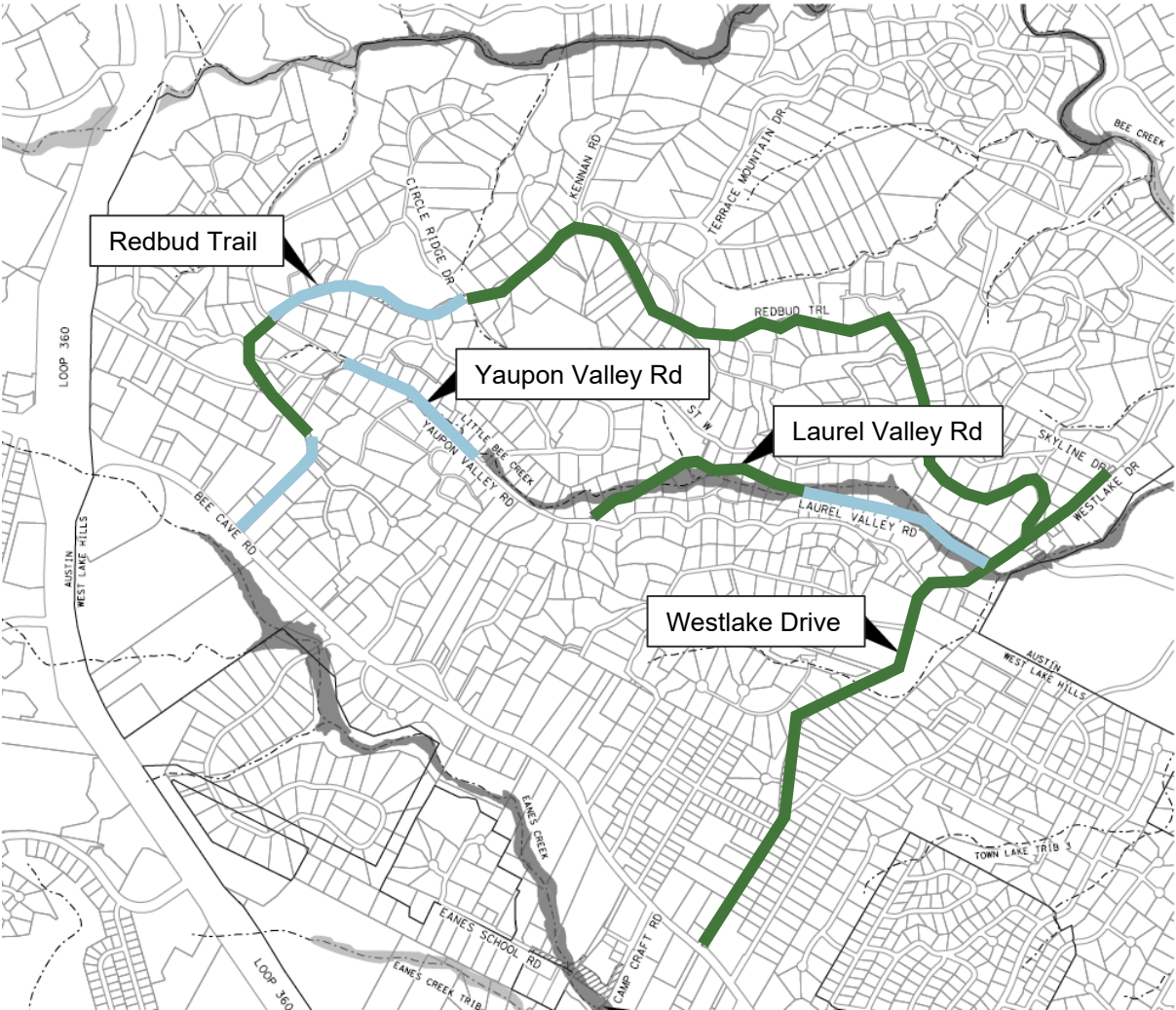


Agenda Item -
Roadway Bond Project Change Order #2

West Lake Hills City Council
August 14, 2024

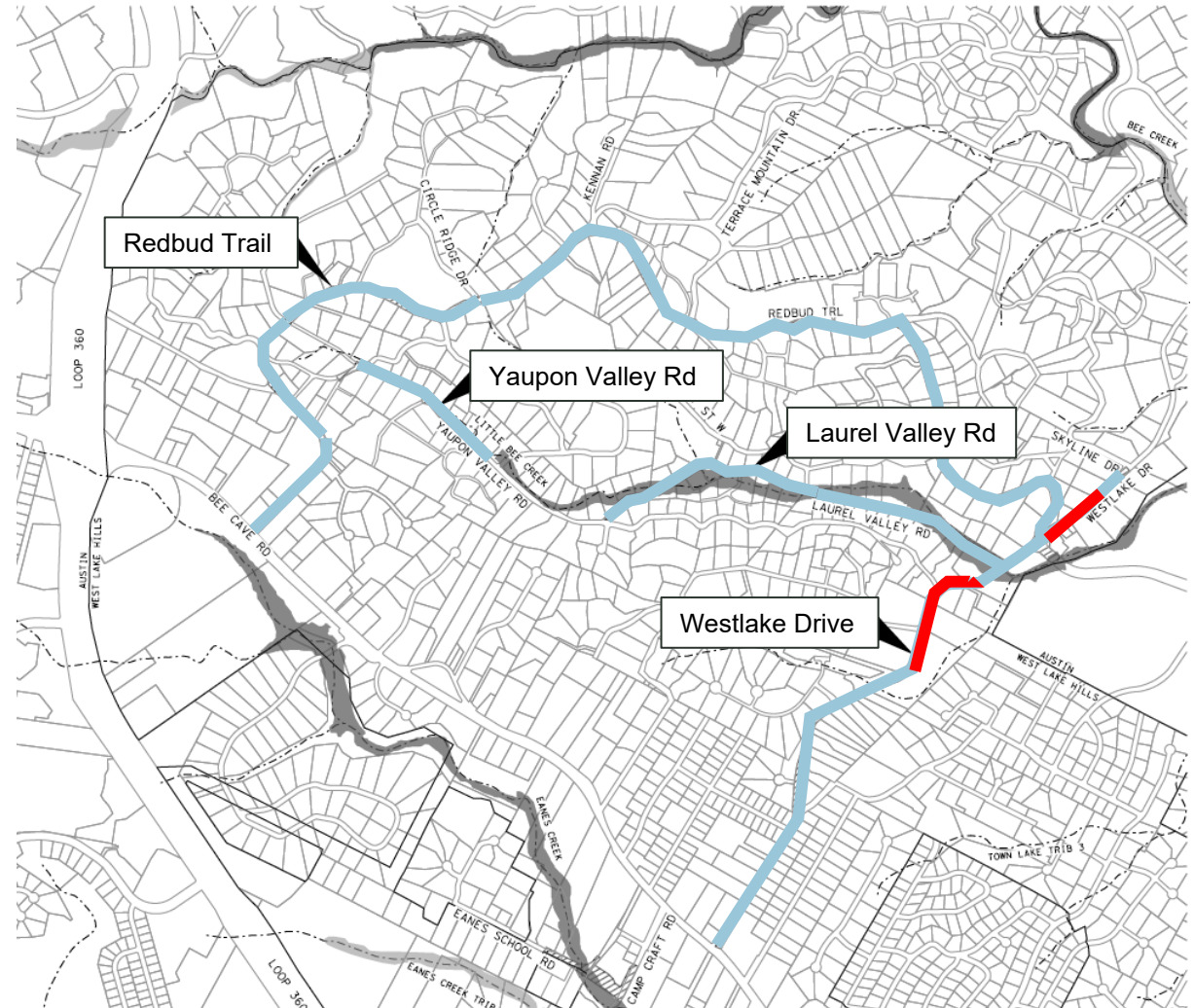
Change Order #2

- Current Roadway Plan
 - Full-depth repair at culvert crossings and select locations
 - Mill/overlay 
 - Crack fill/seal coat 



Change Order #2

- Alternate Roadway Plan
 - Full-depth repair at culvert crossings and select locations
 - Mill/overlay 
 - Crack fill/seal coat 
 - Textured pavement (~~Change~~ Order #3)



■ Financial Implications

Crack fill/seal coat	\$397,282.50
<u>Mill Overlay</u>	<u>\$713,291.00</u>
Difference	+\$316,008.50

Future Change Order #3

- Design changes related to Camp Craft Road
 - Waterline conflicts
 - Redesign elements in progress
 - Cost sharing with WCID #10
- High-Friction pavement alternative

Program Budget Summary

	Current Contract	Change Order #2
Construction Contract	\$7,695,719	\$8,011,727
Engr, R/W, Owners Rep	\$2,362,090	\$2,362,090
Contingency	\$626,508	\$310,500
Total	\$10,684,317	\$10,684,317

Recommended Action

- City Council consider approval of Change Order #2
 - Mill/overlay in lieu of crack fill/seal coat
 - Net increase in cost \$316,008.50