



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, February 12, 2020 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 12th day of February 2020 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

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 Citizens Communication agenda item or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers shall limit their comments to five (5) minutes each.

3. Consent Agenda

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council Meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or Citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Citizens requesting items be removed from the consent agenda must submit a written Speaker Card to the City Secretary before the meeting begins. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.

- a. Approval of the January 22, 2020 Regular Meeting Minutes
- b. Addition of Travis Askey, City Administrator, to the Lone Star Investment Pool in Order to Carry Out the Role of Investment Officer

4. Administration

Discuss and Consider Action on the Addition of Terrace Mountain Paving and Drainage Project to the Proposed May 2020 Bond Election

- a. Staff Briefing:
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. Deliberation and Action

5. Administration

Discuss and Consider Action to Adopt an Ordinance Calling a Bond Election to be held on May 2, 2020

- a. Staff Briefing:
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. Deliberation and Action

6. Ordinance

Discuss and Consider Action to Adopt an Ordinance Calling a General Election to be held on May 2, 2020 for the Purpose of Electing a Mayor, Council Member for Place 2 and Council Member for Place 4

- a. Staff Briefing:
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. Deliberation and Action

7. Administration

Discuss and Consider Action on a Resolution for the Rental of Required Voting Equipment Through Travis County

- a. Staff Briefing:
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. Deliberation and Action

8. Land Use

1801 Westlake Drive: Presentation for Possible Future Redevelopment of an Existing Apartment Community from Permit Partners, LLC

- a. Council Comments and Questions
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. No Action Required, Informational only

9. Administration

Update on Discussions with the City of Austin Regarding the Ullrich Water Treatment Plant

- a. Staff Briefing:
- b. Citizens Communications: All persons wishing to speak on this item shall be heard
- c. Deliberation and Action

10. Executive Session An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551.071 for Consultation with City Attorney Regarding Pending litigation in Cause No. 2019-03-28-01; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D-1-GN-19-007546; City of West Lake Hills, Plaintiff v. Jaff Ventures, LLC and Douglas Jaffe III

11. Adjournment

Approved: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the February 12, 2020 Regular City Council Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on February 7, 2020 at 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed: Stephanie Mills, City Secretary

All items on the agenda are for discussion and/or action. The 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).

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at 512-327-3628 at least 48 hours in advance.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, January 22, 2020 at 7:00 p.m.

A Regular Meeting of the City Council of the City of West Lake Hills, Texas, was held on the 22nd day of January at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, for which proper notice was given.

1. With a quorum present, Mayor Linda Anthony called the meeting to order at 7:16 p.m. Members in attendance were: Mayor Linda Anthony, Mayor Pro Tem Jim O'Connor, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South, and Darin Walker.

Present for Staff: Travis Askey City Administrator, Stephanie Mills, City Secretary, Erin Higginbotham, Assistant City Attorney, Anjali Naini, Director of Building and Services.

2. Citizens Communications: Mayor Anthony opened the meeting for public comments. Hearing none, the public comment section was closed.

3. CONSENT AGENDA:

Motion: To approve as amended the consent agenda as presented and listed below

- a. Approval of the January 8, 2020 Regular Meeting Minutes
- b. Approval of the January 15, 2020 Special Meeting Minutes
- c. Land Use: 110 Westlake Drive: Postponement of the Discussion/action on an ordinance and zoning map amendment to rezone 110 Westlake Drive, a City-owned property under an Agreement for Sale, from Government, Utility, Institution – GUI, to Planned Development District with a based zoning district of One-Family Residential – R-1. Applicant Legacy DCS (Representative Paul Shepherd). Anjali Naini, Director of Building and Development Services
- d. Public Safety: Acknowledge the parade that is to be held in Sunday, January 26, 2020 in honor of the West Lake Hills High School 2019 State Championship win
- e. Public Safety: Public Safety Report, 4th Quarter
- f. Land Use: 3520 Bee Cave Road (American Bank) Discussion/action on a commercial building permit application for an exterior remodel to construct a new terrace. (Article 22.03 of the West Lake Hills Code). Applicant Jonathan Perlstein, Aus-Tex Building Consultants

Motion made by Mayor Pro Tem O'Connor with a Second by Councilmember McCullough

Motion carried unanimously by a vote of 5 ayes to 0 nays

4. Personnel: Oath of Office for the Appointment of Travis Askey as City Administrator

Mayor Anthony presented the Oath of Office to Travis Askey

5. Finance: Final Report and Recommendation from the Bond Advisory Council
 - a. Staff Briefing:
 - Virgil Flathouse as Chair of the Bond Advisory Council gave a report of the Council's recommendation for the proposed May 2020 Bond Election
 - b. Citizens Communications:
 - There were no speakers on this item
 - c. No Action Required, Informational Only

No action was taken

6. Land Use Presentation: **1801 Westlake Drive**: Presentation for Possible Future Redevelopment of an Existing Apartment Community from Permit Partners, LLC
 - a. Council Comments and Questions
 - b. Citizens Communications: All persons wishing to speak on this item shall be heard
 - c. No Action Required, Informational only

This item was postponed by the presenters until the February 12, 2020 Council Meeting

7. Land Use: **110 Westlake Drive**: Discussion/action to consider approving and authorizing the execution of a Drainage Design Reimbursement Agreement with Legacy DCS, LLC, for the reimbursement of all costs and expenses related to the design of drainage improvements on 107 Westlake Drive, and take other appropriate action.
 - a. Executive Session in Accordance with the Authority Contained in Section 551.071 of the Texas Government Code to Consult with the City Attorney
 - Council began Executive Session at 8:15 p.m. and reconvened in open session at 8:47 p.m.
 - b. Staff Briefing:
 - The Mayor gave a brief overview of the project
 - c. Citizens Communications:
 - There were no speakers for this item
 - d. Deliberation and Action: Motion for Denial

Motion for Denial made by Councilmember McCullough with a Second by Councilmember Walker

Motion carried unanimously by a vote of 5 ayes to 0 nays

8. Land Use: **110 Westlake Drive**: Discussion/action to consider approving and authorizing the execution of an Offsite Drainage Improvements and Maintenance Agreement with Legacy DCS, LLC, for the construction and maintenance of drainage improvements on 107 Westlake Drive, and take appropriate action
 - a. Executive Session in Accordance with the Authority Contained in Section 551.071 of the Texas Government Code to Consult with the City Attorney
 - Council began Executive Session at 8:15 p.m. and reconvened in open session at 8:47 p.m.
 - b. Staff Briefing
 - Mayor Anthony gave a brief overview of the project
 - c. Citizens Communications

- There were no speakers on this item
- d. Deliberation and Action

Motion for Denial made by Councilmember Plunkett with a Second by Councilmember McCullough

Motion carried unanimously by a vote of 5 ayes to 0 nays

9. Land Use: 3520 Bee Cave Road (American Bank) Discussion/action on a commercial building permit application for an exterior remodel to construct a new terrace. (Article 22.03 of the West Lake Hills Code). Applicant Jonathan Perlstein, Aus-Tex Building Consultants.
 - a. Staff Briefing: Anjali Naini, Director of Building and Development Services
 - b. Presentation by Applicant
 - No presentation was made
 - c. Citizens Communications
 - d. Deliberation and Action

This item was moved to the Consent Agenda by Councilmember Plunkett

10. Bond: Discussion regarding the addition of Terrace Mountain Paving and Drainage projects to the May 2020 Bond Election
 - a. Staff Briefing
 - Mayor and Council deliberated the addition of Terrace Mountain Paving and Drainage projects to the proposed May 2020 Bond Election
 - b. Citizens Communications
 - There were no speakers for this item
 - c. Deliberation and Action

No action was taken at this time

11. Executive Session: An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551.071 for Consultation with City Attorney Regarding an Update on Cause No. D-1-GN-001858, City of West Lake Hills vs. Yaupon Partners, LLC and Ray McMackin; Case No. 12-12734-tmd, In re: Raymond McMackin; and Adversary No. 13-01049-tmd, City of West Lake Hills v. Raymond McMackin

Council began Executive Session at 8:50 p.m. and reconvened at 9:30 p.m.

12. Executive Session: An Executive Session may be held in accordance with the authority contained in Texas Government Code, Section 551.071 for Consultation with City Attorney Regarding Pending litigation in Cause No. 2019-03-28-01; City of West Lake Hills, Plaintiff, v. Jaffe Ventures, LLC; Douglas Jaffe III, and 1405 Wild Cat Hollow, West Lake Hills, Texas, Defendants and Cause No. D-1-GN-19-007546; City of West Lake Hills, Plaintiff v. Jaff Ventures, LLC and Douglas Jaffe III

Council began Executive Session at 8:50 p.m. and reconvened at 9:30 p.m.

13. Adjournment:

Motion to Adjourn made by Councilmember Walker at 9:31 p.m. with a Second by Councilmember South

Motion carried unanimously by a vote of 5 ayes to 0 nays

Respectfully submitted,

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2020.

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 6
Project Name: Terrace Mountain Drainage and Pavement

Problem Description

Roadside swales along Terrace Mountain Dr are shallow and prone to sediment build up. Several culverts are undersized, causing overtopping of the roadway and flooding of adjacent streets. The culverts are susceptible to sedimentation and require consistent maintenance by the City. At Spurlock, the roadway geometry makes overtopping of the especially hazardous.

Proposed Improvements

- ~ 550 ft of ditch improvements on Terrace Mountain Dr.
- 2-24" Reinforced Concrete Pipe (RCP) crossing Terrace Mountain Dr near the intersection with Basin Ledge.
- 3'x2' Concrete Box Culvert (CBC) crossing Basin Ledge near the intersection with Canyon Creek Dr.
- Replace culvert near the intersection with Spurlock Valley Dr with a 7'x5' CBC.
- Replace the Bee Creek Tributary structure at Westlake Dr with a single 5'x4' CBC.
- Pavement repairs from Caravan Cir to Westlake Dr.

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	2
Maintenance	3
Citizen Input/Complaints	2
Project Type	2
Timing/Location	0
Total Project Score:	2.15

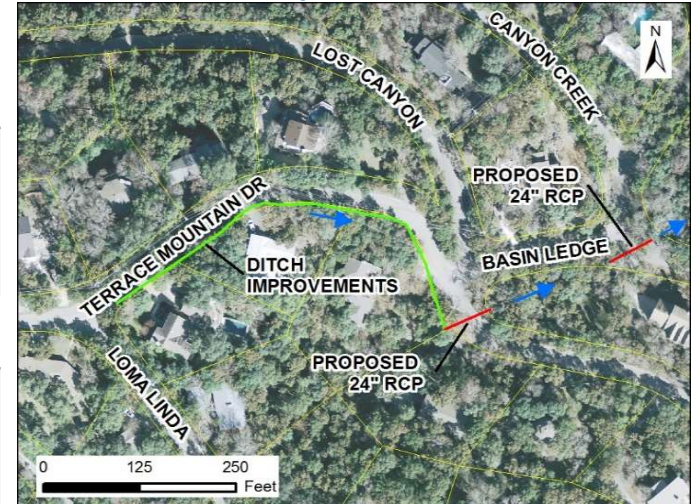
Project Costs

Engineering & Survey:	\$ 107,500
Construction:	\$ 534,170
Other:	\$ 160,300
Total:	\$ 801,970
Conceptual Cost Range:	\$750k - \$1M
Estimated Construction Duration:	4 Months

Assumptions

- It is assumed no ROW or easements will need to be acquired for the ditch improvements or culverts. From the data provided, it appears the existing roadway encroaches upon the ROW line. The requirement for easements will need to be verified in detailed study or during final design. The proposed culverts will need to be confirmed during detailed hydrologic and hydraulic analysis.

Project Photos

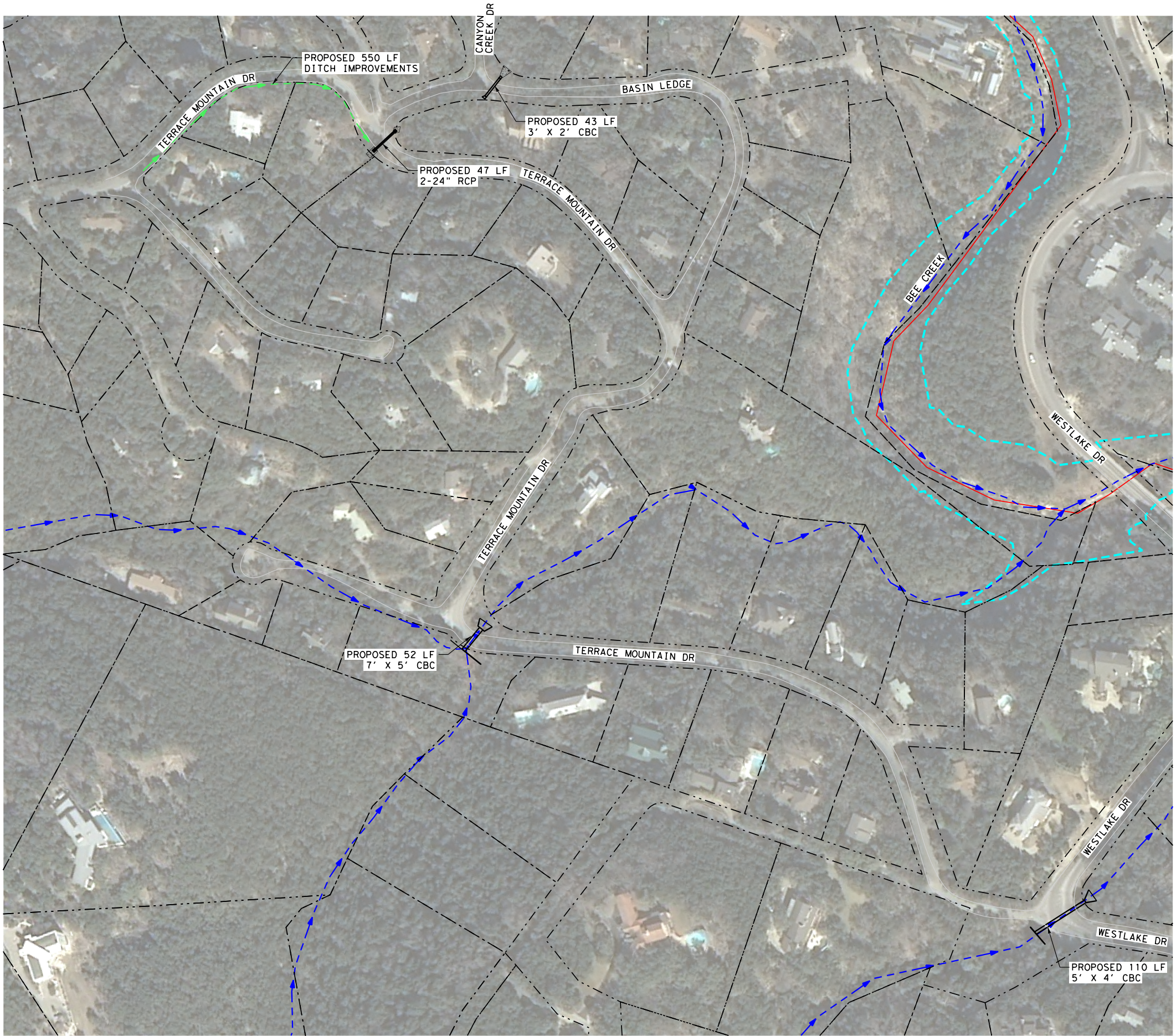


Proposed ditch and cross drainage improvements



Terrace Mountain Drive looking east down Basin Ledge

2/3/2020
06 TERRACE MTN.dgn



INTERIM
2/3/2020
THIS DOCUMENT IS NOT INTENDED
FOR BIDDING, PERMITTING AND/OR
CONSTRUCTION PURPOSES

LEGEND

- CITY LIMITS
- PROPERTY LINE
- STREAM CENTERLINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED DITCH IMPROVEMENTS

ACRONYMS

- MBC - MULTIPLE BOX CULVERTS
- CBC - CONCRETE BOX CULVERT
- DI - DITCH IMPROVEMENTS
- NG - NATURAL GROUND
- PAV - PAVEMENT
- TYP - TYPICAL
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY

K FRIESE & ASSOCIATES, INC.
1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746

CITY OF WEST LAKE HILLS
DRAINAGE MASTER PLAN

TERRACE MOUNTAIN DRIVE DRAINAGE IMPROVEMENTS
OVERVIEW

K. FRIESE
+ ASSOCIATES
PUBLIC PROJECT ENGINEERING
(FIRM # 6536)

WEST LAKE HILLS
TEXAS

CITY OF WEST LAKE HILLS

SCALE	1" = 200'
DATE	2/3/2020
SHEET NUMBER	1 OF 1

AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN THE CITY OF WEST LAKE HILLS, TEXAS; MAKING PROVISIONS FOR THE CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND CONTAINING OTHER PROVISIONS RELATED THERETO

STATE OF TEXAS §
COUNTY OF TRAVIS §
CITY OF WEST LAKE HILLS §

WHEREAS, the City Council (the “City Council”) of the City of West Lake Hills, Texas (the “City”) is authorized and has determined to call an election to submit propositions to voters in the City to determine whether the City Council shall be authorized to issue bonds of the City in the amounts and for the purposes hereinafter set forth; and

WHEREAS, the City will enter into one or more Election Agreements (collectively, the “Election Agreement”) with Travis County, Texas (the “County”), by and through the county election officer (the “Administrator”), and possibly other political subdivisions, in accordance with the laws of the State of Texas (the “State”) and applicable federal law; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS:

Section 1. Findings. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. Election Ordered; Date; Propositions. An election (the “Election”) shall be held for and within the City on Saturday, May 2, 2020 (“Election Day”), in accordance with the Texas Election Code (the “Code”). At the Election, the following propositions (the “Propositions”) shall be submitted to the qualified voters of the City in accordance with law:

CITY OF WEST LAKE HILLS, TEXAS - PROPOSITION A

Shall the City Council of the City of West Lake Hills, Texas (the “City”) be authorized to issue bonds, in one or more series, in the principal amount of not to exceed \$[REDACTED] maturing serially or otherwise over a period of years and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements as

follows: constructing, acquiring, improving, renovating, expanding and developing a new City Hall and Police Building and related infrastructure?

CITY OF WEST LAKE HILLS, TEXAS - PROPOSITION B

Shall the City Council of the City of West Lake Hills, Texas (the “City”) be authorized to issue bonds, in one or more series, in the principal amount of not to exceed \$[] maturing serially or otherwise over a period of years and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, to wit: constructing, improving, renovating, extending, expanding and developing streets, roads and related drainage improvements, including traffic signalization, lighting, sidewalks, soundwalls and landscaping, and acquiring right-of-way related thereto, with respect to Camp Craft Road, Laurel Valley Road, Redbud Trail, Westlake Drive, [and] Yaupon Valley Road [and Terrace Mountain Drive]?

Section 3. Official Ballots. The official ballots for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote “FOR” or “AGAINST” the aforesaid Propositions which shall be set forth on the ballots substantially in the following form:

CITY OF WEST LAKE HILLS, TEXAS - PROPOSITION A

[] FOR	)	The issuance of bonds in the amount of \$[] and
	)	the imposition of taxes sufficient to pay the principal of and
	)	interest on the bonds for a new City Hall and Police Building
[] AGAINST	)	and related infrastructure.

CITY OF WEST LAKE HILLS, TEXAS - PROPOSITION B

[] FOR	)	The issuance of bonds in the amount of \$[] and
	)	the imposition of taxes sufficient to pay the principal of and
	)	interest on the bonds for street and drainage improvements
	)	to Camp Craft Road, Laurel Valley Road, Redbud Trail,
	)	Westlake Drive, [and] Yaupon Valley Road [and Terrace
[] AGAINST	)	Mountain Drive].

Section 4. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. Election Precincts, Voting Locations and Voting Hours on Election Day. Except as otherwise provided herein, the boundaries and territories of the County election precincts that are wholly or partially within the territorial boundaries of the City are hereby designated as

the voting precincts of the City for the Election and the precinct numbers for the City's election precincts shall be the corresponding County precinct number of each precinct. The Election Day polling places shall be as shown in Exhibit A to this Ordinance. Exhibit A shall be modified to reflect any alterations or changes in or additions to polling places required to conform to the Code or the Election Agreement or as directed by the Administrator.

On Election Day the polls shall be open from 7:00 a.m. to 7:00 p.m.

Section 6. Early Voting Locations, Dates and Times. Early voting by personal appearance for all election precincts shall be held at the locations, at the times and on the days set forth in Exhibit B, or at such other locations as hereafter may be designated by the Administrator. Exhibit B shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or the Election Agreement or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. Applications for ballots to be voted by mail should be mailed to:

Travis County Early Voting Clerk
P.O. Box 149325
Austin, Texas 78714-9325

Section 7. Appointment of Election Officers. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed and the polling places may be combined for some precincts, pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes the City Secretary to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code.

Section 8. Notice of Election. Notice of the Election shall be given by: (i) publishing a substantial copy of this Ordinance on the same day of each of two (2) successive weeks not earlier than the thirtieth (30th) day nor later than the fourteenth (14th) day prior to the date set for the Election, in a newspaper published in the City, (ii) posting a copy of this Ordinance at the City Hall on the bulletin board used for posting notices of the meetings of the City Council and at three (3) other public places within the boundaries of the City, not later than the twenty-first (21st) day prior to the date set for the Election and (iii) posting a copy of this Ordinance on the City's website, prominently and together with the notice of the Election, the contents of the Propositions and any sample ballots prepared for the Election, not later than the twenty-first (21st) day prior to the date set for the Election through Election Day. A voter information document for each Proposition shall also be prepared and posted in accordance with the Code. Additionally, on Election Day and during early voting by personal appearance, this Ordinance shall be posted in a prominent location at each polling place.

Notice of the Election shall also be provided to the County Clerk of Travis County, Texas and the Travis County Voter Registrar not later than the sixtieth (60th) day before Election Day.

Section 9. Bilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in both English and Spanish and persons capable of acting as translators in both English and Spanish shall be made available to assist Spanish language speaking voters in understanding and participating in the election process.

Section 10. Conduct of Election. Voting at the Election, and early voting therefor, shall be by the use of the lawfully approved County voting systems and ballots. Said Election shall be held in accordance with the Code, except as modified by other applicable provisions of law.

Section 11. Necessary Actions. The Mayor and City Council of the City, in consultation with the City's attorney and bond counsel are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009, Texas Election Code: (i) the proposition language that will appear on the ballot is set forth in Section 4 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 3 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 3 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the costs of any credit agreements may be imposed, as set forth in Section 3 of this Ordinance, (v) bonds authorized pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the Board, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the District's debt obligations is \$0.00, and the aggregate amount of outstanding interest on the City's debt obligations is \$0.00 and (vii) the City's ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.00 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be [_.__]%. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009, Texas Election Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Propositions submitted by this Ordinance.

Section 13. Severability. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, work, or provision hereof be given full force and effect for its purpose.

Section 14. Effective Date. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

[Signature page follows.]

PASSED AND APPROVED February 12, 2020.

Mayor
City of West Lake Hills, Texas

ATTEST:

City Secretary
City of West Lake Hills, Texas

EXHIBIT A

**ELECTION DAY POLLING LOCATIONS
(Between the hours of 7:00 a.m. and 7:00 p.m.)**

[TO COME]¹

¹ Polling locations will be inserted once provided by Travis County.

EXHIBIT B

EARLY VOTING POLLING LOCATIONS AND TIMES

[TO COME]²

² Early voting polling locations and times will be inserted once provided by Travis County.

CITY OF WEST LAKE HILLS
BOND LIST



ID	Project Name	Description	Drainage Cost	Pavement Cost	Total Cost	Risk to Public Safety (30%)	Potential Damage to Infrastructure (15%)	Reoccurring Maintenance (15%)	Citizen Input/ Complaints (15%)	Project Type (10%)	Timing/ Location (15%)	CIP Score
1	Eanes Creek Low Water Crossings	Eanes School Rd and Camp Craft	\$ 2,084,900	\$ -	\$ 2,084,900	3	3	3	3	2	3	2.90
2	Redbud Trl Drainage and Pavement	Bee Cave Rd to City Limits	\$ 1,163,000	\$ 1,643,100	\$ 2,806,100	3	2	3	3	3	3	2.85
3	Westlake Dr Drainage and Pavement	Bee Cave Rd to City Limits	\$ 1,134,275	\$ 479,000	\$ 1,613,275	3	2	3	2	3	0	2.25
4	Laurel Valley Drainage and Pavement	Entire Rd	\$ 1,283,565	\$ 297,525	\$ 1,581,090	3	2	2	3	3	0	2.25
5	Yaupon Valley Drainage and Pavement	Juniper Rd to Madrone Rd	\$ 426,025	\$ 199,775	\$ 625,800	1	2	3	3	2	0	1.70
6	Terrace Mountain Drainage and Pavement	Entire Rd	\$ 457,420	\$ 344,550	\$ 801,970	3	2	3	2	2	0	2.15

Total	\$ 6,549,185	\$ 2,963,950	\$ 9,513,135
--------------	---------------------	---------------------	---------------------

**CITY OF WEST LAKE HILLS
MAINTENANCE LIST**



ID	Street	Description	Estimated Drainage Costs	Estimated Street Costs	Estimated Total Cost	Year	Estimated Annual Cost
*1	Yaupon Valley Rd Pavement	West Of Redbud Trl	\$ -	\$ 107,663	\$ 107,663	1	\$ 368,392
2	Forest View Dr Pavement	End to City Limits	\$ -				
3	Ledgeway Dr Pavement	Entire Rd		\$ 260,729	\$ 260,729		
4	Westlake Dr Pavement (Temporary)	Buckeye Dr to Redbud Trl					
5	Ox Eye Trl Pavement	Entire Rd	\$ -				
*6	Harbor View Drainage and Pavement	Wild Cat Hollow to Culvert	\$ 362,915	\$ 85,500	\$ 448,415	2	\$ 448,415
*7	Wild Cat Hollow Pavement	Skyline Dr to End	\$ 150,000	\$ 229,350	\$ 379,350	4	\$ 503,750
8	Cedar Oak Drainage	Entire Rd	\$ 124,400	\$ -	\$ 124,400		
9	Double Fork Rd Pavement	Entire Rd	\$ -	\$ 27,200	\$ 27,200		
10	Juniper Rd Pavement	Redbud Trl to Mulberry Rd	\$ -	\$ 65,950	\$ 65,950		
11	Kennan Rd Pavement	Entire Rd	\$ -	\$ 122,950	\$ 122,950		
12	Spurlock Valley Rd Drainage and Pavement	Entire Rd	\$ 190,075	\$ 21,375	\$ 211,450	5	\$ 333,600
13	Old Bee Cave Rd Drainage	Entire Rd	\$ 122,150	\$ -	\$ 122,150		
14	Rocky River Rd Pavement	Entire Rd	\$ -	\$ 164,400	\$ 164,400	6	\$ 274,450
15	Wren Valley Cv Pavement	Entire Rd	\$ -	\$ 110,050	\$ 110,050		
16	N Peak Rd Pavement	Rollingwood Dr to Gentry Dr	\$ 56,388	\$ 220,650	\$ 277,038	7	\$ 327,038
17	Pavement Condition Analysis			\$ 50,000	\$ 50,000		
18	Buckeye Trl Pavement	Spiller Rd to Westlake Dr	\$ 73,575	\$ 115,925	\$ 189,500	8	\$ 341,775
19	Skyline Dr Pavement	Nob Hill Cir to Wild Cat Hollow	\$ 75,000	\$ 77,275	\$ 152,275		
20	Terrace Mtn Cv Pavement	Entire Rd	\$ -	\$ 20,900	\$ 20,900	9	\$ 285,125
21	Swiftcurrent Trl Pavement	Entire Rd	\$ -	\$ 36,300	\$ 36,300		
22	Oak Ridge Dr Pavement	Rock Creek Dr to Westbrook Dr	\$ -	\$ 18,575	\$ 18,575		
23	Washington Cutoff Pavement	Entire Rd	\$ -	\$ 19,425	\$ 19,425		
24	Calithea Rd Pavement	Entire Rd	\$ -	\$ 21,375	\$ 21,375		
25	Circle Ridge Dr Pavement	Redbud Trl to Little Bend Rd	\$ -	\$ 29,675	\$ 29,675		
26	Las Lomas Ct Pavement	Entire Rd	\$ -	\$ 21,875	\$ 21,875		
27	Spiller Ln Pavement	Entire Rd	\$ -	\$ 29,350	\$ 29,350		
28	Split Rail Trl Pavement	Westbrook Dr to Bulian Ln	\$ -	\$ 21,950	\$ 21,950		
29	Westwood Ter Pavement	Bee Cave Rd to Westbrook W	\$ -	\$ 20,425	\$ 20,425		
30	Rock Creek Dr Pavement	Oak Ridge Dr to City Limits	\$ -	\$ 26,550	\$ 26,550		
31	Crestwood Ct Pavement	Entire Rd	\$ -	\$ 18,725	\$ 18,725		
32	Nob Hill Cir Pavement	Entire Rd	\$ 75,000	\$ 88,150	\$ 163,150	10	\$ 323,000
33	Windsong Trl Pavement	Entire Rd	\$ 70,000	\$ 89,850	\$ 159,850		
34	Cedar Park Dr Pavement	Entire Rd	\$ 40,000	\$ 75,950	\$ 115,950	11	\$ 275,850
35	Bent Tree Ct Pavement	Entire Rd	\$ 10,000	\$ 29,550	\$ 39,550		
36	Sugar Creek Dr Pavement	Gentry Dr to End	\$ -	\$ 43,025	\$ 43,025		
37	Rocky Ledge Rd Pavement	Rocky River Rd to End	\$ -	\$ 35,550	\$ 35,550	12	\$ 293,525
38	Circle Ridge Dr Pavement	Little Bend Rd to End	\$ -	\$ 41,775	\$ 41,775		
39	Las Lomas Dr Pavement	Parkwood Ct to Woodview Ct	\$ 45,000	\$ 50,475	\$ 95,475		
40	Live Oak Cir Pavement	Entire Rd	\$ 65,000	\$ 91,275	\$ 156,275		

41

Bond Project 1 **EANES CREEK LOW WATER CROSSINGS**: Camp Craft Rd and Eanes School Rd creek crossings. Replace existing ineffective low water crossings with improved culverts; construct and raise roadway elevation to reduce water overtopping roadway. Project also includes channel grading and vegetation removal.

Estimated Cost: \$2,084,900

Bond Project 2 **REDBUD TRAIL DRAINAGE, PAVING AND ROADWAY RECONSTRUCTION**: Yaupon Valley Road to Circle Ridge Rd and from Kennan Rd to Wildcat Hollow. Improvements to roadside rights of way, drainage ditches and construction of two (2) new culverts that will convey water to Little Bee Creek. Project also includes roadway reconstruction and repaving from Bee Cave Rd to city limits.

Estimated Cost: \$2,806,100

Bond Project 3 **WESTLAKE DR DRAINAGE, PAVING AND ROADWAY RECONSTRUCTION**: Little Bee Creek to Skyline Dr. Improvements to roadside rights of way, drainage ditches, construction and replacement of the existing culvert at Little Bee Creek. Installation of storm sewer to be installed to significantly improve and convey flow efficiently to Little Bee Creek. Project also includes roadway reconstruction and repaving from Bee Cave Road to city limits.

Estimated Cost: \$1,613,275

Bond Project 4 **LAUREL VALLEY RD DRAINAGE, PAVING AND ROADWAY RECONSTRUCTION**: Yaupon Valley Road to Westlake Dr. Improvements to roadside rights of way, drainage ditches, construction and replacement of existing culverts at four (4) critical crossings of Little Bee Creek. Project also includes roadway reconstruction and repaving from Yaupon Valley Road to Westlake Dr.

Estimated Cost: \$1,581,090

Bond Project 5 **YAUPON VALLEY RD DRAINAGE, PAVING AND ROADWAY RECONSTRUCTION**: From Juniper Road to Madrone Road. Improvements to roadside rights of way, drainage ditches and construction of four (4) culverts to convey water to Little Bee Creek. Project also includes roadway reconstruction and repaving from Juniper Rd to Madrone Rd and required infrastructure to mitigate spring near Double Bend Back Rd.

Estimated Cost: \$625,800

Bond Project 6 **TERRACE MOUNTAIN DRAINAGE, PAVING AND ROADWAY RECONSTRUCTION**: From Caravan Circle to Westlake Dr. Improvements to roadside rights of way, drainage ditches and replacement of four (4) culverts to convey flow efficiently to Bee Creek. Project also includes roadway reconstruction and repaving from Caravan Cir to Westlake Dr.

Estimated Cost: \$801,970

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 1
Project Name: Eanes Creek Low Water Crossings

Problem Description

The low water crossings along Camp Craft Rd at Eanes Creek and Eanes Creek Tributary are frequently overtopped. Camp Craft Rd serves as a high traffic access point to West Lake High School. The Eanes Creek crossing at Eanes School Rd is frequently overtopped and serves as the single access point for a the Dorsetshire Estates, Shadowood Subdivision, Hillside Vista Subdivision, and several other properties.

Proposed Improvements

- Replace Eanes Creek crossing at Eanes School Rd with 4-8'x7' multiple box culvert (MBC).
- Raise profile of Eanes School Rd by ~1.5 ft at crossing.
- Replace Eanes Creek crossing at Camp Craft Rd with 4-8'x7' MBC.
- Raise profile of Camp Craft Rd by ~6 ft at crossing.
- Replace Eanes Creek Trib crossing at Camp Craft Rd w/ith 2-8'x5' MBC.
- Channel grading with rock riprap protection upstream and downstream of all crossings.
- Clear underbrush and small caliber trees in area between Eanes School Rd and Camp Craft Rd.

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	3
Maintenance	3
Citizen Input/Complaints	3
Project Type	2
Timing/Location	3
Total Project Score:	2.90

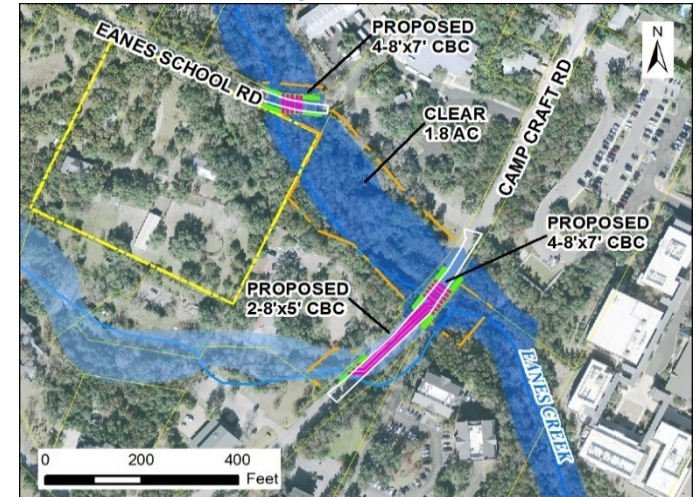
Project Costs

Engineering & Survey:	\$ 429,700
Construction:	\$ 1,479,000
Other:	\$ 176,200
Total:	\$ 2,084,900
Conceptual Cost Range:	> \$2M
Estimated Construction Duration:	6 Months

Assumptions

- 6' sidewalk will be constructed for the length of roadway reconstruction.
- Concrete wall along Camp Craft Rd will remain.
- The City can acquire an easement in the parcel outside of the City Limits.

Project Photos



Proposed cross drainage and roadway improvements



October 30, 2015 flood event, Eanes Creek and Camp Craft Rd.

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 2
Project Name: Redbud Trail Drainage and Pavement

Problem Description

The roadside ditches along Redbud Trail routinely fill with rocks and sediment due to the steep hillside adjacent to the roadway. In addition, three culverts cross the roadway between 123 and 301 Redbud Trail. Conveyance downstream of the culverts are undefined and in some cases discharge directly at the residential structure of 125 Redbud Trail with recurring flooding. During minor storm events, flow in the ditch is impeded by the lack of driveway culverts and crosses Redbud Trail, towards structures.

Proposed Improvements

- ~6500 ft of ditch improvements along Redbud Trl
- Remove existing cross culverts
- Install new cross culverts at two locations
- Construct a 2 ft - 3 ft high retaining wall along the northern ROW to grade the proposed ditch.
- Obtain 25' drainage easement from the proposed cross culvert to Little Bee Creek.
- Pavement repairs from Bee Cave Rd to City Limits

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	2
Maintenance	3
Citizen Input/Complaints	3
Project Type	3
Timing/Location	3
Total Project Score:	2.85

Project Costs

Engineering & Survey:	\$ 409,100
Construction:	\$ 2,223,450
Other:	\$ 173,550
Total:	\$ 2,806,100
Conceptual Cost Range:	> \$2M
Estimated Construction Duration:	6 Months

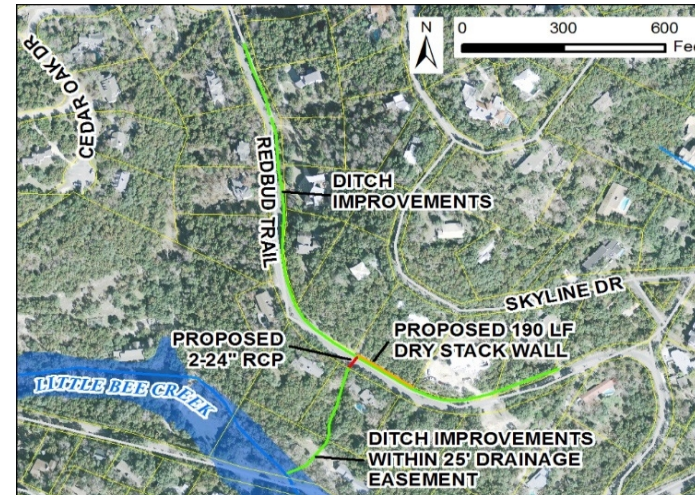
Assumptions

- From the data provided, it appears the existing roadway extends beyond the ROW in several locations. The requirement for additional easements will need to be verified in detailed study or during final design.

Project Photos



Proposed cross drainage and ditch improvements



Proposed cross drainage, ditch, and channel improvements

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 3
Project Name: Westlake Drive Drainage and Pavement

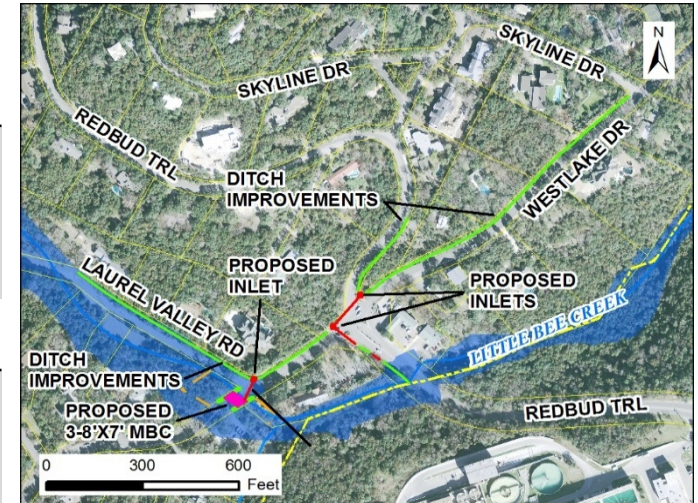
Problem Description

- Little Bee Creek crosses Westlake Dr near the intersection with Laurel Valley Rd. The culvert crossing is undersized and Westlake Dr is frequently overtopped.
- Water flows across the intersection of Westlake Dr and Laurel Valley Rd due to inadequate ditch conveyance and sedimentation of the small diameter culvert at the northeast corner of the intersection.
- Water flows across the Westlake Dr and Redbud Trl intersection due to overgrown roadside ditches along Westlake Dr and lack of conveyance across the intersection.

Proposed Improvements

- Replace Little Bee Creek crossing structure at Westlake Dr w/ 3-8'x7' Multiple Box Culverts (MBC).
- ~645 ft of ditch improvements along Laurel Valley Rd.
- ~1335 ft of ditch improvements along Westlake Dr
- ~150 ft of ditch improvements along Redbud Trail east and west of Westlake Dr.
- Add large area inlet at NE corner of Westlake Dr and Laurel Valley Rd intersection.
- Two area inlets at the NE and SE corners of Westlake Dr and Redbud Trail intersection.
- Pavement repairs from Bee Cave Rd to Skyline Dr

Project Photos



Proposed cross drainage, ditch, and storm sewer improvements

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	2
Maintenance	3
Citizen Input/Complaints	2
Project Type	3
Timing/Location	0
Total Project Score:	2.25

Project Costs

Engineering & Survey:	\$ 287,600
Construction:	\$ 1,014,525
Other:	\$ 311,150
Total:	\$ 1,613,275
Conceptual Cost Range:	\$1.5M - \$2M
Estimated Construction Duration:	6 Months

Assumptions

- City of West Lake Hills sign at the NE corner of the Westlake Drive and Redbud Trail intersection can be removed and reconstructed for construction of storm sewer.
- Proposed improvements will not be impacted by the City of Austin Redbud Trail project.



October 30, 2015 flood event, Little Bee Creek at Westlake Drive

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 4
Project Name: Laurel Valley Drainage and Pavement

Problem Description

Little Bee Creek crosses Laurel Valley Rd at three locations, and a tributary to Little Bee Creek crosses at another location. Overtopping of Laurel Valley Rd occurs frequently as the crossings function as low water crossings. During large events, all locations will overtop and restrict access to residents. In addition, there is a roadside ditch less than 6-inches deep along a portion of Laurel Valley. Due to the insufficient capacity, the edge of pavement adjacent to the ditch has been eroded in several locations and some residents have reported flooding in their garage on several occasions.

Proposed Improvements

- Replace culvert near Yaupon Valley Rd with 2-7'x3' Multiple Box Culvert (MBC).
- Replace culvert near Double Fork Rd with 1-7'x3' Concrete Box Culvert (CBC)
- ~ 845 ft of ditch improvements from Double Fork Rd to Ledgeway.
- Replace culvert near Ledgeway with 4-7'x3' MBC
- Replace culvert approaching Westlake Dr with 4-7x4' MBC and raise roadway ~ 1 ft.
- Pavement repairs from Yaupon Valley Rd to Westlake Dr

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	2
Maintenance	2
Citizen Input/Complaints	3
Project Type	3
Timing/Location	0
Total Project Score:	2.25

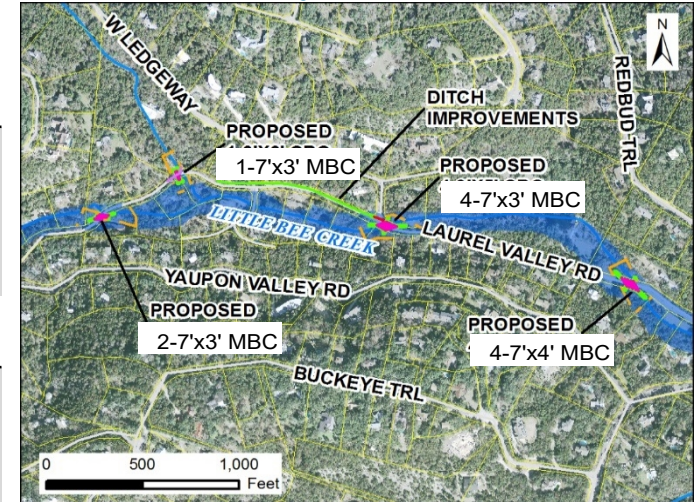
Project Costs

Engineering & Survey:	\$ 230,100
Construction:	\$ 1,016,990
Other:	\$ 334,000
Total:	\$ 1,581,090
Conceptual Cost Range:	\$1.5M - \$2M
Estimated Construction Duration:	6 Months

Assumptions

- It is assumed no ROW or easements will need to be acquired for the ditch improvements. From the data provided, it appears the existing roadway extends beyond the ROW in several locations. The requirement for easements will need to be verified in detailed study or during final design.
- The design was modified to convey the 2-yr storm to preserve the existing tree near Ledgeway.

Project Photos



Proposed cross drainage and ditch improvements



Little Bee Creek at Laurel Valley just east of Ledgeway

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 5
Project Name: Yaupon Valley Drainage and Pavement

Problem Description

Roadside ditches along Yaupon Valley Rd are less than six inches deep and do not have sufficient capacity to convey minor rain events. The limited capacity of the ditches causes water to cross the roadway. The culverts crossing Yaupon Valley Rd near Allegro Ln and Madrone Rd do not have adequate capacity to convey frequent rain events causing overtopping. Several additional culverts along Yaupon Rd frequently fill with sediment, are crushed, or do not have adequate conveyance. A small pothole occurs on Yaupon Rd between Alegro Ln and Double Back Bend during large rain events.

Proposed Improvements

- 3'x2' Concrete Box Culvert (CBC) crossing Yaupon Valley Rd east and west of Allegro Ln.
- 24" Reinforced Concrete Pipe (RCP) crossing Yaupon Valley Rd east and west of Madrone Rd.
- ~100 ft ditch improvements along Allegro Ln to intersection with Yaupon Valley Rd.
- ~95 ft ditch improvements along Madrone Rd to intersection with Yaupon Valley Rd.
- ~1,475 ft ditch improvements from Juniper Road to Madrone Rd.
- Investigate cause of pothole during rain event.
- Pavement repairs from Juniper Road to Madrone Rd

Bond Ranking Criteria

	Score
Risk to Public Safety	1
Potential Damage	2
Maintenance	3
Citizen Input/Complaints	3
Project Type	2
Timing/Location	0
Total Project Score:	1.70

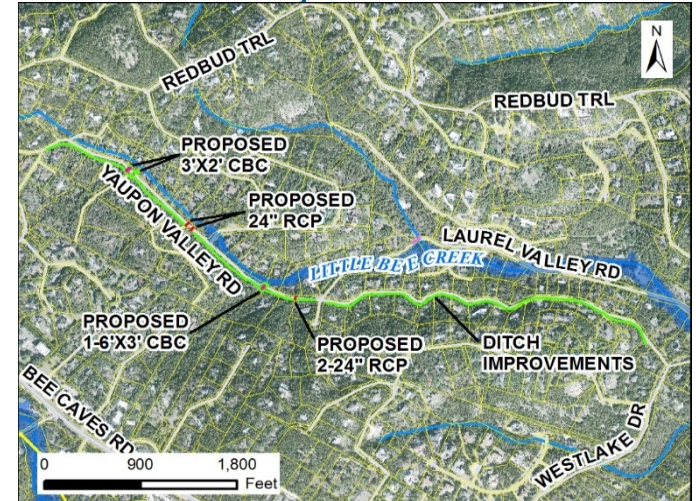
Project Costs

Engineering & Survey:	\$ 78,200
Construction:	\$ 419,000
Other:	\$ 128,600
Total:	\$ 625,800
Conceptual Cost Range:	\$500k - \$750k
Estimated Construction Duration:	4 Months

Assumptions

- It is assumed no ROW or easements will need to be acquired for the ditch improvements. From the data provided, it appears the existing roadway extends beyond the ROW in several locations. The requirement for easements will need to be verified in detailed study or during final design.

Project Photos



Proposed cross drainage and ditch improvements



October 30, 2015 flood event, Yaupon Valley Road

CITY OF WEST LAKE HILLS BOND LIST PROJECT SUMMARY



Project ID: 6
Project Name: Terrace Mountain Drainage and Pavement

Problem Description

Roadside swales along Terrace Mountain Dr are shallow and prone to sediment build up. Several culverts are undersized, causing overtopping of the roadway and flooding of adjacent streets. The culverts are susceptible to sedimentation and require consistent maintenance by the City. At Spurlock, the roadway geometry makes overtopping of the especially hazardous.

Proposed Improvements

- ~ 550 ft of ditch improvements on Terrace Mountain Dr.
- 2-24" Reinforced Concrete Pipe (RCP) crossing Terrace Mountain Dr near the intersection with Basin Ledge.
- 3'x2' Concrete Box Culvert (CBC) crossing Basin Ledge near the intersection with Canyon Creek Dr.
- Replace culvert near the intersection with Spurlock Valley Dr with a 7'x5' CBC.
- Replace the Bee Creek Tributary structure at Westlake Dr with a single 5'x4' CBC.
- Pavement repairs from Caravan Cir to Westlake Dr.

Bond Ranking Criteria

	Score
Risk to Public Safety	3
Potential Damage	2
Maintenance	3
Citizen Input/Complaints	2
Project Type	2
Timing/Location	0
Total Project Score:	2.15

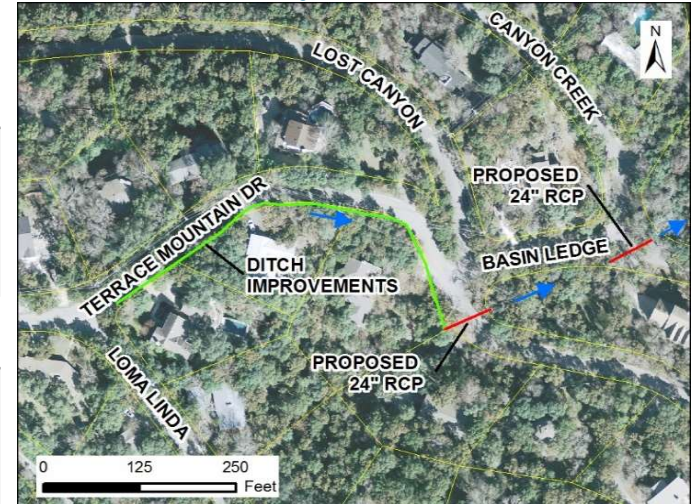
Project Costs

Engineering & Survey:	\$ 107,500
Construction:	\$ 534,170
Other:	\$ 160,300
Total:	\$ 801,970
Conceptual Cost Range:	\$750k - \$1M
Estimated Construction Duration:	4 Months

Assumptions

- It is assumed no ROW or easements will need to be acquired for the ditch improvements or culverts. From the data provided, it appears the existing roadway encroaches upon the ROW line. The requirement for easements will need to be verified in detailed study or during final design. The proposed culverts will need to be confirmed during detailed hydrologic and hydraulic analysis.

Project Photos



Proposed ditch and cross drainage improvements



Terrace Mountain Drive looking east down Basin Ledge

West Lake Hills City Hall and Police
Two-Story Option
Project Budget - Brinkley Sargent Wiginton Architects
May 2020 Bond Election
1/31/2020

	7/9/2019	1/8/2020	1/31/2020	
Land Acquisition				
Site Purchase	0	0	0	Note A
Site Closing Costs	0	0	0	Note A
Total	0	0	0	

Testing Services				
Site Environmental Assessment	0	0	0	Note A
Geotechnical Report	8,000	8,000	8,000	
Materials Testing	56,000	56,000	56,000	Note B
Total	64,000	64,000	64,000	

Construction				
New City Hall and Police Building	8,310,954	8,310,954	8,310,954	Note C
Conditioned Support Building	0	0	0	Note C
Non-Conditioned Support Building	0	0	0	Note C
Radio Building	0	0	0	Note C
Demolish Existing City Hall and Police Building	0	0	0	Note C
Site Development/Parking	0	0	0	Note C
Site Landscape and Irrigation	0	0	0	Note C
Site Fence/Gates	0	0	0	Note C
Covered Parking	0	0	0	Note D
Emergency Generator	0	0	0	Note C
Water Quality Control	0	0	0	Note C
Police Lab/Equipment	0	0	0	Note C
Distributed Antenna System	0	0	0	Note C
I.T. Infrastructure	0	0	0	Note C
Security Systems	0	0	0	Note C
AV Equipment	0	0	0	Note C
LEED Enhancements	0	0	0	Note C
Contingency	0	0	0	Note C
Inflation	0	0	0	Note C
Total	8,310,954	8,310,954	8,310,954	Note E

FF&E				
Furniture	391,000	391,000	391,000	Note F
Exercise Equipment	0	0	0	
Telephones	46,000	46,000	46,000	Note G
Total	437,000	437,000	437,000	

City Budgets				
Art Budget	0	0	0	Note D
Site Survey/Platting	20,000	20,000	20,000	Note A
Construction Manager at Risk Pre-Const.	0	0	0	Note C
Electrical/Gas Impact Fees	30,000	30,000	30,000	Note A
Building Environmental Assessment	0	0	0	Note A
Off-Site Utility Development	0	0	0	Note C,H
Temporary Facilities	649,000	850,000	850,000	Note J
Tenant Finish-Out	0	0	250,000	Note A
IT Server Relocation	30,000	30,000	30,000	
Moving Costs	30,000	30,000	30,000	Note A
Communication Tower Relocated	0	0	0	Note D
New Communication Tower on Roof	0	0	0	Note D
Computers	0	0	0	Note A
Off-Site Fiber to Site	0	0	0	Note D
Bond Issuance Cost	0	0	0	Note K
Owner Contingency	83,000	83,000	83,000	Note L
Total	842,000	1,043,000	1,293,000	

Professional Services				
Site Submittal Process	10,000	10,000	10,000	Note A
A/E Basic Services	831,000	831,000	831,000	Note M
Architectural Tenant Finish Out	0	0	100,000	Note A
MEP Tenant Finish Out	0	0	25,000	Note A
Storm Shelter Peer Review	0	0	0	Note D
Civil Engineering Site Survey (On-Site)	0	0	0	Note A
Civil Engineering Site Survey (Off-Site)	0	0	0	Note A
Civil Engineering (On-Site)	100,000	100,000	100,000	
Water Quality (On-Site)	15,000	15,000	15,000	
Civil Engineering (Off-Site)	15,000	15,000	15,000	
Landscape Design	15,000	15,000	15,000	
Audio/Visual/Acoustical Consulting	25,000	25,000	25,000	
Commissioning	22,000	22,000	22,000	
TAAS Consultant	2,535	2,535	2,535	
Technology/Security Consultants	20,000	20,000	20,000	
Furniture Selection	42,000	42,000	42,000	
Exercise Equipment Procurement	0	0	0	
LEED Consultation	0	0	0	
Record Drawings	8,000	8,000	8,000	
Cost Estimating	8,000	8,000	8,000	
Reimbursable Costs	20,000	20,000	20,000	
Total	1,133,535	1,133,535	1,258,535	

Total Project Cost	10,787,489	10,988,489	11,363,489	
---------------------------	-------------------	-------------------	-------------------	--

Notes:

Note A: To be determined
Note B: 17,358 s.f. @ \$3.25/s.f.
Note C: Refer to Exhibit A (Construction Estimate)
Note D: Not required
Note E: Assumed schedule:
May 2020 Bond Election
September 2020 Begin Design
August 2021 Project Bids
October 2021 Construction Begins
November 2022 Substantial Completion
January 2023 Owner Move-In
Note F: Furniture assumptions:
- 17,358 s.f. @ \$22.50/s.f.
- Furniture bid July 2022
- Furniture install December 2022
- Assumes new furniture
Note G: 14,960 s.f. @ \$3.10/s.f. relocate existing VOIP
Note H: Boring for 8" PVC waterline under Westlake Drive (fireline)
Note J: Estimate provide by City
Note K: Not included in budget.
Note L: 1% of construction budget
Note M: 10% of construction budget

West Lake Hills City Hall and Police
Two-Story Option
Project Budget - Brinkley Sargent Wiginton Architects
May 2020 Bond Election
1/31/2020

	7/9/2019	1/8/2020	1/31/2020	
Land Acquisition				
Site Purchase	0	0	0	Note A
Site Closing Costs	0	0	0	Note A
Total	0	0	0	

Testing Services				
Site Environmental Assessment	0	0	0	Note A
Geotechnical Report	8,000	8,000	8,000	
Materials Testing	56,000	56,000	56,000	Note B
Total	64,000	64,000	64,000	

Construction				
New City Hall and Police Building	8,310,954	8,310,954	8,310,954	Note C
Conditioned Support Building	0	0	0	Note C
Non-Conditioned Support Building	0	0	0	Note C
Radio Building	0	0	0	Note C
Demolish Existing City Hall and Police Building	0	0	0	Note C
Site Development/Parking	0	0	0	Note C
Site Landscape and Irrigation	0	0	0	Note C
Site Fence/Gates	0	0	0	Note C
Covered Parking	0	0	0	Note D
Emergency Generator	0	0	0	Note C
Water Quality Control	0	0	0	Note C
Police Lab/Equipment	0	0	0	Note C
Distributed Antenna System	0	0	0	Note C
I.T. Infrastructure	0	0	0	Note C
Security Systems	0	0	0	Note C
AV Equipment	0	0	0	Note C
LEED Enhancements	0	0	0	Note C
Contingency	0	0	0	Note C
Inflation	0	0	0	Note C
Total	8,310,954	8,310,954	8,310,954	Note E

FF&E				
Furniture	391,000	391,000	391,000	Note F
Exercise Equipment	0	0	0	
Telephones	46,000	46,000	46,000	Note G
Total	437,000	437,000	437,000	

City Budgets				
Art Budget	0	0	0	Note D
Site Survey/Platting	20,000	20,000	20,000	Note A
Construction Manager at Risk Pre-Const.	0	0	0	Note C
Electrical/Gas Impact Fees	30,000	30,000	30,000	Note A
Building Environmental Assessment	0	0	0	Note A
Off-Site Utility Development	0	0	0	Note C, H
Temporary Facilities	649,000	850,000	850,000	Note J
Tenant Finish-Out	0	0	250,000	Note A
IT Server Relocation	30,000	30,000	30,000	
Moving Costs	30,000	30,000	30,000	Note A
Communication Tower Relocated	0	0	0	Note D
New Communication Tower on Roof	0	0	0	Note D
Computers	0	0	0	Note A
Off-Site Fiber to Site	0	0	0	Note D
Bond Issuance Cost	0	0	0	Note K
Owner Contingency	83,000	83,000	83,000	Note L
Total	842,000	1,043,000	1,293,000	

Professional Services				
Site Submittal Process	10,000	10,000	10,000	Note A
A/E Basic Services	831,000	831,000	831,000	Note M
Architectural Tenant Finish Out	0	0	100,000	Note A
MEP Tenant Finish Out	0	0	25,000	Note A
Storm Shelter Peer Review	0	0	0	Note D
Civil Engineering Site Survey (On-Site)	0	0	0	Note A
Civil Engineering Site Survey (Off-Site)	0	0	0	Note A
Civil Engineering (On-Site)	100,000	100,000	100,000	
Water Quality (On-Site)	15,000	15,000	15,000	
Civil Engineering (Off-Site)	15,000	15,000	15,000	
Landscape Design	15,000	15,000	15,000	
Audio/Visual/Acoustical Consulting	25,000	25,000	25,000	
Commissioning	22,000	22,000	22,000	
TAAS Consultant	2,535	2,535	2,535	
Technology/Security Consultants	20,000	20,000	20,000	
Furniture Selection	42,000	42,000	42,000	
Exercise Equipment Procurement	0	0	0	
LEED Consultation	0	0	0	
Record Drawings	8,000	8,000	8,000	
Cost Estimating	8,000	8,000	8,000	
Reimbursable Costs	20,000	20,000	20,000	
Total	1,133,535	1,133,535	1,258,535	

Total Project Cost	10,787,489	10,988,489	11,363,489	
---------------------------	-------------------	-------------------	-------------------	--

Notes:

Note A: To be determined
Note B: 17,358 s.f. @ \$3.25/s.f.
Note C: Refer to Exhibit A (Construction Estimate)
Note D: Not required
Note E: Assumed schedule:
May 2020 Bond Election
September 2020 Begin Design
August 2021 Project Bids
October 2021 Construction Begins
November 2022 Substantial Completion
January 2023 Owner Move-In
Note F: Furniture assumptions:
- 17,358 s.f. @ \$22.50/s.f.
- Furniture bid July 2022
- Furniture install December 2022
- Assumes new furniture
Note G: 14,960 s.f. @ \$3.10/s.f. relocate existing VOIP
Note H: Boring for 8" PVC waterline under Westlake Drive (fireline)
Note J: Estimate provide by City
Note K: Not included in budget.
Note L: 1% of construction budget
Note M: 10% of construction budget

ORDINANCE 2020-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS CALLING A GENERAL ELECTION AND ESTABLISHING THE PROCEDURE FOR THE GENERAL ELECTION FOR CITY OFFICERS TO BE HELD ON MAY 2, 2020 IN THE CITY OF WEST LAKE HILLS, TEXAS; AND PROVIDING OTHER MATTERS RELATING TO THE ELECTION.

WHEREAS, the laws of the State of Texas provide that on May 2, 2020, there shall be a general election for municipal officers; and

WHEREAS, the Texas Election Code is applicable to said election, and in order to comply with said Code, an ordinance should be passed calling the election and establishing the procedures to be followed in said election and designating the voting place for said election.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, THAT:

Section 1. General Election Ordered. A general election shall be held on May 2, 2020 to elect the following city officers: Mayor, Council Member Place 2, and Council Member Place 4 of the City of West Lake Hills, Texas.

Section 2. Filing Period. Candidates for the above offices may file their application beginning at 8:00 a.m. January 15, 2020 and shall file their applications no later than 5:00 p.m. February 14, 2020. All candidates for the offices to be filled in the election to be held on May 2, 2020, shall file their application to become candidates, with the City Secretary of the City at City Hall, 911 Westlake Drive, West Lake Hills, Texas, on any weekday that is not a City holiday between 8:00 a.m. and 5:00 p.m., and all of said applications shall be on a form as prescribed by the Election Code of the State of Texas.

Section 3. Drawing. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided by the Election Code. Such drawing will be held at 9:30 a.m. on Monday, February 24, 2020 at City Hall in the Council Chamber.

Section 4. Election Precinct 364 and Election Day Polling Place. The entire city shall be the election precinct for said election. The polling location for Precinct 364 is hereby designated by Travis County Elections Division.

Section 5. Election Officers. Dana DeBeauvoir, Travis County Clerk and Election Officer is appointed to serve as the City's Election Officer, Regular Early Voting Clerk and the Joint Custodian of Records for precincts which may be affected, to conduct the City's elections on May 2, 2020 City Secretary Stephanie Mills is appointed to serve as Custodian of Records for the City.

The County will designate a person to serve in the capacity of the Presiding Judge for the Early Voting Ballot Board who shall appoint two or more elections clerks and such Judge and clerks shall constitute the Early voting Ballot Board and shall count and return early voting ballots, and perform other duties set forth in accordance with the Election Code.

Section 6. Early Voting. That early voting in said election shall be designated by Travis County Elections Division. Requests for applications for early voting ballots by mail should be mailed to Travis County Clerk Elections Division, P.O. Box 149325, Austin, Texas 78714.

Section 7. Notice of Election. That notice of election shall be given by the Mayor in accordance with the terms and provisions of the Texas Election Code.

Section 8. General. Said election shall be held in accordance with the Texas Election Code, and only resident qualified voters of said City shall be eligible to vote at said election. The City Secretary/Travis County Election Officer is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election. Returns of said election shall be made known as soon as possible after the closing of the polls.

PASSED AND APPROVED this 12th day of February 2020.

Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary

ORDENANZA 2020-001

UNA ORDENANZA DEL CONSEJO MUNICIPAL DE LA CIUDAD DE WEST LAKE HILLS CONVOCANDO UNA ELECCIÓN GENERAL Y ESTABLECIENDO EL PROCIDIMIENTO PARA LA ELECCIÓN GENERAL PARA FUNCIONARIOS MUNICIPALES PARA SER CELEBRADA EL 2 DE MAYO DE 2020 EN LA CIUDAD DE WEST LAKE HILLS, TEXAS; Y PROPORCIONANDO OTROS ASUNTOS RELACIONADOS CON LA ELECCIÓN.

CONSIDERANDO QUE, las leyes del Estado de Texas estipulan que el 2 de mayo de 2020, habrá una elección general para funcionarios municipales; y

CONSIDERANDO QUE, el Código Electoral de Texas es aplicable a dicha elección, y para cumplir con dicho Código, una ordenanza debería ser aprobada convocando la elección y estableciendo los procedimientos que se seguirán en dicha elección, y estableciendo el lugar de votación para dicha elección.

AHORA, POR LO TANTO, SE ORDENA POR EL CONSEJO MUNICIPAL DE LA CIUDAD DE WEST LAKE HILLS, TEXAS, QUE:

Sección 1. Elección General Ordenada. Una elección general será celebrada el 2 de mayo de 2020 para elegir a los siguientes funcionarios municipales: Alcalde, Miembro del Consejo, Lugar 2, y Miembro del Consejo, Lugar 4, de la Ciudad de West Lake Hills, Texas.

Sección 2. Periodo para Presentar la Candidatura. Los candidatos para los cargos más arriba pueden presentar sus solicitudes empezando a las 8:00 a.m. el 15 de enero de 2020, y pueden presentar sus solicitudes a más tardar las 5:00 p.m. el 14 de febrero de 2020. Todos los candidatos para los cargos que se llenarán en la elección que será celebrada el 2 de mayo de 2020 presentarán sus solicitudes para ser candidatos, con el Secretario Municipal de la Ciudad en City Hall (el Ayuntamiento), 911 Westlake Drive, West Lake Hills, Texas, cualquier día de semana que no sea día festivo para la Ciudad entre las 8:00 a.m. y las 5:00 p.m., y todas solicitudes dichas estarán en un formulario prescrito por el Código Electoral del Estado de Texas.

Sección 3. El Sorteo. El orden en que se imprimirán los nombres de los candidatos en la boleta será determinado por un sorteo realizado por el Secretario Municipal como estipulado por el Código Electoral. Dicho sorteo será a las 9:30 a.m. el viernes, 24 de febrero de 2020 en el Ayuntamiento en la Sala Consistorial.

Sección 4. El Precinto Electoral 364 y el Lugar de Votación el Día Electoral. Toda la ciudad será el precinto electoral para dicha elección. El lugar de votación para el Precinto 364 designado, de elección división en el condado de Travis.

Sección 5. Los Encargados Electorales. Dana DeBeauvoir, Secretario del Condado de Travis y oficial de la elección es designado para servir como oficial de la elección de la Ciudad, Oficial de votación anticipada regular y el Depositario Común de los Récoros por recintos que pueda resultar afectado, para llevar a cabo las elecciones de la Ciudad el 2 de mayo de 2020. Ciudad Secretario Stephanie Mills es designado para servir como Administrador de registros de la Ciudad.

El Condado nombrará a una persona para servir en la calidad del Juez Presidente para la Junta de Votación Adelantada quien nombrará a dos o más secretarios electorales y tal Juez y secretarios constituirán la Junta de Votación Adelantada y contarán y entregarán las boletas para la votación adelantada, y realizarán otras obligaciones expuestas de acuerdo con el Código Electoral.

Sección 6 La Votación Adelantada. Que la votación anticipada en dicha elección será designado por la División de Elecciones del Condado de Travis. Los pedidos para solicitudes de boletas que se votarán adelante por correo se deben enviar a: Travis County Clerk Elections Division, P.O. Box 149325, Austin, Texas 78714.

Sección 7. Aviso de Elección. El aviso de elección será dado por el Alcalde de acuerdo con los términos y previsiones del Código Electoral de Texas.

Sección 8. General. Dicha elección será celebrada de acuerdo con el Código Electoral de Texas, y solo los residentes de dicha Ciudad calificados para votar podrán votar en dicha elección. El Secretario Municipal/Encargado Electoral del Condado de Travis es autorizado y ordenado por la presente a proporcionar todos materiales electorales necesarios para realizar dicha elección. Se harán públicos los resultados de dicha elección lo antes posible después de que cierra la votación.

HECHO PÚBLICO Y APROBADO este, el 12 día de febrero de 2020.

Linda Anthony, Alcalde

ATESTIGUADO:

Stephanie Mills, Ciudad Secretario

CITY OF WEST LAKE HILLS

RESOLUTION NO. 2020-02-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS, TO PROVIDE AT LEAST ONE EXPRESS VOTE® UNIVERSAL VOTING SYSTEM AND DS200 DIGITAL® PRECINCT SNANNER IN EACH POLLING PLACE DURING THE MAY 2, 2020 ELECTION

WHEREAS, pursuant to Section 61.012 of the Texas Election Code requires that The City of West Lake Hills must provide at least one accessible voting system in each polling place used in a Texas election on or after August 1, 2019; and

WHEREAS, this system must comply with state and federal laws setting the requirements for voting systems that permit voters with physical disabilities to cast a secret ballot; and

WHEREAS, the Office of the Texas Secretary of State has certified that the ExpressVote® Universal Voting System Version 6020 provided by Election Systems & Software (ES&S) is an accessible voting system that may legally be used in Texas elections; and

WHEREAS, early voting and election day voting, including provisional ballots will take place on the ExpressVote® Universal Voting System, ballot marking device, in conjunction with the DS200 Digital® Precinct Scanner; and

WHEREAS, the DS450 Digital® Central Count Scanner will be used to process all by mail ballots; and

WHEREAS, Sections 123.032 and 123.035 of the Texas Election Code authorize the acquisition of voting systems by local political subdivisions and further mandate certain minimum requirements for contracts relating to the acquisition of such voting systems;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS:

1. As Chief Election Officer of the City of West Lake Hills, Stephanie Mills shall provide at least one ExpressVote® Universal Voting System and DS200 Digital® Precinct Scanner in every early voting and election day polling place used to conduct any and every election ordered on or after August 1, 2019.
2. The ES&S ExpressVote® Universal Voting System and DS200 Digital® Precinct Scanner may be acquired by any legal means available to [NAME OF ENTITY'S GOVERNING BODY], including but not limited to lease or rental from the County of Travis or from any

other legal source, as authorized or required by Sections 123.032 and 123.035, Texas Election Code.

PASSED & APPROVED this, the 12th day of February 2020, by a vote of ____ (*ayes*) to ____ (*nays*) to ____ (*abstentions*) of the City Council of West Lake Hills, Texas.

CITY OF WEST LAKE HILLS:

by: _____
Linda Anthony, Mayor

ATTEST:

Stephanie Mills, City Secretary



1801 WESTLAKE DRIVE

CONCEPTUAL RENDERING
NORTHWEST ELEVATION
12/11/2019

SHIFLET GROUP
a r c h i t e c t s



1801 WESTLAKE DRIVE

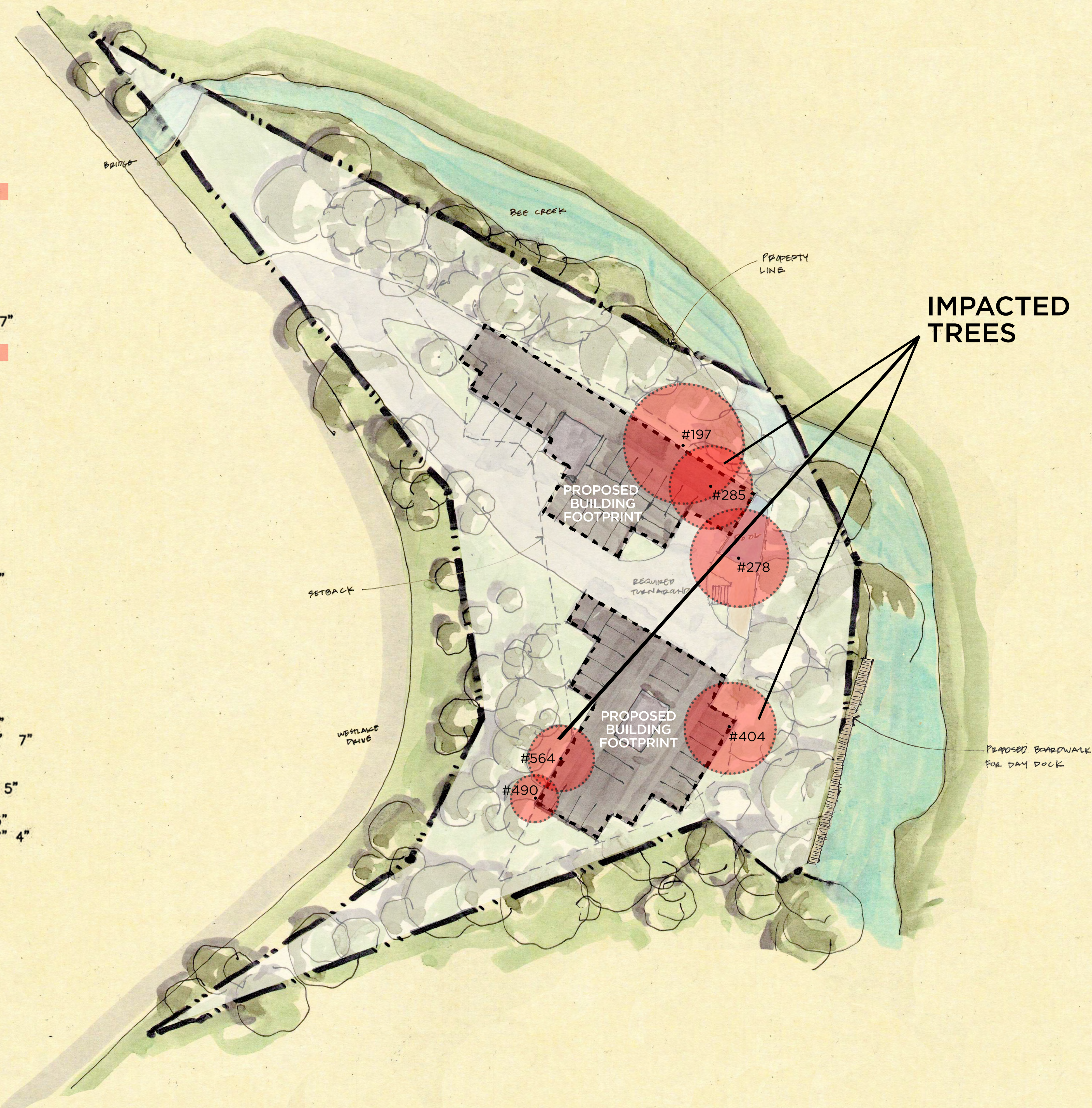
EXISTING CONDITIONS
12/11/2019

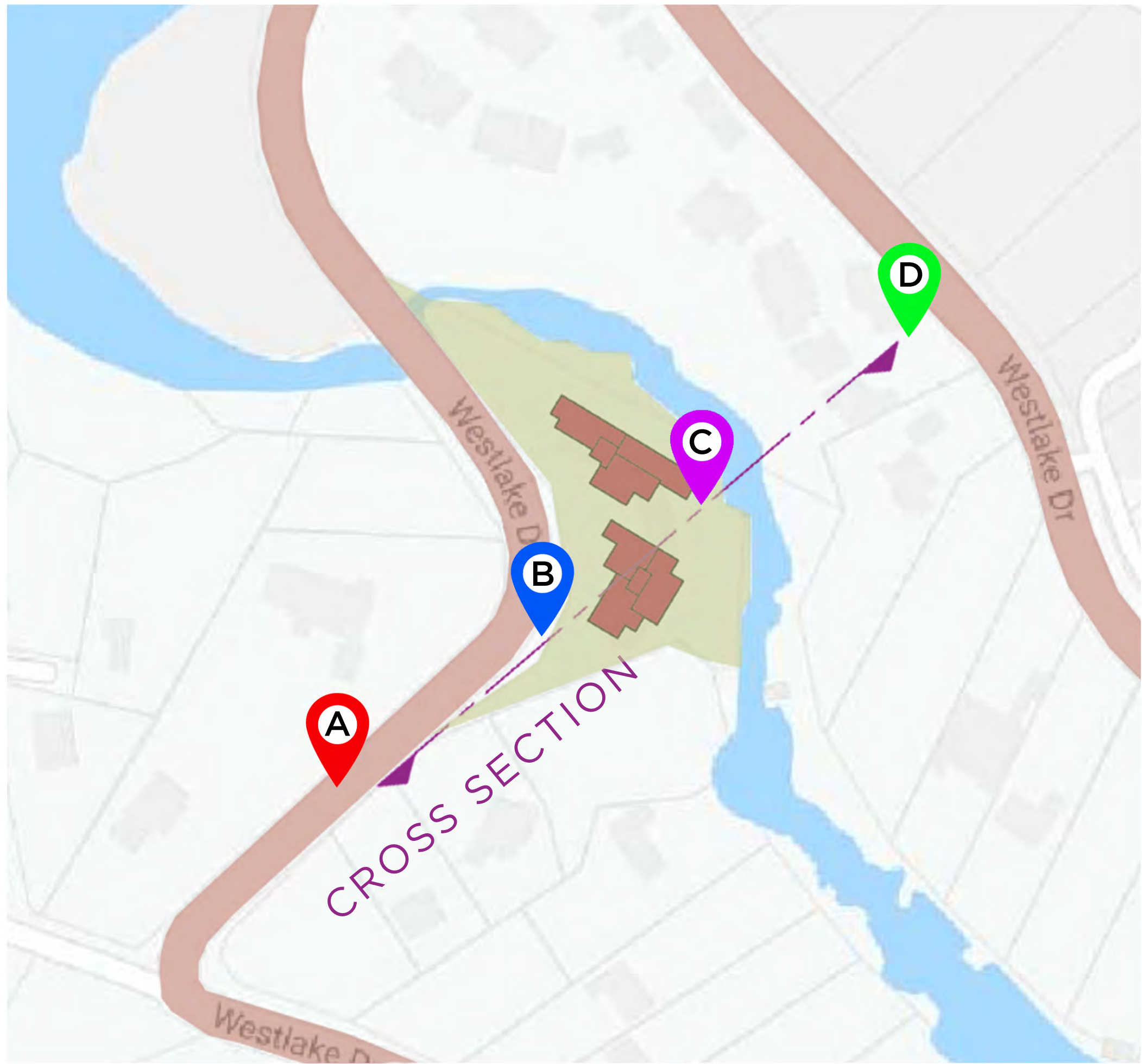
PROPOSED SITE PLAN



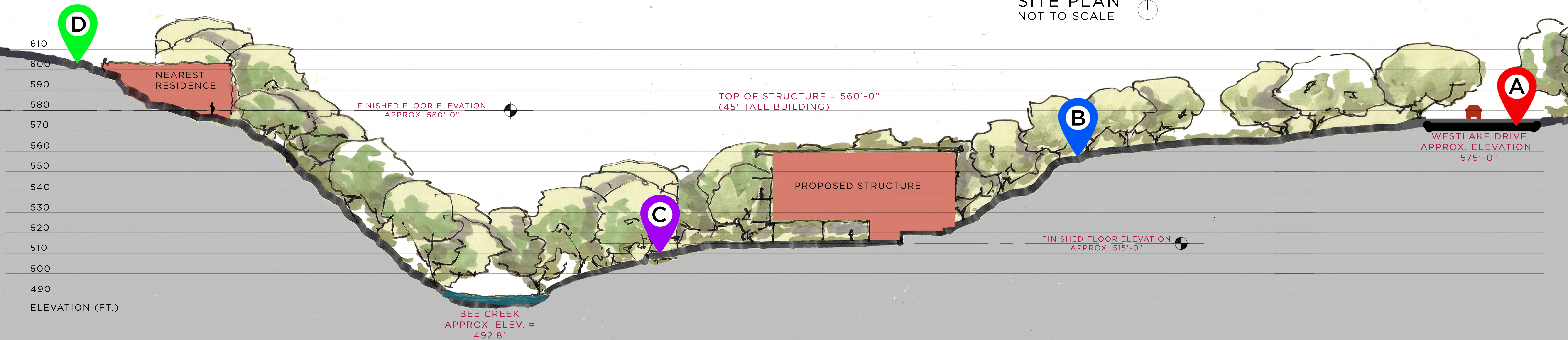
EXISTING TREES ON PROPERTY
NUMBER, TYPE, SIZE

21, LIVE OAK 16"	236, SYCAMORE 11"	476, ELM 17"
22, LIVE OAK 10"	237, ELM 10"	477, LIGUSTRUM 10"
69, SYCAMORE 17"	238, SYCAMORE 12"	490, HACKBERRY 14"
70, SYCAMORE 20"	240, SYCAMORE 17"	491, HACKBERRY 14"
71, SYCAMORE 8"	242, SYCAMORE 8"	504, ELM 10"
75, HACKBERRY 19" 18"	251, SYCAMORE 13"	505, ELM 20"
76, HACKBERRY 8"	252, SYCAMORE 17"	507, ELM 11"
77, ELM 9"	278, ELM 20" 15"	509, ELM 11"
78, ELM 8"	285, ELM 24"	512, ELM 19"
79, SYCAMORE 18"	306, SYCAMORE 16"	513, HACKBERRY 14"
80, SYCAMORE 12"	313, ELM 15"	514, HACKBERRY 8" 7"
81, SYCAMORE 14"	315, ELM 13"	515, ELM 11"
82, SYCAMORE 8"	321, SYCAMORE 17"	564, ELM 19"
83, HACKBERRY 9"	357, ELM 8" 8" 7" 5" 9"	565, ELM 8"
84, HACKBERRY 11"	358, ELM 20"	566, SYCAMORE 9"
85, HACKBERRY 11"	359, SYCAMORE 17"	567, SYCAMORE 12"
86, HACKBERRY 11"	360, SYCAMORE 13" 10"	568, ELM 8"
87, SYCAMORE 17"	361, HACKBERRY 10"	569, ELM 8"
88, SYCAMORE 10"	362, SYCAMORE 32"	570, SYCAMORE 16"
89, ELM 16"	363, HACKBERRY 10"	571, SYCAMORE 17"
90, SYCAMORE 8"	364, SYCAMORE 12"	575, ELM 18"
104, HACKBERRY 11"	365, SYCAMORE 25"	576, ELM 15"
105, SYCAMORE 16"	373, SYCAMORE 12"	577, ELM 8"
106, ELM 8" 5"	374, SYCAMORE 14"	578, SYCAMORE 9"
107, ELM 9"	375, ELM 8"	579, SYCAMORE 8"
108, JUNIPER 9"	384, SYCAMORE 10"	580, ELM 17"
109, SYCAMORE 9"	385, SYCAMORE 9"	583, SPANISH OAK 8"
110, JUNIPER 11"	388, ELM 25"	590, LIGUSTRUM 8"
111, SYCAMORE 10"	389, ELM 11"	592, HACKBERRY 8"
114, HACKBERRY 8"	404, ELM 27"	593, SYCAMORE 16"
116, SYCAMORE 9"	406, LIGUSTRUM 9"	596, SYCAMORE 16"
117, JUNIPER 9"	407, ELM 18"	597, SYCAMORE 8"
118, HACKBERRY 8"	408, ELM 12"	598, ELM 9"
152, SYCAMORE 9" 5"	409, ELM 10"	602, JUNIPER 8"
157, SYCAMORE 11"	410, ELM 12"	604, JUNIPER 8"
164, SYCAMORE 9"	412, SYCAMORE 18"	608, SPANISH OAK 9"
168, ELM 12" 7"	413, LIGUSTRUM 9" 7"	610, SPANISH OAK 8" 7"
190, ELM 17" 16" 13"	414, ELM 13"	611, JUNIPER 10"
197, ELM 25" 22"	415, SYCAMORE 29"	613, JUNIPER 11"
217, HACKBERRY 8"	422, SYCAMORE 14"	634, JUNIPER 10" 6" 5"
219, SYCAMORE 24"	425, SYCAMORE 20"	635, JUNIPER 10"
220, SYCAMORE 13"	430, SYCAMORE 24"	642, LIGUSTRUM 9" 5"
221, ELM 11"	439, SYCAMORE 21"	643, LIGUSTRUM 9" 7" 4"
222, SYCAMORE 11"	441, SYCAMORE 19"	644, ASH 9"
223, HACKBERRY 9"	452, SPANISH OAK 14"	646, ELM 19"
224, SYCAMORE 18"	454, JUNIPER 13"	
225, SYCAMORE 20"	455, JUNIPER 13"	
226, ELM 13"	457, ELM 22" 17"	
227, ELM 11" 8"	460, HACKBERRY 21"	
228, SYCAMORE 14"	463, HACKBERRY 8"	
229, SYCAMORE 12"	466, JUNIPER 8"	
230, HACKBERRY 10"	467, ELM 8"	
232, CYPRESS 17"	468, ELM 8" 7"	
233, SYCAMORE 9"	469, JUNIPER 11"	
234, SYCAMORE 26"	471, LIGUSTRUM 8" 4"	
235, SYCAMORE 19"	473, ELM 25"	



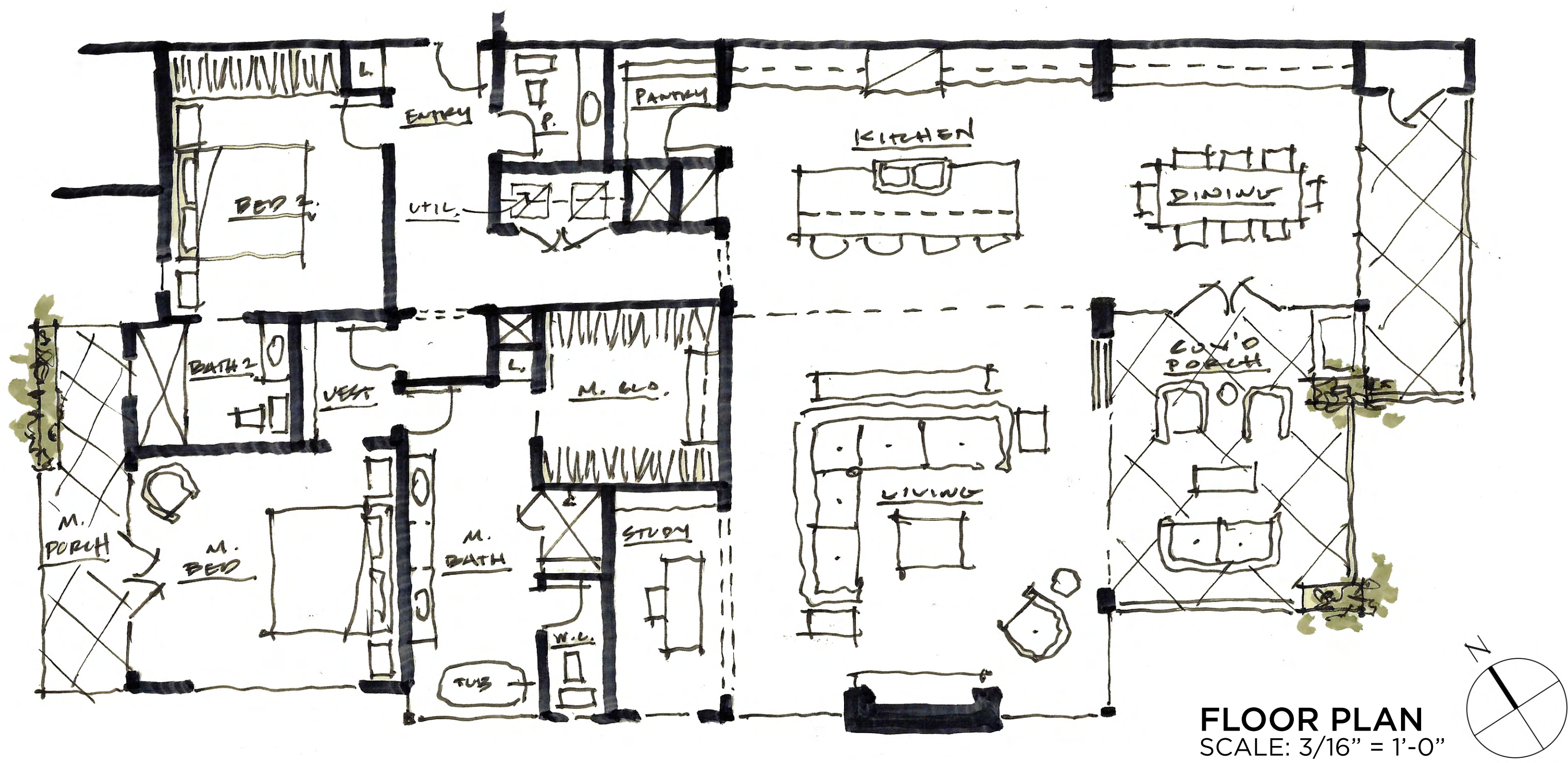


SITE PLAN
NOT TO SCALE



1801 WESTLAKE DRIVE

SITE SECTION
SCALE: 1"=30'-0"
12/11/2019



1801 WESTLAKE DRIVE

PROPOSED RESIDENCE
12/11/2019

1801 Westlake Dr. Site Study	Existing	Proposed
# of Units	26 @ 750 S.F.	19 @ 2,100 S.F. (Avg.)
Total Conditioned Area	20,000	40,000
Total Impervious Cover	34,400	30,800
# of Parking Spaces	32	38
# of Guest Parking Spaces	0	6
# of Day Dock Spaces	1	3
Building Height	18'	45'
Fire Lane	Non Conforming	Conforming
Fire Sprinkler System	Not Included	Included
Total # of trees affected	N/A	6