



AGENDA

Regular Meeting

City Council

Tuesday, August 9, 2022

6:00 PM, City Hall

4000 Galleria Parkway

Bee Cave, Texas 78738-3104

THE CITY OF BEE CAVE COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT KAYLYNN HOLLOWAY AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

A quorum of the Planning and Zoning Commission and/or Economic Development Board may be in attendance at this meeting. No action will be taken by the Commission or Board.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Citizen Comments

This is an opportunity for citizens to address the City Council concerning an issue of community interest that is not on the agenda. Comments on the agenda items must be made when the agenda item comes before the Council. Any deliberation of the issue is limited to a proposal to place it on the agenda for a later meeting. Citizens will have up to 3 minutes to make comments.

5. Consider approval of the minutes of the Regular Session conducted on July 26, 2022.
6. Discuss and consider action on Resolution No. 2022-05, a resolution to improve Water Management Policies and Promoting Water Conservation.

7. Discuss and consider action on the third request for extension of the Site Development Permit for Phase 2 of 'Bee Cave Retail Lot 4' also known as 'Lot 4 of the Summit 56 subdivision' located at 15506 W. SH-71, Bee Cave, Texas.
8. Discuss and consider action on a recommendation of award of contract to Rialto Studio and authorize negotiations and execution of a contract by the Mayor for the Brown Property Master Plan.
9. Discuss and consider action on accepting the resignation of Chair Steve Braasch and the appointment of members to the Planning and Zoning Commission including the appointment of officers.
10. Discussion and possible direction on the proposed FY 2022-2023 Budget.
11. Close Regular Meeting
12. Open Executive Session

Executive session in accordance with the Texas Government Code, Section 551.071 - Consultation with Attorney regarding pending or contemplated litigation or a settlement offer, or on any matters in which the Attorney has a duty to the City under the Texas Disciplinary Rules of Professional Conduct that clearly conflicts with the provisions of the Open Meetings Law. A quorum of the City Council will be present for the executive session.

- A. Consultation with Attorney regarding pending litigation styled Goodwin v. Kara King, Mayor; Council members Andrea Willott, Jon Cobb, Andrew Clark, Kevin Hight and City of Bee Cave.
 - B. Deliberation regarding the potential acquisition of real property for public purposes
13. Close Executive Session
 14. Open Regular Meeting
 15. Consider action, if any, on Executive Session
 16. Adjournment

The Council may go into closed session at any time when permitted by Chapters 418 or 551, Texas Government Code, or Section 321.3022 of the Texas Tax Code. Before going into closed session a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.

I certify that the above notice of meeting was posted at Bee Cave City Hall,
4000 Galleria Parkway, Bee Cave, Texas, on the 5th day of August, 2022 at
3:30 P.M. (Seal)

Kaylynn Holloway, City Secretary



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 5.

Agenda Title: Consider approval of the minutes of the Regular Session conducted on July 26, 2022.

Council Action: Approve

Department: City Secretary

Staff Contact: Kaylynn Holloway, City Secretary

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/JUSTIFICATION

a) Background

b) Issues and Analysis

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description

📄 Minutes of July 26, 2022

Type

Cover Memo

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL
CITY OF BEE CAVE
July 26, 2022

STATE OF TEXAS §
COUNTY OF TRAVIS §

Present:

Kara King, Mayor
Andrew Clark, Mayor Pro Tem
Kevin Hight, Council Member
Courtney Hohl, Council Member
Andrew Rebber, Council Member
Andrea Willott, Council Member

City Staff:

Clint Garza, City Manager
Megan Santee, City Attorney
Reggie Brooks, Deputy City Secretary
Megan Will, Planning and Development Director
Brian Jones, Police Chief
Amanda Padilla, Sr. City Planner
Sean Lapano, City Planner
Logan Maurer, Engineer
Lanie Marcotte, Parks and Facilities Director
Jenny Hoff, Communications Director
Alma Sanchez, Finance Analyst

Call to Order and Announce a Quorum is Present

With a quorum present, the regular meeting of the Bee Cave City Council was called to order by Mayor King at 6:02 p.m. on Tuesday, July 26, 2022.

Citizen Comments.

There were not any citizen comments at this time.

Consent Agenda.

- A. Consider approval of the minutes of the Regular Session conducted on July 12, 2022.**
- B. Consider approval of financial and investment report (June).**

Mayor King requested that Item B be removed from the Consent Agenda.

MOTION: A motion was made by Mayor King, seconded by Council Member Rebber, to approve, Item A, the minutes of the Regular Session conducted on July 12, 2022.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	None

The motion carried 6-0.

City Manager Clint Garza reported on the financial report.

MOTION: A motion was made by Mayor King, seconded by Mayor Pro Tem Clark, to approve, Item B, the financial and investment reports.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	None

The motion carried 6-0.

Discuss and consider action on site plan amendment for the International School of Texas located at 15506 West State Highway 71, Building C.

Engineer Logan Maurer presented this item. The amendment is proposing two 2-story buildings with a maximum height of 35'. One to house additional classrooms and the other is a gymnasium.

MOTION: A motion was made by Council Member Rebber, seconded by Council Member Hohl, to approve the site plan amendment for the International School of Texas located at 15506 West State Highway 71, Building C.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	None

The motion carried 6-0.

Discussion, and possible action on Ordinance No. 480, which repeals and replaces Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) known as The Terraces, with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) known as The Pearl, the subject properties being generally located on Bee Cave Parkway at RM 620.

Planning and Development Director Megan Will presented this item. She updated the Council on the incorporated changes from the last discussion on the development standards.

Adrian Overstreet, adjacent property owner, stated that he is in favor of the Pearl Development.

The Council made statements regarding the project.

MOTION: A motion was made by Council Member Rebber, seconded by Council Member Hohl, to approve Ordinance No. 480 as presented.

The vote was taken on the motion with the following result:

Voting Aye:	Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	Mayor King and Mayor Pro Tem Clark
Absent:	None

The motion carried 4-2.

Discussion and possible action on a replat of Homestead, Lot 1 Blk C located at 4901 High Canyon Pass, Bee Cave, Texas.

Ms. Will presented this item. The requested replat will create two lots out of one 3.08 acre property.

Paula Knippa, 5103 High Canyon Pass, is opposed to allowing the replat.

Tricia Braddock, 13305 Lone Ride Trail, commented that the applicant refuses to work with residents of the Homestead.

Ty Wenglor, 5100 Long Arrow Canyon, is opposed to allowing the replat.

Jennifer Walker, 13304 Lone Rider Trail, is opposed to allowing the replat.

Heather Dertein, applicant, stated that they are not developers but lifelong Texans. They have people who support them but did not want to be involved in the drama.

MOTION: A motion was made by Council Member Rebber, seconded by Council Member Hohl, to approve a replat of Homestead, Lot 1 Blk C located at 4901 High Canyon Pass with the conditions that the title shall identify the Plat as the “Final Plat of the Homestead Subdivision Section 4 , Block C, Lots 1A and 1B, Being a Replat of Block C Lot 1 of the Homestead Section 4 Subdivision, as recorded in Volume 84, Page 80C of the Plat Records of Travis County, Texas”, Code Sec. 30.02.011(i)

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	None

The motion carried 6-0.

Discuss and consider action to authorize staff to publish Request for Qualifications for architectural firms for the design and construction of the new Bee Cave Police facility and authorize the temporary relocation of the Police Department.

MOTION: A motion was made by Council Member Hight, seconded by Council Member Rebber, to authorize staff to publish Request for Qualifications for architectural firms for the design and construction of the new Bee Cave Police facility and authorize the temporary relocation of the Police Department.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	None

The motion carried 6-0.

Discuss and consider action to authorize staff to publish Request for Proposals for Construction Manager-At-Risk Services for the new Bee Cave Police facility and associated site work.

MOTION: A motion was made by Council Member Hohl, seconded by Council Member Rebber, to authorize staff to publish Request for Proposals for Construction Manager-At-Risk Services for the new Bee Cave Police facility and associated site work.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
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Voting Nay: None
Absent: None

The motion carried 6-0.

Discuss and consider action regarding the use of hotel occupancy tax funds for an Ice Rink at the Hill Country Galleria; authorize staff and counsel to negotiate a reimbursement agreement with CSHV HCG Retail LLC.

Mr. Garza presented this item.

MOTION: A motion was made by Mayor King, seconded by Council Member Hohl, to authorize the Staff/Counsel to negotiate a reimbursement agreement with CSHV HCG Retail LLC and to authorize the City Manager to execute the agreement.

The vote was taken on the motion with the following result:

Voting Aye: Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay: None
Absent: None

The motion carried 6-0.

Discuss and consider action on the reappointment of Clint Garza to the Board of the West Travis County Public Utility Agency.

MOTION: A motion was made by Council Member Willott, seconded by Council Member Hight, to reappoint Clint Garza to the Board of the West Travis County Public Utility Agency.

The vote was taken on the motion with the following result:

Voting Aye: Mayor King, Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay: None
Absent: None

The motion carried 6-0.

Discussion on the forthcoming roles opening on the Bee Cave Development Corporation, reappointments and appointments.

Mr. Garza introduced this item.

Victoria Winburne 13360 Couri Pass, commented that the Board members should get expert advice from local citizens. They need to understand the market.
No action was taken on this item.

Discussion and possible direction on the proposed FY 2022-2023 Budget.

Mr. Garza presented this item. Council asked questions and provided feedback to the Staff.

Mayor King left the meeting at 8:27 p.m. Mayor Pro Tem Clark now presiding.

No action was taken on this item.

Adjournment:

MOTION: A motion was made by Council Member Hohl, seconded by Council Member Rebber, to adjourn.

The vote was taken on the motion with the following result:

Voting Aye:	Mayor Pro Tem Clark, Council Members Hight, Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Mayor King

The motion carried 5-0.

The City Council meeting adjourned at 8:56 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Kara King, Mayor

ATTEST:

Kaylynn Holloway, City Secretary



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 6.

Agenda Title: Discuss and consider action on Resolution No. 2022-05, a resolution to improve Water Management Policies and Promoting Water Conservation.

Council Action: Discussion and possible action

Department: City Manager

Staff Contact: Clint Garza

1. INTRODUCTION/PURPOSE

The purpose of this item is for council to consider adopting a resolution in support of improving water management policies and promoting water conservation in Central Texas and the Lower Colorado River Basin.

2. DESCRIPTION/JUSTIFICATION

a) Background

The Central Texas Water Coalition has been working for a number of years to request LCRA update the current Water Management Plan to specifically protect water levels in the upper part of the basin.

b) Issues and Analysis

Jo Karr Tedder, President of the CTWC may be present to speak on the topic.

Backup materials include documents sent to staff by the CTWC.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Travis County Resolution	Backup Material
☐ Drought	Backup Material
☐ Inflows June 2022	Backup Material
☐ Baker Summary	Backup Material
☐ Inflows Through 2021	Backup Material
☐ Resolution No. 2022-05	Backup Material



Resolution

On Securing the Future by Improving Water Management Policies and Promoting Water Conservation in Central Texas and the Lower Colorado River Basin

WHEREAS, the Highland Lakes are the primary water supply for Central Texas; and

WHEREAS, it is projected that Central Texas could add up to one million new residents by 2030; and

WHEREAS, more arid weather conditions shifting eastward to include Texas have led the state climatologist to observe that sustained drought conditions could become permanent; and

WHEREAS, current water inflows into the Highland Lakes continue to decline with most monthly totals lower than the average for the historic drought of record; and

WHEREAS, the current LCRA Water Management Plan is in need of modernization to reflect the region's paradigm shift of increasing water needs and drier weather patterns;

NOW, THEREFORE, BE IT RESOLVED, that we, the Travis County Commissioners Court, do hereby request:

1. That the LCRA work with local leaders and stakeholders to accelerate the update of its Water Management Plan to implement a more protective approach to managing the Highland Lakes in 2022;
2. That updates to the Water Management Plan reflect current scientific research and data, take into account the significant decline in water flowing into the Highland Lakes, include provisions that encourage conservation by all water users, and prepare for greatly increased water demands in Central Texas;
3. That the LCRA obtain information on the causes for, and consequences of, the dramatic declines in inflows to the Highland Lakes, to assure that this phenomenon is accounted for in the updated Water Management Plan;
4. That the LCRA facilitate smart water distribution and usage, including the implementation of modern and efficient water use practices in large irrigation settings suitable to an arid climate; and
5. That the LCRA expand its public outreach and input opportunities and establish advisory committees of local officials, business leaders, stakeholder organizations, and area residents to foster an increased opportunity for open discussion and collaboration on issues that affect the water supply and economy for almost two million Central Texans.

Signed and entered this 19TH day of July 2022.

Andy Brown
Travis County Judge

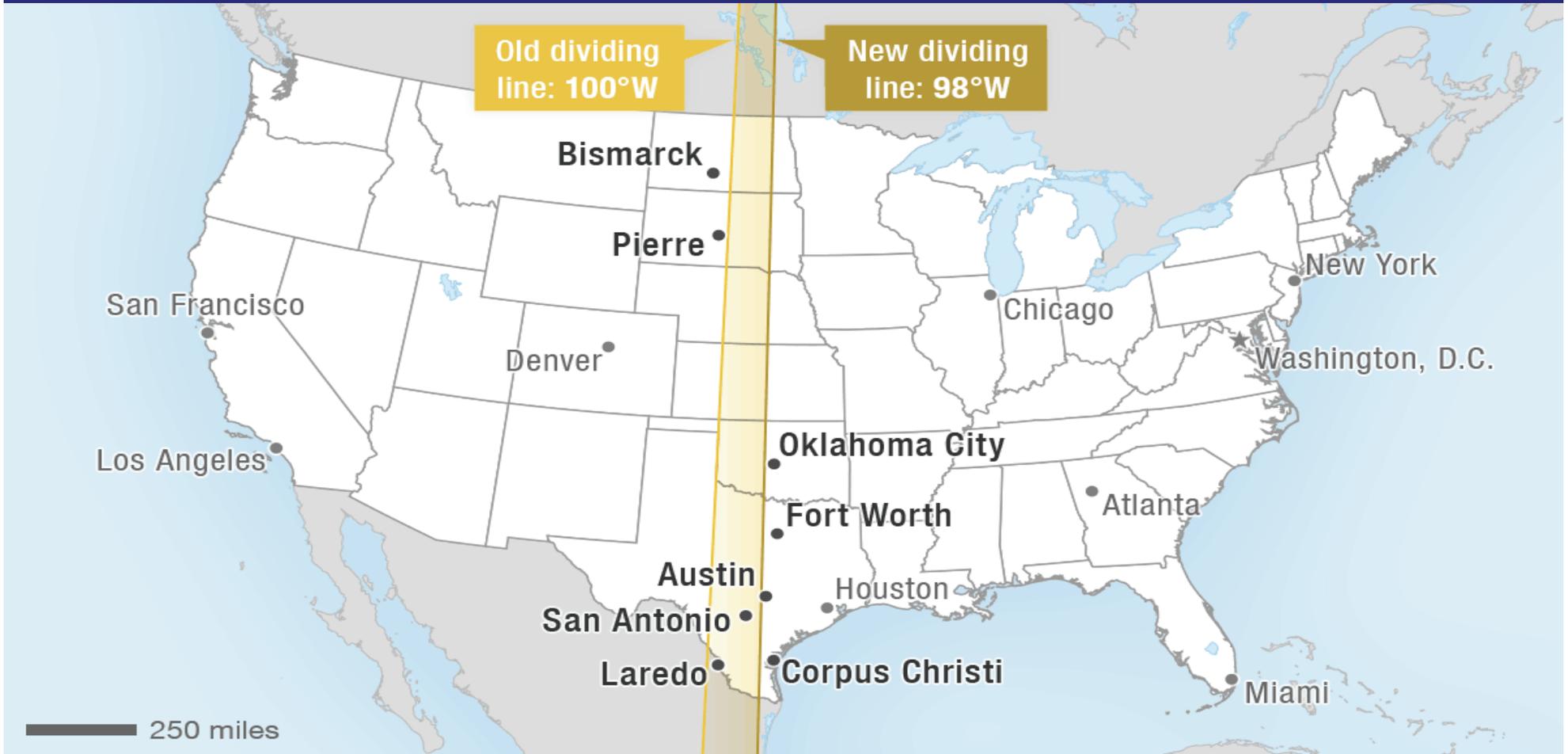
Jeffrey W. Travillion, Sr.
Commissioner, Precinct 1

Brigid Shea
Commissioner, Precinct 2

Ann Howard
Commissioner, Precinct 3

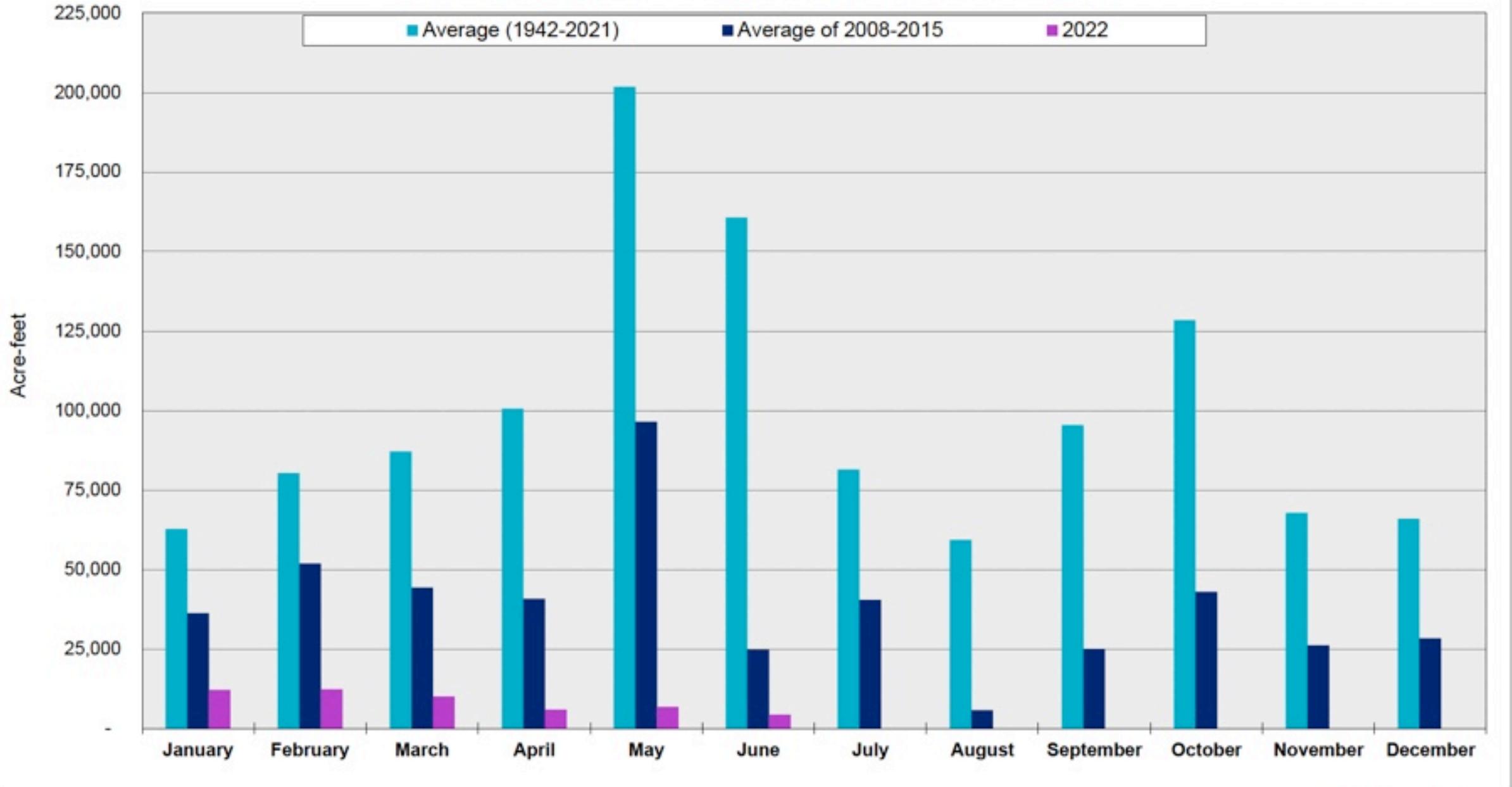
Margaret J. Gómez
Commissioner, Precinct 4

State Climatologist: Increasing Risk of Periods of Drought Need A More Protective Water Management Plan



LCRA Inflows into Lakes Buchanan and Travis June 2022

Water Flowing Into Lakes Buchanan and Travis



Inflows: the estimated amount of water flowing into lakes Buchanan and Travis from rivers and streams.

Data for 2021 and 2022 is preliminary and subject to change.

Period:	June
Since 1942, June Average (acre-feet):	160,646
2008-2015, June Average (acre-feet):	24,718
June 2022 (acre-feet):	4,364



center for
PUBLIC FINANCE
Rice University's Baker Institute for Public Policy



Commissioned by **Texas 2036**

Economic Impacts of Severe Droughts

June 14, 2022

Between population growth and increasingly extreme weather, Texas faces the potential for worsening droughts and a flood of negative economic impacts. In the third report in the *Investing in Texas* series, the Center for Public Finance at Rice University's Baker Institute for Public Policy, supported by Texas 2036, examines the costs to Texas of a future with rising water demand and a dwindling supply of water.

Texas State Water Plan

Every five years, Texas produces the State Water Plan to provide an overview of water use trends and to identify critical water supplies to address projected water needs. The 2022 plan focuses on 2020–2070. Based on 16 regional plans, the statewide plan projects that Texas will face increased demands and decreased supplies and includes recommended water supply projects and strategies to meet growing needs.

PROJECTED WATER DEMAND	PROJECTED SUPPLY DECREASE	RECOMMENDATIONS	
<p>9% Increase 17.7M acre-feet to 19.2M acre-feet*</p>	<p>18% Decrease 16.8M acre-feet to 13.8M acre-feet</p>	<p>5,800 Water Management Strategies Per year water supply ↑ 2020: 1.7M acre-feet 2070: 7.7M acre-feet**</p>	<p>2,400 Water Management Strategy Projects Water supply ↑ through new infrastructure = est. cost: \$80 billion</p>

*One acre-foot equals about 326,000 gallons, or enough water to cover an acre of land, about the size of a football field, one foot deep.

**For the lists of recommended water management strategies and projects, visit www.twdb.texas.gov/waterplanning/swp/2022.

A Brief Timeline of Statewide Water Planning

1950s	1957	1961	1997	2010-2014
<p>A 7-year dry spell left all but one Texas county classified as a disaster area. This Drought of Record is the current benchmark for future disaster planning.</p>	<p>The state legislature created the Texas Water Development Board to ensure water-related financial and logistical assistance.</p>	<p>The board began publishing the State Water Plan, Texas' most comprehensive water supply planning tool.</p>	<p>After another severe drought, a regional water planning process began, shifting from a centralized model to the local level.</p>	<p>2011: The worst one-year drought in Texas' history hits, costing the state's agriculture sector \$7.6 billion, according to the State Comptroller.</p>

To download a copy of the report, visit www.texas2036.org/investing-in-texas.

Economic Impacts: Statewide

According to a recent Texas State Climatologist report, extreme weather patterns may reduce water availability and increase the intensity of future droughts.

Statewide water needs will jump by more than 80% between 2020 and 2050, from 3.1 million acre-feet to 5.7 million acre-feet. This shift in water availability will negatively impact existing businesses and future economic development.

The following charts forecast the impacts of severe drought on the state's economy if the State Water Plan recommendations are not implemented and if Texas were to experience a dry spell that matches or surpasses the Drought of Record. The potential losses reflect any one given year within that decade.

NEGATIVE IMPACTS	2020-29	2030-39	2040-49	2050-59
Gross domestic product loss	\$98.2B	\$111.1B	\$111.1B	\$117.6B
Tax revenue loss on production & imports	\$9.9B	\$10.5B	\$9.7B	\$9.5B
Job loss	598,210	756,637	850,470	988,056

Due to data and methodological limitations, the actual economic impacts are likely significantly larger.

Economic Impacts: Industry

Throughout Texas Water Development Board's [16 regions](#), the economic impacts vary depending on the area's primary industry sector. Collectively, current projections show that manufacturing, energy and agriculture are especially at risk for the potential of financial downturns due to severe droughts. This data reflects the regions where each industry is most influential to its economy.

MANUFACTURING

TOP 5 REGIONS TOTAL IMPACT	2020-29	2030-39	2040-49	2050-59
Income loss (state total: 82% ~\$258B)	\$6.4B	\$12.9B	\$16.6B	\$21.6B
Job loss (state total: 77% ~1.5M+)	46,727	93,733	116,585	149,067

ENERGY

TOP 5 REGIONS TOTAL IMPACT	2020-29	2030-39	2040-49	2050-59
Income loss (state total: 81% ~\$137B)	\$49.7B	\$50.1B	\$42.2B	\$34.3B
Job loss (state total: 75% ~396K)	241,831	240,697	198,535	157,638

AGRICULTURE

TOP 5 REGIONS TOTAL IMPACT	2020-29	2030-39	2040-49	2050-59
Income loss (state total: 54% ~\$5.4B)	\$2.8B	\$3.4B	\$3.6B	\$3.9B
Job loss (state total: 45% ~150K)	52,693	60,389	63,332	67,807

A Closer Look: Semiconductor Manufacturing

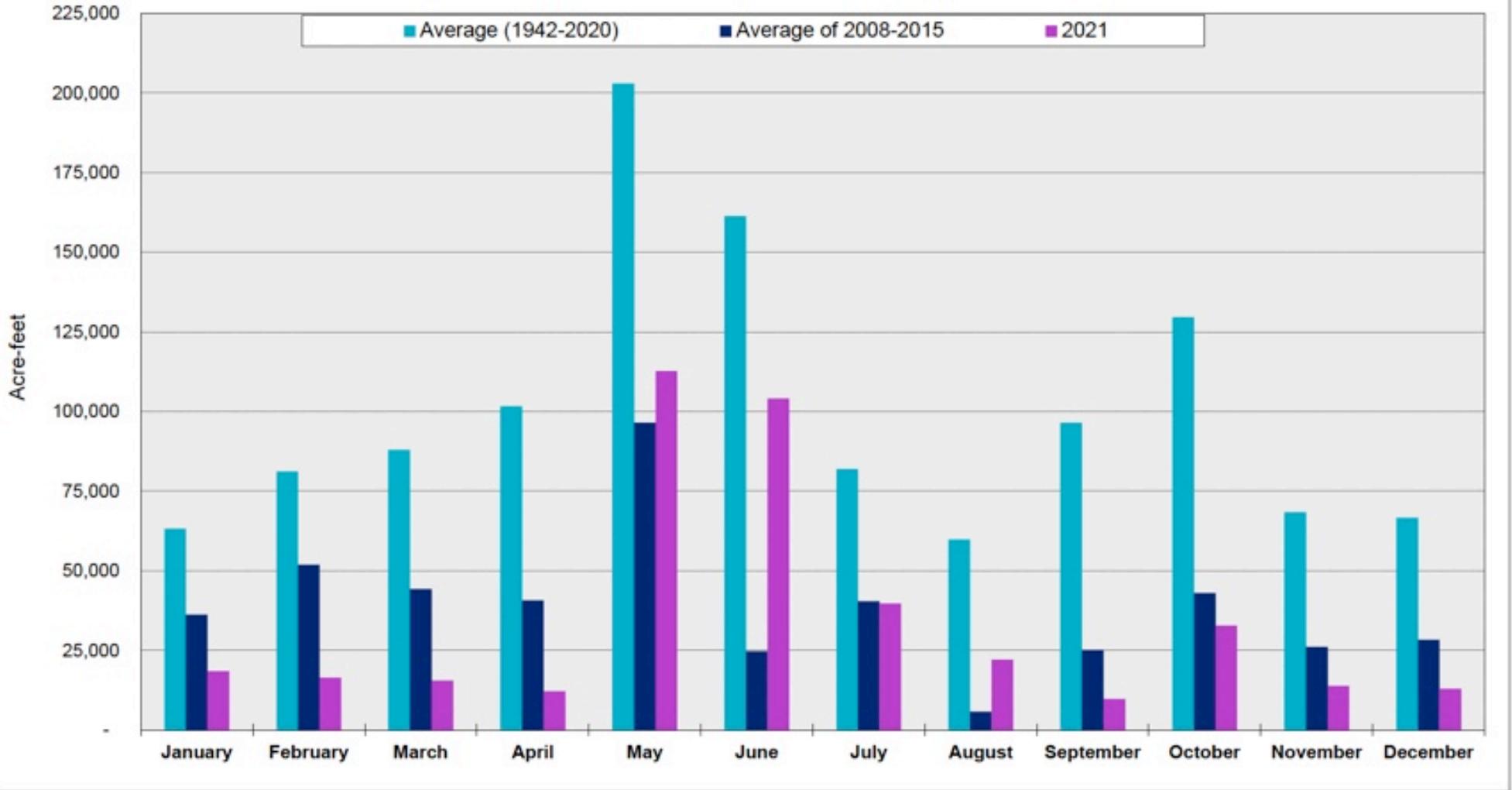
According to the State Comptroller, global semiconductors trade equaled nearly \$2 trillion in 2020, making these "chips"—the brains behind devices—the fourth-most highly traded product in the world. With more than 200 semiconductor facilities in Texas, the state is well positioned to be an industry leader.

In 2020, Texas led the nation in chip exports and was the No. 2 employer in the U.S. It also contributed \$15.3 billion to the state's GDP. To attract more semiconductor investment, including two key future federal institutes, the state launched the National Semiconductor Centers Texas Task Force in Oct. 2021.

If a Drought of Record occurs this decade, the semiconductor industry is expected to lose \$2.7 billion in any given year, with losses expected to exceed \$6.1 billion by the middle of the century. To continue Texas' ascent in the industry, planning and mitigating the potential for future severe drought must be prioritized.

LCRA Inflows into Lakes Buchanan and Travis thru December 2021

Water Flowing Into Lakes Buchanan and Travis



Inflows: the estimated amount of water flowing into lakes Buchanan and Travis from rivers and streams.

Data for 2020 and 2021 is preliminary and subject to change.

Period:	December
Since 1942, December Average (acre-feet):	66,667
2008-2015, December Average (acre-feet):	28,334
December 2021 (acre-feet):	12,972

RESOLUTION NO. 2022-05

On Securing the Future by Improving Water Management Policies and Promoting Water Conservation in Central Texas and the Lower Colorado River Basin

WHEREAS, the Highland Lakes are the primary water supply for Central Texas; and

WHEREAS, it is projected that Central Texas could add up to one million new residents by 2030; and

WHEREAS, more arid weather conditions shifting eastward to include Texas have led the state climatologist to observe that sustained drought conditions could become permanent; and

WHEREAS, current water inflows into the Highland Lakes continue to decline with most monthly totals lower than the average for the historic drought of record; and

WHEREAS, the current LCRA Water Management Plan is in need of modernization to reflect the region's paradigm shift of increasing water needs and drier weather patterns;

NOW, THEREFORE, BE IT RESOLVED, that we, the City of Bee Cave City Council, do hereby request:

1. That the LCRA work with local leaders and stakeholders to accelerate the update of its Water Management Plan to implement a more protective approach to managing the Highland Lakes in 2022;

2. That updates to the Water Management Plan reflect current scientific research and data, take into account the significant decline in water flowing into the Highland Lakes, include provisions that encourage conservation by all water users, and prepare for greatly increased water demands in Central Texas;

3. That the LCRA obtain information on the causes for, and consequences of, the dramatic declines in inflows to the Highland Lakes, to assure that this phenomenon is accounted for in the updated Water Management Plan;

4. That the LCRA facilitate smart water distribution and usage, including the implementation of modern and efficient water use practices in large irrigation settings suitable to an arid climate; and

5. That the LCRA expand its public outreach and input opportunities and establish advisory committees of local officials, business leaders, stakeholder organizations, and area residents to foster an increased opportunity for open discussion and collaboration on issues that affect the water supply and economy for almost two million Central Texans.

Signed this day _____ of August 2022.

Kara King, Mayor

ATTEST:

Kaylynn Holloway, City Secretary



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 7.

Agenda Title: Discuss and consider action on the third request for extension of the Site Development Permit for Phase 2 of 'Bee Cave Retail Lot 4' also known as 'Lot 4 of the Summit 56 subdivision' located at 15506 W. SH-71, Bee Cave, Texas.

Council Action: Approve or Deny

Department: Planning and Development

Staff Contact: E. Megan Will, Director of Planning & Development

1. INTRODUCTION/PURPOSE

Lot 4 of Summit 56 is two (2) phase retail and office development located adjacent to the International School of Texas and Nitro Swim Center at 15506 W. SH 71 (northeast corner of the intersection). The site and NPS permit was issued on August 16, 2016. Construction of Phase 1 was completed in June 2018, at that time no construction activities had commenced on Phase 2. On July 18, 2018 the owner requested a Site/NPS permit extension that was approved on August 9, 2018. On June 26, 2020 the owner requested a second Site/NPS permit extension, this was approved on July 28, 2020. On July 27, 2022 the owner submitted a request for a third extension of the Site/NPS permit, see attached. At this time, six years after then initial permit approval, no construction activities have commenced on Phase 2.

2. DESCRIPTION/JUSTIFICATION

a) Background

See attached extension requests.

b) Issues and Analysis

Despite the recent adoption of the City's new Unified Development Code, this extension request must be processed under the requirements of the old Code - the regulation in place when the Site Plan/Permit was originally approved. Per Section 32-02-006(j) the extension request must be approved by City Council.

If the extension request is approved, the development will continue to be subject to old codes. If the extension request is denied and the permit expires, a new site permit application will be required for the development of Phase 2. This new application would be subject to the Code in effect when it is submitted (i.e. the UDC).

Additionally, as noted in the first extension request approval, the approved 2016 Site Plan does not include the required exterior elevations for Building "D" which is Phase 2. If this 3rd extension is approved, the applicant is still required to submit and receive P&Z and City Council approval of a Site Plan Amendment for the building prior to commencing site construction.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

The Site Development/NPS Permit will expire on 8/15/2022 if an extension is not granted. If the extension is granted the permit will be extended to 8/15/2024, eight years from its issuance.

5. RECOMMENDATION

Staff recommends denial. There have been two previous extensions on the initial 2-yr site permit, in the 6 years of the permit the required Site Plan Amendment for Phase 2 has not been filed. Filing a new Site Permit application and developing under the UDC may save the developer time as most Site Plan approvals are administrative. Applicability of the UDC will also ensure compliance with the city's current design requirements, landscaping and lighting standards.

ATTACHMENTS:

Description	Type
☐ 2022.07.27 Permit Extension Request No. 3	Backup Material
☐ 2020.06.26 Permit Extension Request No. 2	Backup Material
☐ 2018.07.18 Permit Extension Request No. 1	Backup Material
☐ 2016 Approved Site Plan	Site Plan

***Bee Cave Retail Lot 4, LLC
BPI Realty Services, Inc.
3800 Southwest Freeway, Suite 304
Houston, Texas***

July 27, 2022

City of Bee Cave Texas
Mr. Kevin Sawtelle
Ms. Lindsey Oskoui
Ms. Megan Will

Re: Bee Cave Retail Center
15506 W. State Hwy 71, Bee Cave, Texas
City of Bee Cave Site Development (NPS) Permit # 15-217-SNPS

Dear Kevin,

This letter is for the purpose of requesting an extension of the referenced site plan permit.

Section 32.02.006 (j) sets forth that “in determining whether to grant a request for extension, the governing body shall take into account the reasons for the lapse, and the ability of the property owner to comply with any conditions attached to the original approval”.

1. Development of Building “D” lease space area was planned for future development at such time as a qualified and acceptable business was located by the Developer who fit the overall Development Plan of the Bee Cave Lot 4 development. City Planning was aware that this portion of the Project would be developed at a future date and would be subject to all of the conditions set forth in the approval site plan.
2. The reason that Building “D” has not been constructed to-date is because an acceptable Business/Tenant has not been identified and a Lease Agreement consummated with such Business.
3. The Property Owners are currently in negotiations with multiple prospective Businesses at this time including an Office Space user for the International School of Texas for an expansion/addition, a 10,000 square foot office space, and a Children’s Day Care Center.
4. In order to have sufficient time to negotiate an acceptable Lease Agreement, Plans & Specifications for the lease space Building, and secure all necessary Permits from the City of Bee Cave and other governing agencies, additional time is needed.

5. All users for the lease spaces Building "D" for which the extension is requested will conform to uses authorized in our current NS – Neighborhood Services District.

6. In the event a Conditional Use Permit (CUP) is required for the Business that we ultimately finalize the Site Plans for, the Property Owner may need additional time to secure a Conditional Use Permit (CUP).

Thank you for your consideration to our request for a two (2) year extension of our Site Permit. If you think it would be beneficial for me or Gary Ferguson to meet with Council when our request is presented, we would welcome an opportunity to do so to answer any questions Council Members may have.

Please let me hear from you at your earliest convenience.

Sincerely,



Cody J. Musser
Construction Manger
BPI Realty Services, Inc.

CC: Danny Miller (DMiller@lja.com)
Reese Hurley (RHurley@lja.com)
Gary Ferguson (Garyf@bpirealty.com)
David Ferguson (David@bpirealty.com)

Megan Will

From: Megan Will
Sent: Thursday, August 6, 2020 12:47 PM
To: Cody Musser; Kevin C. Sawtelle
Cc: Lindsey A. Oskoui; rhurley@lja.com; Danny Miller; Gary Ferguson; David Ferguson; Nicole Musser
Subject: RE: Formal Request for Site Development Permit Extension - Bee Cave Retail Lot 4

Cody,

On 7/28/2020 Bee Cave City Council approved the request to extend the site development permit for Phase 2, of Summit 56, Lot 4 for two years. The new expiration date for Site Development Permit 15-217-SNPS is 8/15/2022.

As noted with the previous extension, the approved site plan does not include the required exterior elevations of Building "D" which is Phase 2. A Site Plan Amendment for Building D must be submitted for review and approval prior to start of development for Phase 2.

My best,

E. Megan Will, AICP, CFM

Director of Planning & Development



Office: 512.767.6671

Email: mwill@beecavetexas.gov

City Hall | 4000 Galleria Pkwy | Bee Cave TX | 78738

www.beecavetexas.gov

From: Cody Musser <cody@bpirealty.com>
Sent: Wednesday, August 5, 2020 11:11 AM
To: Kevin C. Sawtelle <ksawtelle@beecavetexas.gov>
Cc: Lindsey A. Oskoui <loskoui@beecavetexas.gov>; rhurley@lja.com; Danny Miller <dmliller@lja.com>; Gary Ferguson <gary@bpirealty.com>; David Ferguson <david@bpirealty.com>; Nicole Musser <nicole@bpirealty.com>; Megan Will <mwill@beecavetexas.gov>
Subject: RE: Formal Request for Site Development Permit Extension - Bee Cave Retail Lot 4

Kevin,

Thank you for your help with the virtual meeting last week and I'm glad that City Council approved our request for extension. Can you please send a email or letter from the City stating the approval for our records?

Thanks,

Cody Musser

***Bee Cave Retail Lot 4, LLC
BPI Realty Services, Inc.
3800 Southwest Freeway, Suite 304
Houston, Texas***

July 22, 2020

City of Bee Cave Texas
Mr. Kevin Sawtelle
Ms. Lindsey Oskoui
Ms. Megan Will

Re: Bee Cave Retail Center
15506 W. State Hwy 71, Bee Cave, Texas
City of Bee Cave Site Development (NPS) Permit # 15-217-SNPS

Dear Kevin,

This letter will supplement my letter of June 26, 2020 requesting extension of the referenced site plan permit.

Section 32.02.006 (j) sets forth that “in determining whether to grant a request for extension, the governing body shall take into account the reasons for the lapse, and the ability of the property owner to comply with any conditions attached to the original approval”.

1. Development of Building “D” lease space area was planned for future development at such time as a qualified and acceptable business was located by the Developer who fit the overall Development Plan of the Bee Cave Lot 4 development. City Planning was aware that this portion of the Project would be developed at a future date and would be subject to all of the conditions set forth in the approval site plan.
2. The reason that Building “D” has not been constructed to-date is because an acceptable Business/Tenant has not been identified and a Lease Agreement consummated with such Business.
3. The Property Owners are currently in negotiations with several prospective Businesses at this time including an Office Space user for a 10,000 square foot office space, a national Franchisee for Senior Helpers Towne Square, an adult day care center, and a Children’s Day Care Center.

4. In order to have sufficient time to negotiate an acceptable Lease Agreement, Plans & Specifications for the lease space Building, and secure all necessary Permits from the City of Bee Cave and other governing agencies, additional time is needed.
5. All users for the lease spaces Building “D” for which the extension is requested will conform to uses authorized in our current NS – Neighborhood Services District.
6. In the event a Conditional Use Permit (CUP) is required for the Business that we ultimately finalize the Site Plans for, the Property Owner may need additional time to secure a Conditional Use Permit (CUP).

Thank you for your consideration to our request for a two (2) year extension of our Site Permit. If you think it would be beneficial for me or Gary Ferguson to meet with Council when our request is presented, we would welcome an opportunity to do so to answer any questions Council Members may have.

Please let me hear from you at your earliest convenience.

Sincerely,



Cody J. Musser
Construction Manger
BPI Realty Services, Inc.

CC: Danny Miller (DMiller@lja.com)
Reese Hurley (RHurley@lja.com)
Gary Ferguson (Garyf@bpirealty.com)
Nicole Musser (Nicole@bpirealty.com)

***Bee Cave Retail Lot 4, LLC
BPI Realty Services, Inc.
3800 Southwest Freeway, Suite 304
Houston, Texas***

June 26, 2020

City of Bee Cave Texas
Mr. Travis Askey
Ms. Lindsey Oskoui
Mr. Kevin Sawtelle

Re: Bee Cave Retail Center
15506 W. State Hwy 71, Bee Cave, Texas
City of Bee Cave Site Development (NPS) Permit # 15-217-SNPS

Gentlemen and Ms. Oskoui,

A Site Development Construction Permit was issued on the Bee Cave Retail Center, our project, on August 16, 2016. Attached is a copy of the issued Site Development Permit. On August 9, 2018 this date was extended for an additional two years per the attached email from MD Moazzem Hossain. Based on the date of issuance, and the 2 year extension, the site plan permit is set to expire on August 15, 2020. As shown on the approved site construction plans, the project is to be developed in 2 phases.

After issuance of the Site Development Permit, we changed our marketing plan and decided to delay construction of Phase 2. Phase 2 will include the construction of Building "D", and associated site improvements, as shown on the approved plans. We have completed construction of Phase 1. However, we have not commenced construction of Phase 2. As of this date, we have not identified the specific business that we would like to have for Building "D" and we do not want to develop this particular building on a speculative basis.

The purpose of this letter is to respectfully request a 2-year extension of the Site Development Permit, as it concerns the balance of the Center, which includes Building "D" and the associated Phase 2 site improvements.

Thank you for your consideration and I look forward to your response.

Sincerely,



Cody J. Musser
Construction Manger
BPI Realty Services, Inc.

Cody Musser

From: Danny Miller <dmliller@lja.com>
Sent: Thursday, August 9, 2018 1:53 PM
To: MD M. Hossain; Cody Musser; Reese Hurley; Gary Ferguson; David Ferguson; Nicole Ferguson; Chad Ferguson
Cc: Travis D. Askey; Lindsey A. Oskoui
Subject: RE: Formal Request for Site Development Permit Extension

Follow Up Flag: Follow up
Due By: Monday, June 1, 2020 8:00 AM
Flag Status: Flagged

Thanks MD. We acknowledge the need to incorporate a building elevation for building D with a site plan amendment and will do so once that building is designed architecturally.

Thanks for your help!

Danny Miller, P.E.
Vice President

LJA Engineering, Inc.
5316 Highway 290 West, Suite 150
Austin, Texas 78735
Office: 512-439-4700
Mobile: 512-789-7485

FRN F-1386

From: MD M. Hossain <MHossain@beecavetexas.gov>
Sent: Thursday, August 9, 2018 11:32 AM
To: 'Cody Musser' <cody@bpirealty.com>; Reese Hurley <rhurley@lja.com>; 'Gary Ferguson' <gary@bpirealty.com>; 'David Ferguson' <david@bpirealty.com>; Danny Miller <dmliller@lja.com>; 'Nicole Ferguson' <nicole@bpirealty.com>; 'Chad Ferguson' <chad@bpirealty.com>
Cc: Travis D. Askey <TAskey@beecavetexas.gov>; Lindsey A. Oskoui <loskoui@beecavetexas.gov>
Subject: RE: Formal Request for Site Development Permit Extension

Cody – We approve your request to extend the permit for two years. Please note that the site plan does not have details for the exterior elevations of Building “D” which is Phase 2 of this site plan. You’ll need to submit a “Site Plan Amendment” for Building “D” for review and formal approval process before starting construction works for that building. Thanks much.

Sincerely,
MD Moazzem Hossain, P.E.,CFM
City of Bee Cave
Desk: (512) 767-6615

From: MD M. Hossain
Sent: Thursday, August 09, 2018 11:19 AM

To: 'Cody Musser'; Reese Hurley; Gary Ferguson; David Ferguson; Danny Miller; Nicole Ferguson; Chad Ferguson
Cc: Travis D. Askey; Lindsey A. Oskoui
Subject: RE: Formal Request for Site Development Permit Extension

Cody – We're considering your request. We'll get back to you shortly.

Sincerely,
MD Moazzem Hossain

From: Cody Musser [<mailto:cody@bpirealty.com>]
Sent: Monday, August 06, 2018 9:19 AM
To: MD M. Hossain; Reese Hurley; Gary Ferguson; David Ferguson; Danny Miller; Nicole Ferguson; Chad Ferguson
Cc: Travis D. Askey; Lindsey A. Oskoui
Subject: RE: Formal Request for Site Development Permit Extension

Good morning MD,

Just wanted to follow up on the permit extension request.

Thank you,

Cody Musser

From: MD M. Hossain <MHossain@beecavetexas.gov>
Sent: Tuesday, July 24, 2018 2:15 PM
To: Cody Musser <cody@bpirealty.com>; Reese Hurley <rhurley@lja.com>; Gary Ferguson <gary@bpirealty.com>; David Ferguson <david@bpirealty.com>; Danny Miller <dmiller@lja.com>; Nicole Ferguson <nicole@bpirealty.com>; Chad Ferguson <chad@bpirealty.com>
Cc: Travis D. Askey <TAskey@beecavetexas.gov>; Lindsey A. Oskoui <loskoui@beecavetexas.gov>
Subject: RE: Formal Request for Site Development Permit Extension

Thanks for contacting us. We'll review your request and get back to you in one week.

Sincerely,
MD Moazzem Hossain, P.E.,CFM
City of Bee Cave
Desk: (512) 767-6615

From: Cody Musser [<mailto:cody@bpirealty.com>]
Sent: Wednesday, July 18, 2018 12:34 PM
To: MD M. Hossain; Travis D. Askey; Lindsey A. Oskoui
Cc: Reese Hurley; Gary Ferguson; David Ferguson; Danny Miller; Nicole Ferguson; Chad Ferguson
Subject: Formal Request for Site Development Permit Extension

Good afternoon MD,

In reference to the attached Site Development Permit, BPI is respectfully requesting an Extension on our permit since we have not begun construction nor found the specific use for our Pad D site. I have also attached a formal letter requesting this extension.

Please let me know if there anything further you require of BPI to acquire this Extension.

Thank you,

Cody Musser

BPI Realty Services, Inc.

3800 Southwest Fwy Suite 304

Houston, TX 77027

Office: 281-530-0900

Direct: 713-350-2753

Cell: 832-541-2038

The transmittal of any Letter of Intent, Lease Agreement, Contract or other formal Agreement by this email should not be construed as a binding offer or commitment by sender or on any party to the Agreement. A binding Contract shall only occur after the execution of the Agreement(s) and the effective date set forth therein.



4000 Galleria Pkwy, Bee Cave, TX 78738
(512) 767-6670 phone (512) 767-6679 fax
www.beecavetexas.com

SITE DEVELOPMENT CONSTRUCTION PERMIT

This form was printed on 8/16/2016

This permit does not allow work to commence on structures, electrical, plumbing, or mechanical work governed by adopted building codes. This work shall be permitted by the City of Bee Cave building department under a separate submittal.

Permit #: 15-217-SNPS

Date Issued: 8/16/2016

Address: 15506 W STATE HWY 71 #B
BEE CAVE 78738

Expiration: 8/16/2018

Subdivision:

Project Name: LOT 4 BLOCK A SUMMIT 56

Owner

Bee Cave Retail Lot 4, LLC (SUMMIT AUSTIN 56 LTD)
CHAD FERGUSON
3800 Southwest Fwy Ste. 304
Houston, TX 77027
(713) 350-2732

Fee Code	Description	Amount
400-054	Site Development Construction Permit (400-054)	\$3,925.00
	Total	\$3,925.00

Notes:

Notice

Development permit is subject to section 30.06.008 of the City of Bee Cave Code of Ordinances. This permit becomes null and void in accordance with section 30.02.008. All Contractors must be registered in the City of Bee Cave. Per City Code, Construction allows only 7AM to 7PM.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 8.

Agenda Title: **Discuss and consider action on a recommendation of award of contract to Rialto Studio and authorize negotiations and execution of a contract by the Mayor for the Brown Property Master Plan.**

Council Action: **Discuss and Consider Action**

Department: **Assistant City Manager**

Staff Contact: **Lindsey Oskoui, Lanie Marcotte**

1. INTRODUCTION/PURPOSE

Consider authorization of negotiation of a contract with Rialto Studio for preparation of the Brown Property Master Plan and execution of a contract by the Mayor.

2. DESCRIPTION/JUSTIFICATION

a) Background

The City acquired the Brown Property, a 44 acre property located off of Great Divide Drive on October 10, 2017. While the details were to be worked out, the intent of the City Council at the time and the Councils since has been for the property to be a nature-based public amenity that provides a counterbalance to the development in the region.

In June of 2021 the City engaged the Ecosystem Design Group (EDG) to perform an in depth environmental site assessment and offer some guidance to Council on setting a basic vision of the property ahead of the more robust master planning process.

On September 9, 2021, City Council held a workshop to review the results of the assessment, gather insights into the strengths and weaknesses of the site, and a discuss of next steps.

On February 22, 2022, City Council adopted the Brown Property Site Assessment.

On May 18, 2022, City Council authorized staff to issue a Request for Proposals for a Master Plan for the property.

b) Issues and Analysis

The City issued an RFP on 5/24/2022. A pre-proposal conference was held on June 8, 2022. Three subsequent addendums based on questions received from prospective respondents.

The City received responses from seven firms:

- Design Workshop
- Dunaway
- RES
- Rialto Studio
- RVI
- SWA
- WGI

All proposals were evaluated per the following criteria:

- Consultant profile including project team: 20 points max
- Experience and references: 30 points max
- Project understanding and approach 35 points max
- Clarity of proposal: 15 points max

Four firms were interviewed for up to a maximum of 20 additional points. The averaged scores are attached.

Staff recommends selection of Rialto Studio; their response is attached.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Authorize staff to negotiate a contract with Rialto Studio and authorize Mayor to execute for the Brown Property Master Plan.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Brown Property Master Plan RFP	Backup Material
<input type="checkbox"/> Brown Property Master Plan Addendum 1	Backup Material
<input type="checkbox"/> Brown Property Master Plan Addendum 2	Backup Material
<input type="checkbox"/> Brown Property Master Plan Addendum 3	Backup Material

- 📁 Rialto Studio Response
- 📁 Proposal Scoring Matrix

- Backup Material
- Backup Material



REQUEST FOR PROPOSALS

FOR

City of Bee Cave Brown Property Master Plan

Responses will be accepted until 2:00 p.m. CDT, June 28th 2022

Attention: Kaylynn Holloway, City Secretary

City of Bee Cave

4000 Galleria Parkway

Bee Cave, Texas 78738

Project Overview

In 2018, The City of Bee Cave amended the zoning for the Brown Property to be used for open space and a public amenity. The site is approximately 45 acres located generally west of Great Divide and south of HWY 71 and the LYTA athletic fields. In 2021, Blackland Collaborative, Inc. performed a site assessment and facilitated ecological visioning to further define the sites ecological potential. Through this analysis, it was found that the site was in generally good ecological health with areas of biodiverse grassland communities and riparian zones, and that the City of Bee Cave desired to have the Brown Property serve as a natural resource for the City of Bee Cave and beyond. The City wishes to feature the Brown Property as a celebration of native historic climax plant communities and use this landscape to help foster a meaningful and lasting connection between people and nature.

In addition to this assessment, architecture students from The University of Texas at Austin, used the Brown Property as their study site for the fall 2021 semester and explored issues such as site access, circulation, and concepts for a possible nature center and built site features (aka shelters). The City of Bee Cave is soliciting landscape architecture and related design services and a proposal for a Master Plan of the Brown Property that takes into consideration the City of Bee Cave Comprehensive Plan and the Site Assessment findings.

Project Background

The City of Bee Cave is rapidly growing. Extensive open space is a defining characteristic to the City of Bee Cave and contributes greatly to the residents and visitors' quality of life. The 2037 Comprehensive Plan, which was adopted in 2016, serves as a guide to manage that growth while retaining the beloved character of Bee Cave. The resulting Vision for the City of Bee Cave through the development of this planning document is as follows:

Our 2037 Vision of Bee Cave is characterized by its scenic Hill Country setting and friendly, small town character, coupled with its array of excellent schools, parks, trails, civic amenities, and commercial conveniences. It is our exceptional livability, our unique location within our region and the variety of choices in housing, shopping, dining, entertainment and employment, and among our semi-rural, and suburban settings, that defines what Bee Cave is and what it has to offer. Our vision will be realized by making wise choices in guiding growth and investment, with balanced priorities for: The Character of Bee Cave Our People, Institutions and Government Our Economy Sound Growth: Strengthening Our Form and Function.

Within the Comprehensive Plan, Section 3.3. Parks and Recreation, the city evaluated the role of open spaces in the City of Bee Cave. They reflected on their current condition and resulted with important visions for parks and open spaces future:

Where are we now?

- *Growing system of parks and plans to expand trail network.*

- *Private recreational offerings.*
- *Few active use parks within neighborhoods.*

What is our Vision?

- *An expanded network of parks, trails, recreational and sports facilities, and open spaces.*
- *Family-oriented community investing in recreation and sports.*
- *Parks, greenways, and environmental resources are integrated into the community fabric and health.*

The Brown Property offers an opportunity to play a critical role in the 2037 Comprehensive Plan vision. Approximately 45 acres located off the Great Divide, south of the LYTA athletic fields, and bordered to the south by Little Barton Creek, the property has great potential to become an exciting nature amenity and education resource regarding Central Texas ecology and natural history. The Site Assessment review and ecological visioning sessions resulted in determining that the site has strengths and potential opportunities for passive recreation, showcasing nature, education and outdoor learning environments (nature play), active conservation and restoration, and a great opportunity to become a destination for the region and beyond.

The *Brown Property Master Plan* should take in account the 2037 Comprehensive Plan and the 2021 Site Assessment Document. The Master Plan should match the communities needs and reflect the ecological vision for the site. The selected firm should lead an integrated design team that has superior expertise to respond to the different site and operational needs. Blackland Collaborative Inc. will continue to be the ecological consultants and will join the selected firm to fill that role.

Scope of Work

Within the RFP response, provide a scope of work that encompasses the following considerations:

- Creatively integrate a master planning process using community engagement, conservation-based science, and sustainable planning and design.
- Deliver a master planning document that envisions the site as a destination while balancing site access and capacity given the scale and sensitive nature of the site.
- Provide strategies and plans for strategic pedestrian access, nature trails, interpretive education, restoration, and nature play.
- Develop concepts for key architectural moments on the site and a focal structure which may be composed of one or more buildings that.. The building(s) should be an adaptable multi-purpose and flexible space that could be used to host events, classes, and meetings. The master plan shall include representative renderings of proposed key architectural moments and buildings.
- The master plan would anticipate the growth and potential need for buildings and nature-based use areas added over a 5-15 year period.

- Include a summary and presentation on lessons learned from this process and how it can translate to other nature based and open space development in the City of Bee Cave.
- An implementation and phasing strategy. This should include cost estimates for each phase as well as recommendations for potential funding sources.
- The master plan should also identify any opportunities or barriers related to connectivity, property adjacencies, potential adjacent road construction, and an improved bridge crossing of Little Barton Creek.
- The master plan should include high-quality renderings of concepts (plan view and perspective view) that could be used for future promotion and funding opportunities.
- Work in close coordination with the City of Bee Cave and partners.
- Present progress and findings to key stakeholders and the City of Bee Cave.

Qualifications:

Within the RFP response, demonstrate the project team possesses the following experience, expertise, and proficiencies:

- **Landscape architecture/Architecture:** Experience with sustainable development, nature centers, ecological restoration, passive nature-based open spaces and active nature play spaces, green infrastructure, material reuse, and designing opportunities for engagement with nature that have a light footprint within the context of the site.
- **Engineering:** Proficiency in sustainable stormwater solutions such as green infrastructure, low impact development, riparian restoration, and water capture for building re-use or irrigation.
- **Ecology:** Experience in riparian, prairie and woodland restoration design, construction specifications and oversight, and management in an urban context.
- **Public Engagement:** Demonstrated successful experience in working with the public and community to develop and inform master plans.
- **Revenue/Programming/Operations and Maintenance budgeting:** Expertise in developing the fiscal and operational framework for the Brown Property to reflect the desired vision and outcome and ensure implementation and long-term operational success. Professional services that will address the Brown Property's programming, revenue opportunities, and potential public/private partnerships.
- **Education:** Interpretive Design experience to add to the educational experience of the site and help inform the design in critical, creative, and engaging ways.
- **General Contractor:** Expertise in ecologically sensitive construction practices to assist in incorporating practical requirements and construction standards into future bid documents.

- **Maintenance:** Expertise in the logistical maintenance of the proposed design throughout the design process to ensure a successful transition from site preparation through implementation and the long term operations and maintenance of the site.

Proposed Project Timeline:

Summer 2022 through Spring 2023

Budget:

\$150,000.00

RFP Response Contents

Respondents must provide the following items as part of their response:

1. Cover letter
2. Qualifications:
 - a. Company overview and background, including:
 - i Mission, values, and current size
 - ii Corporate entity type, state of formation, principal place of business, and if not a Texas entity, evidence of qualification to conduct business in Texas
 - iii HUD qualifications and vendor number, if applicable
3. Description of applicable experience. Descriptions of previous relevant work, especially master planning for urban greening projects, ecological restoration, experience working on municipal parcels, understanding of implementation planning and cost estimating, and experience working alongside community partners. Provide client contact information for each project listed. Indicate involvement of key personnel recommended for this project (Key personnel having previously worked as a team on the referenced experience is preferred).
4. Project Team
 - a. Identify the project manager, team, and sub-contractors (if any) who will play a major role on the project team. Include Resumes of key project personnel.
5. Scope of Work
 - a. Detailed scope of work based on project description. Scope of work, and timeline stated above.
 - b. List assumptions and exclusions.
 - c. List additional project scope and services that your firm/team could provide.
6. Cost Proposal and Rate Sheets
7. References
 - a. At least 3 references from past clients that the City of Bee Cave may contact.

8. Additional
 - a. Summary of insurance policy limits and underwriter.
 - b. State any services guarantees or warranties that will be offered.
 - c. Statement of exceptions to contract.

Final Products

The final versions of all Key Deliverables, as listed in the preceding section, shall be provided to the City of Bee Cave in digital format in Word and PDF. The adopted ordinances shall also be provided in a format appropriate for codification. Any prepared graphics or illustrations will also be provided in both their native digital format (Adobe, CAD, ESRI etc.) and PDF.

Pre-Proposal Conference

A Pre-Proposal Conference will be held online on **June 8, 2022 at 10:30 A.M. CT**. The purpose of this conference will be to address questions from interested parties early in the submittal process. Contact Kaylynn Holloway at 512.767.6641 or kholloway@beecavetexas.gov to register no later **5:00 P.M. CT June 7, 2022**. Attendance at this meeting is not mandatory, but encouraged.

Questions or concerns regarding this RFP may be directed to:

Kaylynn Holloway, City Secretary
 City of Bee Cave
 4000 Galleria Parkway
 Bee Cave, Texas 78738
 Phone: 512.767.6641 kholloway@beecavetexas.gov

Evaluation Criteria and Selection Procedures

City staff will initially evaluate Responses from firms submitting proposals based on but not limited to the following criteria:

Criteria Points

- | | |
|--|----|
| 1. Consultant profile including project team | 20 |
| 2. Experience and references | 25 |
| 3. Project understanding and approach | 30 |
| 4. Clarity of proposal | 15 |
| 5. Cost of Proposal | 10 |

Short-listed proponents may be requested to provide a presentation that is worth and up to an additional 25 points. Any points earned as part of this presentation will be added to the points proponents received in the first round of reevaluation. In responding to this RFP, the Proponent understands that the decision of the selection committee and City Council is final.

All proposals will be reviewed and ranked according to the criteria listed above, and proponents may be selected for interviews or oral presentations as necessary. The City makes no commitment to any proponent to the RFP beyond consideration of the proposals.

Award of Contract

At the conclusion of the interviews and upon authorization by the City Council, the City Manager will begin negotiations with the highest ranked firm. If a contract cannot be negotiated and entered into with the first ranked firm, then the City Manager will terminate negotiations with said firm, and negotiations will begin with the next most qualified firm. If no contract is reached, the process shall be repeated until a contract is negotiated or all Respondents are rejected. Upon successful negotiation of the contract, the City Council will then approve the contract.

It is understood that the City reserves the right to accept or reject any and all Responses to this RFP and to grant or deny interviews as it shall deem to be in the best interest of the City. The City retains the right to waive any informalities and/or irregularities in this RFP process, as it determines to be in the best interest of the City. The City may terminate the selection process at any time, with or without initiating a new selection process.

Send or submit one original, six (6) copies, and a digital version of the Response to:

Kaylynn Holloway,
City Secretary
City of Bee Cave
4000 Galleria Parkway Bee Cave, TX 78738

Responses must be received no later than 2:00 p.m. CT, June 28, 2022.

Supporting materials:

The following materials may provide useful background information for the project, including:

- [Bee Cave 2037 Comprehensive Plan](#)
- [Brown Property Site Assessment and Ecological Visioning Report](#)
- [UT Architecture students project examples](#)



ADDENDUM 1

Issued 6/10/2022

REQUEST FOR PROPOSALS

FOR

City of Bee Cave Brown Property Master Plan

Responses will be accepted until 2:00 p.m. CDT, June 28th 2022

Attention: Kaylynn Holloway, City Secretary

City of Bee Cave

4000 Galleria Parkway

Bee Cave, Texas 78738

City of Bee Cave Brown Property RFP Addendum 1

Issued 6/10/22

From Katherine.Heighway@WGInc.com

1.) Could you please provide a new link to the Brown Property Site Assessment and Ecological Visioning Report? The link provided on page 7 of the RFP does not seem to work.

A: https://www.dropbox.com/s/mess9kasp0zbhjq/COBC_Brown%20Property_20220217_ADOPTED.pdf?dl=0

From Jason Cheng

2.) Are you desiring a GC to be part of the team?

A: *We do not need a general contractor to perform general contracting services; rather the RFP is seeking a team member who, serving in an advisory capacity to the implementation section of the Master Plan, is well versed in best practices for construction and has ample on-site experience with implementation of said practices on projects where minimization of ground disturbance and preservation of ecological resources is paramount.*

3.) HUD qualifications supposed to say HUB qualifications?

A: *Yes, this was a typo.*

4.) Would a firm that does the master plan be precluded from doing the design?

A: *No. There's no guarantee or exclusion as it relates to the design work.*

From Drew Carman - RVI Planning + Landscape Architecture

5.) Could you tell us the few other nature centers you mentioned visiting as reference sites?

A: *Boerne, Cibolo Nature Center, Houston Arboretum and Head Waters at Comal River in New Braunfels.*

6.) Do Blackland Collaborative Fees need to be considered in the fee budget?

A: *They do not need to be included in the \$150,000, but should be considered an integral part of the ultimate team and will be the primary input for ecological considerations.*

From Robert Deegan

7.) Is there a page limit on the RFP response?

A: *15 pages is the limit, but please be very judicious with your space. Of greater value than boiler-plate material about the responsive firm(s) is information that demonstrates 1) relevant qualifications and experience of the individuals assigned to the project and 2) examples of comparable services performed and projects completed by members of the proposed project team, particularly those that demonstrate that the proposed project team has a history of shared work experience.*

From Samantha Champion, Hicks & Company Env'l

8.) Are you looking for consideration of the cultural resources throughout the site in addition to ecological resources?

A: *The recommendations for site programming contained in the Master Plan are anticipated to emphasize the site's natural resources, but recognition and inclusion of the site's cultural resources (to be identified) are welcomed as well.*

From Mary Beth Lineberry (Lake | Flato)

9.) Do you anticipate issuing a separate RFP for A/E services at a later date?

A: *Yes. If we do not perform design in-house, at this point in time, those services are anticipated to be part of a future Request for Proposal process.*

From Zach Rosen, CFM

10.) Would a team serving in a Prime or Subcontractor role under this contract be precluded from bidding on and/or implementing any of the restoration designs under future bids?

A: *No.*

Proposal Evaluation Criteria

The scoring criteria for the Proposals has been revised to the following. Additionally, it is no longer necessary to include prior Section 6 *Cost Proposal and Rate Sheets* within the response; therefore, the subsequent section numbering is updated accordingly (i.e. *References* is now Section 6; *Additional* is Section 7.)

Criteria Points

1. Consultant profile including project team	20
2. Experience and references	30
3. Project understanding and approach	35
4. Clarity of proposal	15

Deadline for Questions

The deadline for submitting additional questions is Friday 6/17/2022. All questions must be submitted in writing to Kaylynn Holloway at kholloway@beecavetexas.gov.



ADDENDUM 2

Issued 6/21/2022

REQUEST FOR PROPOSALS

FOR

City of Bee Cave Brown Property Master Plan

Responses will be accepted until **2:00 p.m. CDT, July 12th 2022***

***NOTE: the deadline for submittal has been extended from the original deadline of June 28th 2022**

Attention: Kaylynn Holloway, City Secretary

City of Bee Cave

4000 Galleria Parkway

Bee Cave, Texas 78738

City of Bee Cave Brown Property RFP Addendum 2

Issued 6/21/22

1. **EXCEPTIONS TO CONTRACT**

Q. Listed as number “ 8. Additional” under “RFP Response Contents” it is noted that a “statement of exceptions to contract” are required. Where can the specific contract referred to in this section be found?

Q: On RFP page 6 of 7, Section 8c, we are requested to provide a statement of exceptions to a contract. Could you please provide a sample contract for us to be able to review and provide any exceptions?

A. Please see Attachment 1 Bee Cave standard professional services contract template.

2. **DELIVERABLE FORMAT**

Q. Under the “Final Products” section in the RFP it is written that final versions of all key deliverables be provided in digital format in Word and PDF. Are copies solely in PDF acceptable or are versions in Word required?

A. Word and PDF are required.

3. **ORIGINAL vs COPIES**

Q. Under the “Award of Contract” section in the RFP it states to send or submit “one original, six (6) copies, and a digital version” in response to this proposal. What denotes a response as “original” vs a copy? Is a wet signature required?

A. Of the seven hard copies submitted, please include one that is stamped/labeled “original” and includes a wet signature.

4. **PAGE LIMIT**

Q. Can you please clarify what parts of our submission will count toward the 15-page limit? Do all sections count toward the limit (including the “Additional” section)?

Q. Our team has a question regarding the 15-page limit. Do any appendices also count towards the 15-page limit if proposed teams use these sections to provide additional information on qualifications and experience?

Q: Will the contents under “8. Additional” be counted towards the 15-pg. page limit?

A. The page limit has been increased to 25 pages and encompasses *all* required submittal elements, including but not limited to the cover letter, the information supplied under “Additional,” and any team member resumes.

5. **HUB REQUIREMENT**

Q. What is the percentage of HUB requirements that we must meet?

A. The HUB requirement is being removed as a submittal requirement.

ATTACHMENT 1

Bee Cave Standard Professional
Services Contract Template

CITY OF BEE CAVE
STANDARD PROFESSIONAL SERVICES AGREEMENT

THE STATE OF TEXAS §
 §
TRAVIS COUNTY §

This Professional Services Agreement (“Agreement”) is made and entered by and between the City of Bee Cave, Texas, (the “City”) a home rule municipality organized and existing under the laws of the State of Texas, and _____ (“Professional”).

Section 1. Duration. This Agreement shall become effective upon execution by the City and shall remain in effect until satisfactory completion of the Scope of Work unless terminated as provided for in this Agreement.

Section 2. Scope of Work.

(A) Professional shall perform the Services as more particularly described in the Scope of Work attached hereto as Exhibit “A”. The work as described in the Scope of Work constitutes the “Project”. Unless otherwise provided in the Scope of Work, the anticipated submittal of all Project deliverables is immediately upon completion of the Project.

(B) The Quality of Services provided under this Agreement shall be performed with the professional skill and care ordinarily provided by competent Professionals practicing in the same or similar locality and under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent Professional holding the same professional license.

(C) The Professional shall perform its Services for the Project in compliance with all statutory, regulatory and contractual requirements now or hereafter in effect as may be applicable to the rights and obligations set forth in the Agreement.

(D) The Professional may rely upon the accuracy of reports and surveys provided to it by the City except when defects should have been apparent to a reasonably competent professional or when it has actual notice of any defects in the reports and surveys.

Section 3. Compensation.

(A) The Professional shall be paid in the manner set forth in Exhibit “B” and as provided herein.

(B) *Billing Period:* The Professional may submit monthly, or less frequently, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Subject to Chapter 2251, Texas Government Code (the “Prompt Payment Act”), payment is due within thirty (30) days of the City’s receipt of the Professional’s invoice. Interest on overdue

payments shall be calculated in accordance with the Prompt Payment Act.

(C) *Reimbursable Expenses:* Any and all reimbursable expenses related to the Project shall be included in the scope of services (Exhibit A) and accounted for in the total contract amount in Exhibit “B”. If these items are not specifically accounted for in Exhibit A they shall be considered subsidiary to the total contract amount.

Section 4. Changes to the Project Work; Additional Work.

(A) *Changes to Work:* Professional shall make such revisions to any work that has been completed as are necessary to correct any errors or omissions as may appear in such work. If the City finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Professional shall make such revisions if requested and as directed by the City and such services will be considered as additional work and paid for as specified under following paragraph.

(B) *Additional Work:* The City retains the right to make changes to the Scope of Work at any time by a written order. Work that is clearly not within the general description of the Scope of Work and does not otherwise constitute special services under this Agreement must be approved in writing by the City by supplemental agreement before the additional work is undertaken by the Professional. If the Professional is of the opinion that any work is beyond that contemplated in this Agreement and the Scope of Work governing the project and therefore constitutes additional work, the Professional shall promptly notify the City of that opinion, in writing. If the City agrees that such work does constitute additional work, then the City and the Professional shall execute a supplemental agreement for the additional work and the City shall compensate the Professional for the additional work on the basis of the rates contained in the Scope of Work. If the changes deduct from the extent of the Scope of Work, the contract sum shall be adjusted accordingly. All such changes shall be executed under the conditions of the original Agreement. Any work undertaken by Professional not previously approved as additional work shall be at risk of the Professional.

Section 5. Time of Completion.

The prompt completion of the services under the Scope of Work is critical to the City. Unnecessary delays in providing services under a Scope of Work shall be grounds for dismissal of the Professional and termination of this Agreement without any or further liability to the City other than a prorated payment for necessary, timely, and conforming work done by Professional prior to the time of termination. The Scope of Work shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Professional shall have completed all tasks and services described in the Scope of Work.

Section 6. Insurance.

Before commencing work under this Agreement, Professional shall obtain and maintain the liability insurance provided for in attached Exhibit C throughout the term of this Agreement and

thereafter as required herein.

In addition to the insurance provided for in Exhibit C, Professional shall maintain the following limits and types of insurance:

Professional Liability Insurance: professional errors and omissions liability insurance with limits of liability not less than \$1,000,000 per occurrence covering all work performed by the Professional, its employees, sub-contractors, or independent contractors. If this coverage can only be obtained on a “claims made” basis, the certificate of insurance must clearly state coverage is on a “claims made” basis and coverage must remain in effect for at least two years after final payment with the Professional continuing to furnish the City certificates of insurance.

Workers Compensation Insurance: The Professional shall carry and maintain during the term of this Agreement, workers compensation and employer’s liability insurance meeting the requirements of the State of Texas on all the Professional’s employees carrying out the work involved in this contract.

General Liability Insurance: The Professional shall carry and maintain during the term of this Agreement, general liability insurance on a per occurrence basis with limits of liability not less than \$1,000,000 for each occurrence and for fire damage. For Bodily Injury and Property Damage, coverage shall be no less than \$1,000,000. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be \$1,000,000. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Professional or its employees carrying out the work involved in this Agreement. The general aggregate shall be no less than \$1,000,000.

Automobile Liability Insurance: Professional shall carry and maintain during the term of this Agreement, automobile liability insurance with either a combined limit of at least \$1,000,000 per occurrence for bodily injury and property damage or split limits of at least \$1,000,000 for bodily injury per person per occurrence and \$1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Professional or its employees.

Cyber Security Liability Insurance: Professional shall carry and maintain during the term of this Agreement, cyber security liability insurance on a per occurrence basis with limits of liability of not less than \$1,000,000 for each occurrence, covering any such unauthorized disclosure of Protected Information caused by a defect or failure of the Software or any electronic communication system maintained or controlled by Professional.

Subcontractor: In the case of any work sublet, the Professional shall require subcontractor and independent contractors working under the direction of either the Professional or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Professional.

Qualifying Insurance: The insurance required by this Agreement shall be written by non-assessable insurance company licensed to do business in the State of Texas and currently rated "B+" or better by the A.M. Best Companies. All policies shall be written on a "per occurrence basis" and not a "claims made" form. The City shall be named as an "additional insured" except for the Professional Liability policy. Evidence of such insurance shall be attached as Exhibit "C".

Section 7. Miscellaneous Provisions.

(A) *Subletting.* The Professional shall not sublet or transfer any portion of the work under this Agreement or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Professional of any responsibility for work done by such subcontractor.

(B) *Ownership of Documents.* Upon completion or termination of this Agreement, all documents prepared by the Professional or furnished to the Professional by the City shall be delivered to and become the property of the City. All drawings, charts, calculations, plans, specifications and other data, including electronic files and raw data, prepared under or pursuant to this Agreement shall be made available, upon request, to the City without restriction or limitation on the further use of such materials PROVIDED, HOWEVER, THAT SUCH MATERIALS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CITY OR OTHERS. ANY REUSE WITHOUT PRIOR VERIFICATION OR ADAPTATION BY THE PROFESSIONAL FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE CITY'S SOLE RISK AND WITHOUT LIABILITY TO THE PROFESSIONAL. Where applicable, Professional shall retain all pre-existing proprietary rights in the materials provided to the City but shall grant to the City a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information was provided. The Professional may, at Professional's expense, have copies made of the documents or any other data furnished to the City under or pursuant to this Agreement. The Professional may utilize all of its work product and deliverables for archival, marketing and promotional purposes.

(C) *Professional's Seal.* To the extent that the Professional has a professional seal it shall be placed on all documents and data furnished by the Professional to the City and shall remain as placed in all iterations and uses of the documents and data. All work and services provided under this Agreement will be performed in a good and workmanlike fashion and shall conform to the accepted standards and practices of the Professional's industry. The plans, specifications and data provided by Professional shall be adequate and sufficient to enable those performing the actual work to perform the work as and within the time contemplated by the City and Professional. The City acknowledges that Professional has no control over the methods or means of work nor the costs of labor, materials or equipment. Unless otherwise agreed in writing, any estimates of costs by the Professional are for informational purposes only and are not guarantees.

(D) *Compliance with Laws.* The Professional shall comply with all federal, state and local laws,

statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Professional shall furnish the City with satisfactory proof of compliance.

(E) *Independent Contractor.* Professional acknowledges that Professional is an independent contractor of the City and is not an employee, agent, official or representative of the City. Professional shall not represent, either expressly or through implication, that Professional is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Professional.

(F) *Non-Collusion.* Professional represents and warrants that Professional has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Professional further agrees that Professional shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City pursuant to this Agreement) for any of the services performed by Professional under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Professional, Professional shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Professional under or pursuant to this Agreement.

(G) *Force Majeure.* If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing force majeure events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a force majeure event causing such delay and the other party shall not otherwise be aware of such force majeure event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

(H) In the case of any conflicts between the terms of this Agreement and wording contained within the Scope of Services, this Agreement shall govern. The Scope of Services is intended to detail the technical scope of services, fee schedule, and contract time only and shall not dictate Agreement terms.

Section 8. Termination.

(A) This Agreement may be terminated:

- (1) By the mutual agreement and consent of both Professional and City;
- (2) By either party, upon the failure of the other party to fulfill its obligations as set forth in either this Agreement or a Scope of Work issued under this Agreement;
- (3) By the City, immediately upon notice in writing to the Professional, as consequence of the failure of Professional to perform the services contemplated by this Agreement in a timely or satisfactory manner;
- (4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Professional.

(B) If the City terminates this Agreement pursuant to Section 5 or subsection 8(A)(2) or (3), above, the Professional shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those services that have been timely and adequately performed by the Professional considering the actual costs incurred by the Professional in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another Professional to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed at time of termination. In the event of termination that is not the fault of the Professional, the Professional shall be compensated for all basic, special, and additional services actually performed prior to termination, together with any reimbursable expenses then due.

Section 9. Indemnification. Professional shall indemnify, defend and hold harmless the City of Bee Cave, Texas and its officials, employees and agents (collectively referred to as “Indemnitees”) and each of them from and against all loss, costs, penalties, fines, damages, claims, expenses (including reasonable attorney’s fees) or liabilities (collectively referred to as “Liabilities”) by reason of any injury to or death of any person or damage to or destruction or loss of any property arising out of, resulting from, or in connection with (i) the performance or non-performance of Services contemplated by this Agreement but only to the extent caused by the negligent acts, errors or omissions, intentional torts, intellectual property infringement, or a failure to pay a sub-contractor or supplier committed by Professional or Professional’s agent, consultant under contract, or another entity over which Professional exercises control (whether active or passive) of Professional or its employees, agents or sub-contractors (collectively referred to as “Professional”) (ii) the failure of Professional to comply with any of the paragraphs herein or the failure of Professional to conform to statutes, ordinances, or other regulations or requirements of any governmental authority, federal, state or local, in connection with the performance of this Agreement. Professional expressly agrees to indemnify and hold harmless the Indemnitees, or any one of them, from and against all liabilities which may be asserted by an employee or former employee of Professional, or any of

its sub-contractors, as provided above, for which Professional's liability to such employee or former employee would otherwise be limited to payments under State Workers' Compensation or similar laws. Nothing herein shall require Professional to indemnify, defend, or hold harmless any Indemnitee for the Indemnitee's own negligence or willful misconduct. Any and all indemnity provided for in this Agreement shall survive the expiration of this Agreement and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Agreement but thereafter so long as any liability could be asserted in regard to any acts or omissions of Professional in performing Services under this Agreement.

For Professional Liability Claims, Professional shall be liable for reasonable defense costs incurred by Indemnitees but only after final adjudication and to the extent and percent that Professional or Professional's agents are found negligent or otherwise at fault. As used in this Agreement, final adjudication includes any negotiated settlement and release of claims, without limitation as to when a negotiated settlement and release of claims occurs.

Section 10. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 11. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 12. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 13. Waiver. Either City or the Professional shall have the right to waive any requirement contained in this Agreement that is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 14. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Travis County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Travis County, Texas.

Section 15. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 16. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 17. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 18. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 19. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 20. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

Section 21. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

Section 22. Right To Audit. City shall have the right to examine and audit the books and records of Professional with regards to the work described in Exhibit A, or any subsequent changes, at any reasonable time upon reasonable notice. Such books and records will be maintained in accordance with generally accepted principles of accounting and will be adequate to enable determination of: (1) the substantiation and accuracy of any payments required to be made under this Agreement; and (2)

compliance with the provisions of this Agreement.

23. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

24. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire. Professional represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code and Chapter 2252 of the Texas Government Code.

25. Certificate of Interested Parties (TEC Form 1295). For contracts needing City Council approval, or any subsequent changes thereto requiring City Council approval, the City may not accept or enter into a contract until it has received from the Professional a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The Professional understands that failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering into this Agreement. Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed and notarized, and provided to the City. The TEC Form 1295 must be provided to the City prior to the award of the contract. The City does not have the ability to verify the information included in a TEC Form 1295, and does not have an obligation or undertake responsibility for advising Professional with respect to the proper completion of the TEC Form 1295.

26. Texas Government Code Mandatory Provision. The City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it: (i) does not boycott Israel; (ii) will not boycott Israel during the term of the contract; (iii) does not boycott energy companies; (iv) will not boycott energy companies during the term of the contract; (v) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and (vi) will not discriminate during the term of the contract against a firearm entity or firearm trade association (Texas Government Code, Chapter 2271.002; 2274.002).

Professional hereby verifies that it does not boycott Israel, and agrees that, during the term of this

agreement, will not boycott Israel as this term is defined in the Texas Government Code, Section 808.001, as amended. Professional hereby verifies that it does not boycott energy companies, and agrees that, during the term of this agreement, will not boycott energy companies as this term is defined in Texas Government Code, Section 809.001, as amended. Professional hereby verifies that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and agrees that, during the term of this agreement, will not discriminate against a firearm entity or firearm trade association as those terms are defined in Texas Government Code, Section 2274.001, as amended.

Further, Professional hereby certifies that it is not a company identified under Texas Government Code, Section 2252.152 as a company engaged in business with Iran, Sudan, or Foreign Terrorist Organizations.

EXECUTED, by the City on this the _____ day of _____, 20____.

CITY:

PROFESSIONAL:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ADDRESS FOR NOTICE:

CITY

PROFESSIONAL

City of Bee Cave
Attn: Clint Garza, City Manager
4000 Galleria Parkway
Bee Cave, TX 78738

Attn: _____

with a copy to:

Denton Navarro Rocha Bernal & Zech, P.C.
Attn: Bee Cave City Attorney
2500 W. William Cannon Dr., Suite 609
Austin, Texas 78745-5320

Exhibit "A"

Scope of Services

Exhibit "B"

Compensation

Exhibit "C"

Evidence of Insurance



ADDENDUM 3

Issued 6/29/2022

REQUEST FOR PROPOSALS

FOR

City of Bee Cave Brown Property Master Plan

Responses will be accepted until **2:00 p.m. CDT, July 12th 2022***

***NOTE: the deadline for submittal has been extended from the original deadline of June 28th 2022**

Attention: Kaylynn Holloway, City Secretary

City of Bee Cave

4000 Galleria Parkway

Bee Cave, Texas 78738

City of Bee Cave Brown Property RFP Addendum 3

Issued 6/29/22

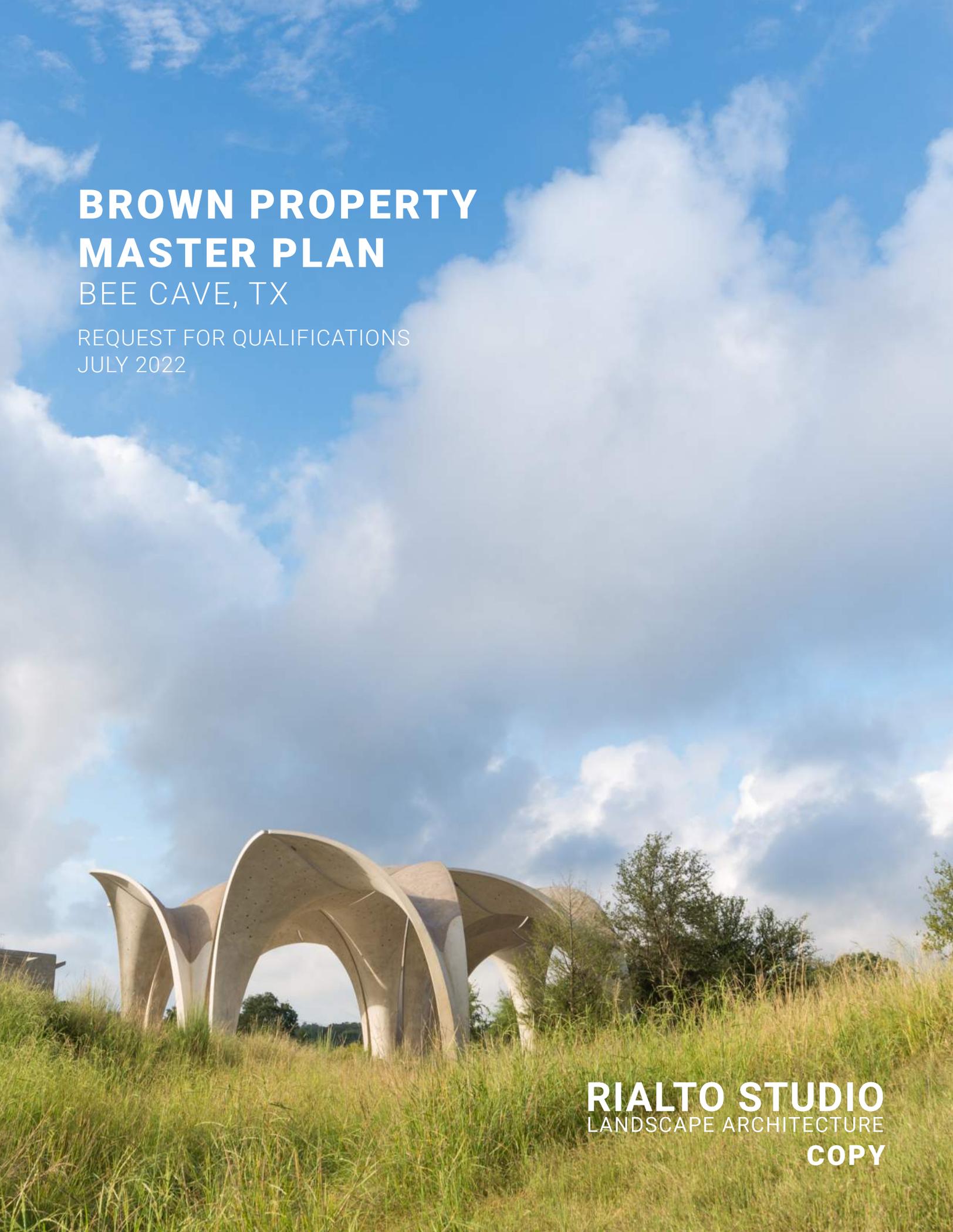
The budget listed in the original Request for Proposals was \$150,000, which is coincident with the amount earmarked in the Bee Cave Capital Improvements Plan adopted in October 2021 for the Brown Property Master Planning process.

As part of FY 22-23 budget discussions, which will commence with City Council on 7/28/2022, staff plans to recommend the budget for the Brown Property Master Planning process be increased to \$250,000. Please be advised that there is no guarantee that this increase will be approved by Council, nor will staff have certainty prior to the submittal deadline for this RFP of July 12, 2022. However, Council may provide direction on this matter prior to staff making a recommendation on award of this contract, which is anticipated to happen in August 2022.

BROWN PROPERTY MASTER PLAN

BEE CAVE, TX

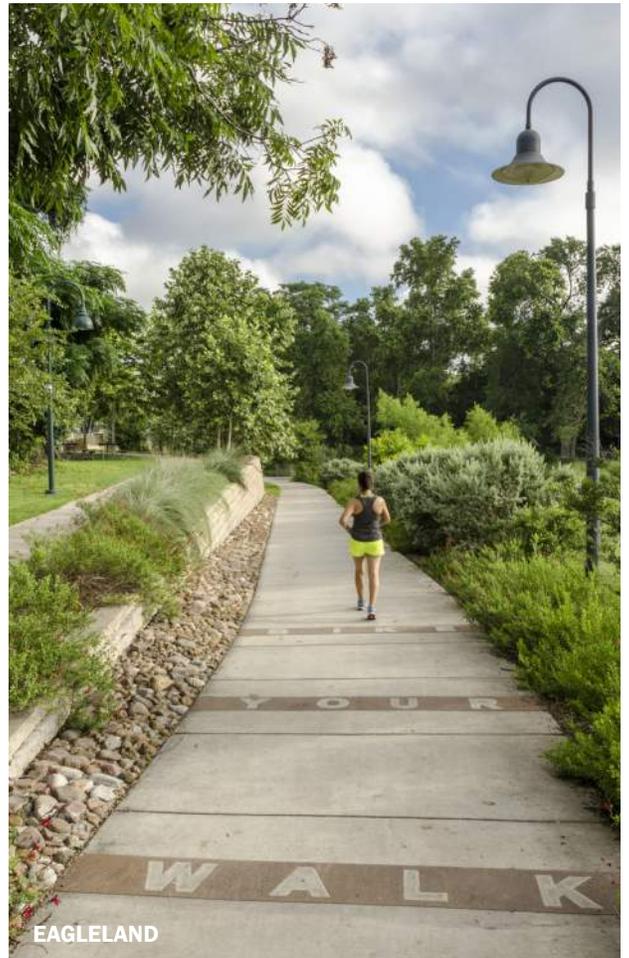
REQUEST FOR QUALIFICATIONS
JULY 2022



RIALTO STUDIO
LANDSCAPE ARCHITECTURE
COPY

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01 | COVER LETTER

July 12, 2022

Kaylynn Holloway
City Secretary
City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738
kholloway@beecavetexas.gov

Re: Request for Qualifications
Brown Property Master Plan - Bee Cave TX

Dear Selection Committee:

On behalf of Rialto Studio and our team, I am pleased to submit our qualifications for the Brown Property in Bee Cave Texas. As the Brown Property is both developed and restored, it will serve as a portal between the Bee Cave of today and the historic native climax plant communities that characterized this region prior to development. To create that portal, we have to first restore the natural ecology of the Brown Property, and then we have to give people a reason to enter. With projects like Confluence Park, Hardberger Park Urban Ecology Center, and the Hardberger Park Land Bridge, Rialto Studio has demonstrated a talent for developing ecologically sensitive sites that reveal their many secrets to the curious visitor through educational and immersive experiences. In partnership with Blackland Collaborative and the City of Bee Cave, our team can chart a similar course for the Brown Property.

Yet we see further opportunities for this project. Even the best executed nature centers, while beautiful and rich in learning opportunities, are often under-utilized by the public. We specifically chose consultants in Page and Phil Myrick for our team because of their proven experience in planning and programming spaces that are well-programmed and fully-utilized. Mr. Myrick's expertise in activating public places will be particularly valuable in helping the City and project team uncover and develop the relationships that will generate the programming, events, activities, and activations that bring the finished project to life. The Pearl Brewery in San Antonio has received many accolades, including an Urban Land Institute Global Award of Excellence, not just because of exceptional design, but because of how the spaces within are activated and programmed to optimize human engagement. Rialto Studio and two of our team members have played key roles in that project's success. The Brown Property is no urban center—it requires a very different type and scale of programming. But the Brown Property merits no less care in building a program that ensures appropriate utilization and activation carefully balanced with preservation and restoration. The foundation of this project is ecological restoration, and we cannot jeopardize that with overprogramming or over-use, but the optimal outcome—the goldilocks scenario—will be to create a fully ecologically restored and resilient environment that maximizes education and human engagement.

We trust this response provides all the requested information. Should you have any questions or require additional information, please do not hesitate to contact me. My contact information can be found at the bottom of this page. We look forward to your response and to the opportunity to work together to realize your vision for the Brown Property.

Very truly yours,



Robert Deegan, ASLA
Principal
Rialto Studio, Inc.
(512)294.9809 (c)
rdeegan@rialtostudio.com

02 | QUALIFICATIONS

Rialto Studio

Firm Overview

Rialto Studio
www.rialtostudio.com

Headquarters

2425 Broadway
San Antonio, TX 78215
P: 210.828.1155

Local Office

7719 Wood Hollow Drive
Austin, TX 78731
P: 512.291.3813

Years in Business

24 years

Size

32

Corporate Entity Type

Texas Corporation

ABOUT RIALTO STUDIO

Rialto Studio practices a broad approach to landscape architecture. We are landscape architects, planners, irrigation designers and environmental designers. With offices in San Antonio and Austin, Rialto Studio has provided planning, urban design, streetscape design, Low Impact Development, site planning, site design, stakeholder engagement, and visualization services for a variety of client and project types.

Over the years, Rialto Studio has led, or worked with, multidisciplinary planning and design teams from across the country, creating some of Texas' most important and enduring places. Project team collaboration and integration resides at the core of Rialto Studio's design philosophy and professional practice. We problem solve through teamwork and believe that successful design is not the purview of design professionals alone. Every team member brings unique insight to the conversation to generate a truly remarkable design product.

Our vision of Landscape Architecture thoughtfully blurs the distinction between the constructed environment and nature. "True to nature" resonates in us. We believe that preserving, enhancing, or creating systems found in nature only strengthens the environment we experience.

Page

With roots extending back to a two-person partnership formed in 1898, Page is one of the most prolific and enduring architecture and engineering design practices.

Firm Overview

Page Southerland Page, Inc.
www.pagethink.com

Headquarters

400 W. Cesar Chavez St, Suite 500
Austin, TX 78701
P: 512.472.6721

Years in Business

124 years

Size

Total – 727
Austin – 239

Corporate Entity Type

S Corp.

ABOUT PAGE

Page architects, planners, engineers, interior designers, strategic analysts and technical specialists provide services throughout the United States and abroad. Our diverse, international portfolio includes projects in the healthcare, academic, government and science and technology sectors, as well as civic, corporate and urban housing projects.

The Page portfolio consists largely of complex projects that benefit from our integrated disciplines and that make a significant impact on the communities they serve. We are guided by the three core values of creativity, collaboration, and commitment, and through the force of these ideals, we live up to our promise of design that makes lives better.

Our clients benefit from the highest levels of interdisciplinary coordination, innovative thinking, and responsiveness demanded by today's complex and technically sophisticated projects. Sustainability and resilience are also critical considerations; our work is grounded in the local culture and context to create beautiful, functional environments for all users.



Pape-Dawson

Firm Overview

Pape-Dawson Engineers, Inc.
www.pape-dawson.com

Headquarters

2000 NW Loop 410
San Antonio, Texas 78213
P: 210.375.9000

Years in Business

56 years

Size

800+ employees

Registration

Texas Board of Professional
Engineers Registration No. 470

Texas Board of Land Surveying
#10028800

Corporate Entity Type

Subchapter S Corporation

ABOUT PAPE-DAWSON

In 1965, Pape-Dawson Engineers, Inc. was established as a civil engineering firm with the goal of providing quality services with a high level of integrity. These core values continue today as we remain uncompromised in our dedication to maintain integrity and competence, develop solutions in the best interest of our clients and the public, support and develop our employees, and positively contribute to the community.

Pape-Dawson provides professional civil engineering consulting services in the areas of land development, transportation, water resources, surveying, environmental, hydrology/hydraulics (H&H), and geographic information systems (GIS). With offices in San Antonio, Austin, Houston, Fort Worth, Dallas, and New Braunfels we are able to effectively serve our clients throughout Texas.

Our staff of over 800 employees includes Professional Engineers, Leadership in Energy and Environmental Design (LEED) Accredited Professionals, Certified Floodplain Managers (CFMs), Texas Registered Professional Land Surveyors (RPLS), Professional Geologists, Biologists, Environmental Specialists, Survey Crews, and Computer-Aided Design and Drafting (CADD)/GIS Technicians.

Phil Myrick

Headquarters

Pleasantville, NY
P: 914.505.0665

Years in Business

2 years

Corporate Entity Type

LLC

“Phil is that rare talent who brings extraordinary expertise and the highest level of skill as a placemaker and urban designer while being an incredible listener who is a catalyst for bringing the best thinking out of the teams he works with.”

—Elizabeth Fauerso, chief strategy and marketing officer for Pearl

ABOUT PHIL MYRICK

Phil Myrick is an advisor to planning and development projects around the world, helping to create vibrant public spaces, destinations, districts, and mixed-use environments. Former CEO of Project for Public Spaces, Phil is a leading practitioner of placemaking - helping his clients activate the public realm, engage people in their community, and stimulate economic development.

A vibrant public realm is what great urban environments are made of – their stimulating mix of activities and energy makes us want to visit again and again. Our enjoyment of such places is only human – but it is also the underpinning for healthy communities and local economies.

In today’s world, a high-performing public realm only happens with careful planning and design. Phil’s expertise fills that niche, and has helped transform projects into dynamic places that bring enormous social and economic benefit to the client and the larger community.

Phil’s impact is illustrated by the long list of awards to his clients coming from leading organizations like the Urban Land Institute, the American Planning Association, and the American Institute of Architects.



Team Collaboration

Shared Project Experience

Just as important as our diverse expertise is our shared experience. Below is a partial overview of shared projects between our team members. The matrix below shows our past experience working together. We have a mutually established relationship built on respect and a shared demand for excellence. As prime consultant, it is critical to Rialto Studio that we present a team to the City that has already proven itself to us over and over again.

	The Pearl	Brackenridge Park	Hardberger Ecology Center	Hardberger Land Bridge	Trinity University	Salado Creek Trail	Confluence Park	St. Philip's College Recreation and Wellness Building	St. Philip's College Bowden Building	St. Philip's College Culinary School – THCA Center of Excellence	Market Square	Westside Creek Trail	Bexar Metro 911 Center
RIALTO	●	●	●	●	●	●	●	●	●	●	●	●	●
PAGE				●			●	●	●				●
PAPE DAWSON	●	●	●	●	●	●					●	●	
PHIL MYRICK	●									●			



“The design process should be collaborative and iterative”
 — City of Bee Cave, Request for Qualifications



Expertise



Landscape Architecture

Rialto Studio leads the design team with extensive landscape architecture expertise, embodied by our staff of 15 licensed Landscape Architects and affirmed by our 6 State and National Awards from the American Society of Landscape Architects including an Award of Excellence for Childsafe in 2022. We create spaces for people and nature to thrive together.

RIALTO



Architecture

With roots in Central Texas and an international footprint, Page's design methodology is rooted in their diversity as an interdisciplinary firm, weaving together multiple specialties into a comprehensive plan specific to the community's needs, seeking innovative solutions that are responsive to their unique location, program, site, and context. Their work is collaborative and iterative; and alongside Rialto, intuit that exterior spaces and landscapes are as vital to a places' success as are their architectural gathering facilities.

PAGE



Engineering

Pape-Dawson brings to the team a diverse skill set with intimate knowledge of site development, transportation, water resources, geographic information systems (GIS), surveying and Low Impact Design (LID). Pape-Dawson has incorporated LID elements into numerous civil, site, and roadway designs to improve the quality of storm water. Rialto Studio also brings extensive experience collaborating with Pape-Dawson and other engineers to create innovative LID solutions for sites.

RIALTO

PAPE DAWSON



Ecology

While Blackland Collaborative will form the core of our team's ecological expertise, Rialto Studio also brings extensive experience in interpreting ecology in the landscape and translating ecological expertise into designed spaces, best illustrated by our work at Confluence Park, the Hardberger Land Bridge, and countless other parks and waterways.

RIALTO

BLACKLAND



Public Engagement

Rialto Studio, Page, and Phil Myrick have all lead broad public engagement efforts on a range of projects, and each bring their unique perspective and experience to this project. One recent example is The Grove at Shoal Creek, where Rialto Studio Principal Robert Deegan organized and facilitated over 40 public meetings, hearings, and workshops that brought consensus to a highly contentious project.

RIALTO

PAGE

PHIL MYRICK



Programming & Revenue

While all team members bring knowledge and experience of O&M requirements in their field, the inclusion of Phil Myrick differentiates our expertise in revenue and programming. Phil's specialty is in planning for how a space is programmed and managed as a public destination that is both well-utilized and economically viable. This is perhaps best illustrated by his work with Discovery Green in Houston where the programming laid the foundation on which to build a physical design that functions well.

RIALTO

PAGE

PAPE DAWSON

PHIL MYRICK

BLACKLAND



Education

Rialto Studio has designed the educational and interpretive elements for many nature-based educational projects including Confluence Park, Grove Neighborhood Park, and Hardberger Park. Page Architects' graphic and environmental design department can transform education into placemaking. Drawing on Blackland Collaborative's expertise, our team can build a robust interpretive and educational program.

RIALTO

PAGE

BLACKLAND



General Contractor

Our team includes a wealth of knowledge of construction techniques, practices, costs, and challenges. Rialto Studio, Page, and Pape-Dawson are all rooted in Central Texas and have an extensive local knowledge of construction practices and costs that can inform design, estimating/budgeting, and ultimately successful implementation of this project.

RIALTO

PAGE

PAPE DAWSON



Maintenance

Because we stay connected to our projects and clients, we know and understand the costs, trade-offs, and challenges associated with their maintenance over time. All our team members engage in the long-term maintenance and success of our projects and Phil Myrick brings a specific expertise in the maintenance and success of the programs and events that activate them.

RIALTO

PAGE

PAPE DAWSON

PHIL MYRICK

BLACKLAND

03 | EXPERIENCE

Phil Hardberger Park

San Antonio, TX

Rialto Studio

Located within the urban hub of San Antonio is the Phil Hardberger Park. Since 2011 Rialto Studio has been partnering with the City of San Antonio and the Phil Hardberger Park Conservancy to bring the Hardberger Park Master Plan to fruition one project at a time. Though we've completed several projects, the two most relevant are the Urban Ecology Center and the Land Bridge.

URBAN ECOLOGY CENTER

The design theory behind the Phil Hardberger Park revolves around native landscape restoration, preservation, sustainability, cultural landscape and education. The basis of the Urban Ecology Center was to demonstrate the interaction of the park with human activity, and to educate the public on design methods to integrate the natural and built environments. Low impact design construction techniques incorporated into the design include project siting, permeable paving/parking, infiltration swales, bioswale, rain garden, site and roof rainwater harvesting, and use (and re-use) of local and native materials.

HARDBERGER LAND BRIDGE

Enabling both pedestrians and animals to cross a six-lane highway safely, the Robert L.B. Tobin Land Bridge opened

in late 2020. Spanning the full width of a busy San Antonio parkway, the structure joins two previously separated tracts of Phil Hardberger Park. The structure is entirely covered with vegetation for a seamless transition from the native landscape to the newly constructed parkland. Wildlife viewing blinds and an elevated canopy walkway allow visitors to experience wildlife from new perspectives.

An approx. 100,000 gallon underground rainwater collection cistern is also part of the project. Collected rainfall zig-zags through native vegetation and filters through a layer of sand before accumulating in the cistern. The collected water is then used to irrigate vegetation on the land bridge.

Client Contact

City of San Antonio Transportation & Capital Improvements
114 W. Commerce St., 4th Floor
San Antonio, Texas 78205

Patrick Schneider
P: 210.207.8466
patrick.schneider@sanantonio.gov

Key Personnel

Bobby Eichholz



Confluence Park

San Antonio, TX

Near the convergence of the San Antonio River and San Pedro Creek, Confluence Park transforms a former industrial laydown yard into a destination for learning and recreation. The net zero water, net zero energy park includes a multipurpose building, ecotype demonstration plantings and an inviting gateway to hiking and biking trails.

A site-wide rainwater catchment system collects and filters rainwater using low impact development (LID) features. The site was shaped and sloped to direct most surface runoff to swales where plants filter the water, or directly toward a basin, where pollutants are filtered out through settling. Porous paving onsite allows water to filter through a sand layer, then into underground storage. The visible reservoir holds 200,000 gallons of water, while an engineered structure underground holds 130,000 gallons. The system provides irrigation water site-wide and the non-drinking water needs in the restrooms.

Client Contact

San Antonio River Foundation
100 E. Guenther St.
San Antonio, TX 78204

Frates Seeligson
P: 201.224.2694
frates@sariverfoundation.org

Key Personnel

Bobby Eichholz



Brackenridge Park Master Plan

San Antonio, TX

The Brackenridge Park Master Plan was commissioned by the City of San Antonio to create a comprehensive plan to shape the future development and rehabilitation of Brackenridge Park for many years to come. Brackenridge Park is a State Antiquities Landmark and is listed on the National Register of Historic Places.

The park is located north of downtown San Antonio, in City Council Districts 1 and 2, bordered by Highway 281 to the west and south, Broadway Avenue to the east, and Hildebrand Avenue to the north.

The project was managed by the Transportation and Capital Improvements Department in collaboration with the City's Parks and Recreation Department and the Brackenridge Park Conservancy.

Client Contact

City of San Antonio
Parks and Recreation
114 W. Commerce St., 4th Floor
San Antonio, Texas 78205

Xavier Urrutia 210.207.8482
xavier.urrutia@sanantonio.gov

Key Personnel

Bobby Eichholz

Classen-Steubing Ranch

San Antonio, TX

Classen-Steubing Ranch Park is a 44-acre community park set within the context of a 206-acre conservation easement in the northern portion of San Antonio. The park will include recreation fields, trails, pavilions; and amenities such as benches, picnic tables, and restrooms.

Existing vegetation will be preserved where possible to maintain the look and feel of the original property. Native landscape planting and grass seed mixes will be utilized for revegetation throughout the disturbed areas.

Rialto Studio has conducted five public meetings for the project, including open house/charette formats to engage the community. Phase 1 of the development is schedule to commence construction in late 2020.



Client Contact

City of San Antonio Transportation & Capital Improvements

Mark Wittlinger
P: 210.207.2874
mark.wittlinger@sanantonio.gov

Key Personnel

Bobby Eichholz



The Grove Parks Master Plan

Austin, TX

The Public Parks Master Plan for The Grove at Shoal Creek was developed by the property owner in collaboration with the Parks and Recreation department with input from the community. The Document lays out the overall master plan and phasing priorities for public parkland at The Grove at Shoal Creek, including the 16.25-acre Signature Park, the Pocket Park, and the North Greenbelt.

The plan balances community input from three public workshops with City and property-owner priorities to develop a plan for the extensive amenities and recreational opportunities envisioned in The Grove's park system as well as to assign phasing priorities to those elements. The master plan seeks to leverage the site's extensive natural resources, including heritage oak trees, a wetland, a planned wet pond, and Shoal Creek, to create an oasis in the heart of Austin. Since completing the Master Plan in 2019, Rialto Studio has designed and implemented the plan to bring the parks to reality.

Client Contact

Milestone Community Builders
9111 Jolleyville Rd, Suite 111

Garrett Martin, CEO
P: 512.686.4986

Key Personnel

Robert Deegan

Trinity University Campus Master Plan

San Antonio, TX

Trinity University in San Antonio, founded in 1869 and one of the nation's leading liberal arts and sciences institutions, recently initiated a 10-year strategic plan called Trinity Tomorrow. The plan is grounded in the vision that Trinity will redefine liberal arts education for the 21st century. Trinity Tomorrow builds on the University's current assets and calls on Trinity to strengthen its interdisciplinary and experiential approach to education, while integrating academic and residential campus life.

The strategic plan directs the University to "develop a Facilities Master Plan to ensure that future building projects are consistent with the vision and design principles of founding architect O'Neil Ford, the values of a Trinity education, changing campus needs, environmental sustainability, and the strategic objectives outlined." To that end, Page was selected to assist Trinity in the development of a campus master plan that preserves the character of the campus, which today is a 117-acre hilltop location with a commanding view of downtown San Antonio.

Page worked closely with Trinity's Master Plan Committee and the greater university community to develop a cohesive plan that establishes criteria to guide decisions about renovations, space utilization, and new construction, as well as the athletic facilities, and the preservation of the current campus environment. The master planning process kicked off with an all-campus forum in September of 2015. Trinity and Page solicited feedback from faculty, staff, students, alumni and community neighbors to help inform the plan's development.



As the year progressed, additional opportunities for input were made available through campus forums, focus groups and a dedicated website that provided information as well as collected feedback.

Client Contact

Diane Graves
Master Plan Chair, Trinity University
P: 210.999.7306
dgraves@trinity.edu

Key Personnel

Ryan Losch



City of Buda Municipal Complex

Buda, TX

The new City of Buda Municipal Complex is located on Main Street east of downtown. There are two new buildings on the site – a City Hall and Library Building, as well as a Public Safety Building. Situated adjacent to Stagecoach Park, the nine-acre site has a heritage of longhorn ranching, giant oak trees and wildflowers. The buildings are sited to preserve several heritage oak trees and provide a natural landscape responsive to the occasional movement of stormwater through the site. The designs convey a sense of transparency, encouraging residents to observe, participate and engage in the processes that shape their evolving city. The main building is the new home of the Library and City administrative offices, City Council Chambers and the Economic Development Corporation. The citizen-focused City Hall and Library Building create a central hub for Buda civic life and lay the foundation for continued community growth. Page worked in collaboration with Dewberry on this project.

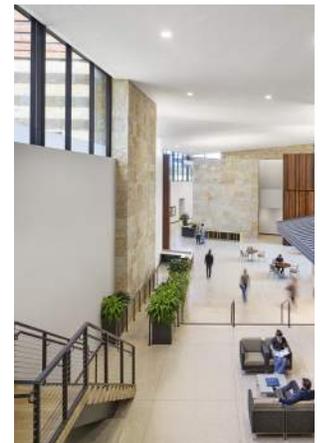
Client Contact

Ray Creswell
Project Manager, City of Buda

P: 512.523.1073
rcreswell@ci.buda.tx.us

Key Personnel

Ryan Losch



Buffalo Bayou Park Architecture

Houston, TX

Page designed two buildings and two large pavilions in the 2.3-mile, 160-acre park in downtown Houston. The design of the park restores the natural landscape which was adversely affected by the channelization of the bayou and focuses on “passive” recreation and destination points, such as hike and bike trails, a dog park, event venues and food service.

The structures create landmarks and places of focus, beginning with simple concrete piers that create rhythmic, well-proportioned bays and a practical, durable structural and functional framework.

The Lost Lake Building, occupies a high ridge above a re-established lake, creating a long thin volume parallel to the lake in order to capture great vistas, nestle into mature trees, and lay amiably and naturally in its topography. At the Water Works Building the same architectural vocabulary is employed to frame an important plaza that acts as a gateway to the park.

Client Contact

Anne Olson
President, Buffalo Bayou Partnership

P: 713.075.2031
aolson@buffalobayou.org

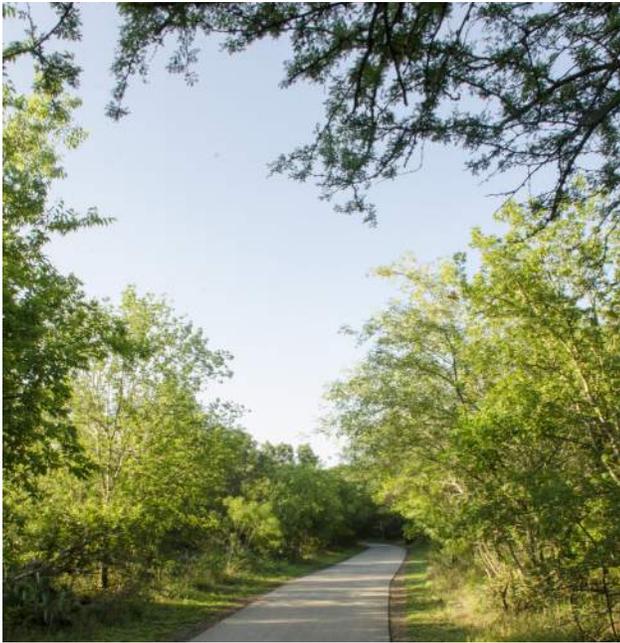
Key Personnel

Ryan Losch

Pape - Dawson

Salado Creek Hike & Bike Trail

San Antonio, TX



Pape-Dawson was responsible for the design of this 3-mile hike and bike trail located along Salado Creek between Willow Springs Golf Course and Comanche Park. We were involved in establishing the trail alignment while also achieving the functional considerations in meeting TDLR criteria, AASHTO guidelines for hike and bike trails, Metropolitan Planning Organization (MPO), and TxDOT’s development criteria.

Functional considerations for the project included providing access to adjacent users, trail tie-ins to existing parks, and coordination with future neighborhood sports complexes.

Client Contact

City of San Antonio
 David McBeth, P.E.
 1901 S. Alamo
 San Antonio, TX 78205
 P: 210.207.8140
 david.mcbeth@sanantonio.gov

Key Personnel

Steven Dean

Westside Creek Trails

San Antonio, TX

The Westside Creek Trails are part of the Howard Peak Greenway System in San Antonio and will ultimately provide two segments of hike and bike trail connections across the entire City. Prior to detailed design, Pape-Dawson completed a preliminary engineering report for both trails to evaluate alignments, potential design constraints, permitting, and costs. Both trail segments are considered linear parks and will be conveyed to CoSA upon completion and followed the Howard W. Peak Trail Design Strategy Manual and Howard W. Peak Greenway Trail System Branding and Wayfinding Signing Guidelines.



Client Contact

San Antonio River Authority
 600 E. Euclid
 San Antonio, TX 78212
 P: 866.345.7272
 kaverty@sariverauthority.org

Key Personnel

Steven Dean



Pociana Neighborhood Park

Austin, TX

Pape-Dawson worked with Austin Parks and Recreation Department (PARD) to develop site development plans and to complete a site development permit application for proposed improvements in the City’s existing Ponciana Park. The Pape-Dawson team was rated as EXCEPTIONAL for Budget/Cost Control, Quality of Work Performed, and Communications/Cooperation/Business Relations.

Client Contact

City of Austin
 Charles Mabry
 6310 Wilhelmina Delco Drive, Ste
 3100

Austin, TX 78752
 P: 512.499.7144
 charles.mabry@austintexas.gov

Phil Myrick

Yanaguana Garden

San Antonio, TX

Phil Myrick LLC has been advising the redevelopment of Hemisfair - a major urban park in downtown San Antonio - since planning and design kicked off in 2011. Phil's role has been to lead community engagement and help the Hemisfair Park Area Redevelopment Corporation to develop a guiding vision and space program.

Yanaguana Garden is a beautifully landscaped outdoor nature playscape combined with amenities for adults. Its success as a destination proves the point that kids' environments have to be programmed with adults in mind as well, and doing so creates a rich community destination loved by all ages.

Client Contact

Andres Andujar, CEO, Hemisfair
434 S. Alamo St.
San Antonio, Texas 78205
TEL: (210) 709-4750
andres.andujar@hemisfair.org

Key Personnel

Phil Myrick



The Pearl District

San Antonio, TX

The historic Pearl Brewery was an icon of a past era in San Antonio now developed as a mixed-use destination. The vacant complex of abandoned buildings across 22 acres needed a creative approach to achieve its goal to create a new destination in the city, starting from basically scratch.

Phil's work developing the overall program for Pearl's outdoor spaces was complemented by Rialto Studios' work designing them. This placemaking approach to program and design the spaces with people in mind has created a peak experience for visitors, which brings them back over and over again.

Client Contact

Bill Shown, CEO Pearl BUILD
303 Pearl Parkway
San Antonio, Texas 78215
(210) 930-1251
bshown@pearlbrewery.com

Key Personnel

Phil Myrick
Bobby Eichholz

Discovery Green

Houston, TX

Discovery Green wasn't just a success in terms of park design, programming and management -- Discovery Green transformed downtown Houston as a visitor destination, and - most of all - as a place where Houstonians now want to live, work, and play. This downtown park sparked a wave of people moving to downtown because for the first time they could see that downtown Houston was becoming a real community. Discovery Green exemplifies how placemaking can work with a public-private partnership.

Client Contact

Guy Hagstette
1500 McKinney Houston, TX 77010
(713) 800-4708
ghagstette@kinderfoundation.org

Key Personnel

Phil Myrick



04 | TEAM

The profession of landscape architecture is in many ways a profession of synthesis and collaboration. It is our job to thread together architecture and site, human use, and natural ecology, placemaking and place preserving. This is why Rialto Studio will lead the team as prime consultant and will serve as the City's primary point of contact. Rialto Studio's work highlighted in this proposal is just a sampling of our qualifications and experience in planning and implementing projects that are closely entwined with nature but also alive with discovery and interest for their human visitors. Principal Robert Deegan will serve as Rialto Studio's project manager for this project, bringing his years of planning experience in the Austin area, including projects in Bee Cave and many parks projects, to the day-to-day management of the planning and public engagement process. Principal Bobby Eichholz will be the landscape design lead for the project. His talent for integrating ecosystem-based landscapes, low impact development, education and discovery, and striking beauty is clearly demonstrated in his past work including Confluence Park.

Our team was carefully chosen for this project based both on their unique experience and our shared experience working together. Ryan Losch leads a team of planners and architects at Page with a broad range of expertise and a talent for creating memorable spaces rooted in the land. Steven Dean and the Pape-Dawson team have collaborated with Rialto Studio on many of our most celebrated projects and demonstrated their expertise in low impact development and an engineering approach that respects nature rather than striving against it. And Phil Myrick brings a truly essential talent for building the program capabilities and plans that allow a great place to come alive with events, services, and the resources to thrive. We also look forward to collaborating with Blackland Collaborative and leveraging their unmatched expertise in the ecosystems of Central Texas. We chose consultants that we've successfully collaborated with in the past, consultants that have proven their value and willingness to do what's necessary to ensure a successful project, as demonstrated in a matrix in Section III. The following pages include brief resumes of key personnel who will be assigned to this project.

"The selected firm should lead an integrated design team that has superior expertise to respond to the different site and operational needs."

— City of Bee Cave,
Request for Qualifications

Rialto Studio



Bobby Eichholz ASLA

Principal / Design Landscape Architect | Rialto Studio

Bobby is responsible for leading his team in design, consultant coordination, and delivery of key projects. With over 23 years of experience, Bobby has played an integral role in complex, award-winning projects like the Pearl Brewery Redevelopment, Confluence Park, and several projects at Trinity University. Collaboration with the design team and client is one of Bobby's strengths that is integral to designing functional spaces with appropriate hardscape and plant materials that meet the program needs and project budget.

Education

Bachelor of Science in
Landscape Architecture,
Texas A&M University, 2004

Registration

Registered Landscape
Architect, State of Texas,
No.2206

Experience

Rialto Studio, Inc.
1998–present | San Antonio, TX
The Sage Group
1998 | San Antonio, TX

Selective Project Experience

Confluence Park, San Antonio, TX

Pearl Brewery Renovations –
Various Projects, San Antonio, TX

Hardberger Park Urban Ecology
Center, San Antonio, TX

Trinity University Master Plan (Page
Partnership), San Antonio, TX

Brackenridge Park Master Plan, San
Antonio, TX

Hemisfair Park (GGN Partnership),
San Antonio, TX

San Pedro Creek Culture Park Phase
2-4, San Antonio, TX

San Pedro Springs Park, San
Antonio, TX

Mission Reach – Various Projects,
San Antonio, TX



Robert Deegan ASLA

Principal / Project Manager | Rialto Studio

Robert has worked to create vibrant, walkable communities that integrate functional landscapes and encourage social spaces and engagement. Robert is fascinated not only by innovative design, but also by understanding and leveraging the ecological, economic, engineering, and regulatory forces that govern the way land is developed. Robert has applied this approach to maximize outcomes for projects of all types, including housing and community design, urban design, parks and recreation, trails and transportation infrastructure, higher education, multifamily, mixed-use, and more.

Education

Bachelor of Science in
Landscape Architecture,
Texas A&M University, 2004

Registration

Registered Landscape
Architect, State of Texas,
No.2775

Experience

Rialto Studio, Inc.
2017–present | Austin, TX
Norris Design
2012–2017 | Austin, TX
J. Robert Anderson
Landscape Architects
2008–2012 | Austin, TX
Callander Associates
2006–2007 | San Mateo, CA
Rialto Studio, Inc.
2004–2005 | San Antonio, TX

Selective Project Experience

Pearl Brewery Renovations – Various
Projects, San Antonio, TX

Sweetwater, Bee Cave, TX

Easton Park, Austin, TX

Grove Neighborhood Park
Austin, TX

Davis Park Master Plan, San Pablo,
California

The Grove at Shoal Creek Public
Parks Master Plan, Austin, TX

The Preserve at Redwood Shores,
Redwood City, California

Highland Neighborhood Master Plan,
Austin TX

Lower Silver Creek Trail Master Plan,
San Jose, California

Brownie Park, Austin TX

Sul Ross State University Master
Plan, Alpine TX

The Marq, Southlake TX



Edith Uresti

Project Manager | Rialto Studio

Edith was born and raised in Monterrey Mexico but later moved to Mexico City where she studied architecture. After graduating with her bachelor's degree, she wanted to pursue urban, outdoor, and nature-based design. She decided to pursue a postgraduate degree after working in a Landscape Architecture firm. As a Project Manager at Rialto Studio, she works on various types and scales of projects from conceptual to construction documents.

Education

Bachelor of Architecture,
Universidad Iberoamericana
Mexico City, 2014

Experience

Rialto Studio, Inc.
2022–present | Austin, TX
Sordo Madaleno Arquitectos
2020–2022 | Mexico City
Arquitectura 911
2018–2020 | Mexico City
GDU - Mario Schjetnan
2014–2018 | Mexico City

Selective Project Experience

Midtown, College Station, TX

Altozano, Ciudad Juarez, Chihuahua,
Mexico

The Highlands, Houston TX

San Pedro Creek Park, San Antonio,
TX

Chapultepec Park Second Section
Rehabilitation Project, Mexico City,
Mexico

The Alamo Master Plan Project, San
Antonio TX

Four Seasons Resort Tamarindo,
Jalisco, Mexico

Polanco's Cultural Corridor, Mexico
City, Mexico

El Dean Park, Guadalajara, Jalisco,
Mexico



Ryan Losch AIA, AICP

Planner / Architect | Page

Ryan has a dynamic background in both architecture and urban design and combines his knowledge of these disciplines to develop projects that work across all project scales, from cities to small campuses. He brings exceptional creativity and design to his projects to ensure that they enhance the urban environment in and surrounding the site. He has extensive experience with projects at a range of scales and typologies and in a variety of urban conditions such as downtown redevelopments, peripheral urban zones and focused campus areas.

Education

Master of Architecture
in Urban Design, Harvard
University Graduate School of
Design

Bachelor of Architecture,
University of Miami

Registration

Registered Architect, State of
Massachusetts, No. 50563

Experience

16 years industry / 9 years
Page

Selective Project Experience

St. Phillips Way Improvements, San
Antonio, TX

Texas State Capitol Complex Master
Plan, Austin, TX

City of Cedar Park Bell Boulevard
Corridor Master Plan, Cedar Park, TX

City of Buda Municipal Complex,
Buda, TX

Trinity University Campus Master
Plan, Austin, TX

Austin State Hospital Brain Health
Campus Master Plan, Austin, TX



Alex Medina AICP

Urban Designer | Page

Alex, originally from Monterrey Mexico, is an architect and urban designer who focuses on designing spaces at a human scale. He draws on his dual background in both architecture and urban design to inform the development of his projects by planning and designing spaces that speak to the user's experience, both in the built environment and the spaces that surround it. Whether designing large-scale cities to be more people-oriented, or smaller academic campuses for students and faculty, Alex always keeps the end user top of mind.

Education

Master of Architecture
in Urban Design, Harvard
University

Bachelor of Architecture,
Instituto Tecnológico de
Estudios Superiores de
Monterrey

Registration

AICP 32730

Experience

9 years industry / 3 years
Page

Selective Project Experience

St. Phillip's Way Improvement, San
Antonio, TX

Texas Capitol Complex Master Plan,
Austin, TX

City of San Antonio Bandera Road
Corridor Plan – San Antonio, TX

St. Stephen's Episcopal School
Campus Master Plan – Austin, TX

The University of Texas at Austin
Pickle Research Center Campus
Master Plan - Austin, TX

Replace with SAFE Alliance Vision
Plan - Austin, TX



Steven Dean P.E., CFM

Vice President – Water Resources | Pape-Dawson Engineers, Inc.

Mr. Dean has 29 years of experience in civil engineering. He has conducted feasibility studies for residential, commercial, and public projects; conducted H&H studies of local creeks and drainage ways for FEMA submittals; and prepared PS&E for various-sized roadway, utility, and drainage improvements. He has extensive experience in roadway design and rehabilitation for CPS Energy, City of San Antonio, Bexar County, TxDOT, and SAWS Water and Sewer. Mr. Dean's expertise includes modeling projects within floodplains, including bridges, channels, and low water crossings; and managing design team coordination, subconsultants, utility coordination, and conflict mitigation.

Education

B.S. in Civil Engineering, Texas Tech University, 1992

M.S. in Civil Engineering, Texas Tech University, 1993

Registration

Professional Engineer, Texas No. 83905, 1998

Certified Floodplain Manager, Texas No. 2484-13N, 2013

Experience

29 years with Pape-Dawson

Selective Project Experience

Williamson County Parks and Recreation – Brushy Creek Regional Trail, Round Rock, TX

Travis County – Gilleland Creek Trail, Manor, TX

City of San Antonio – Phil Hardberger Park, San Antonio, TX

San Antonio River Authority – Westside Creek Trails, San Antonio, TX

City of San Antonio – Salado Creek Hike and Bike Trail, San Antonio, TX

Brackenridge Park Master Plan, San Antonio, TX

Phil Myrick LLC



Phil Myrick AICP

Owner & CEO | Phil Myrick LLC

Former CEO of Project for Public Spaces, Phil is a leading practitioner of placemaking—helping his clients activate the public realm, engage people in their community, and stimulate economic development. He has helped hundreds of communities improve their quality of life, strengthen neighborhood ties, and engage and empower citizens in the process. Phil's impact is illustrated by the long list of awards to his clients coming from leading organizations like the Urban Land Institute, the American Planning Association, and the American Institute of Architects. He currently serves on the board of the City Parks Alliance.

Education

Bachelor of Arts, Grinnell College

Master of Urban Planning, Hunter College

Experience

Phil Myrick LLC
2020–present

CEO, Project for Public Spaces
2018–2020

Director of Planning Services, MIG Planning and Design
2013–2018

Senior Vice President, Project for Public Spaces
1996–2013

Selective Project Experience

Pearl Brewery Public Space Program, San Antonio, TX

Minneapolis Sculpture Garden, Minneapolis, MN

Canalside Waterfront, Buffalo, NY

Hemisfair Park, San Antonio, TX

Watkins Regional Park, Prince

George's County, MD

Celebration Square, Mississauga, ON

Market Square, Houston, TX

Emancipation Park, Houston, TX

Waterloo Park, Austin, TX

05 | SCOPE OF WORK



The City of Bee Cave is widely admired as a place that combines excellent quality of life and amenities with unmatched access to the natural beauty and vitality of the Texas Hill Country. As Bee Cave's City Center grows and develops, with The Village at Spanish Oaks, the New Backyard, and more adding to Hill Country Galleria, a true Town Center has begun to emerge, flush with urban amenities that were once scarce in this area. While Bee Cave Central Park provides much-needed green space to serve this Town Center, the Brown Property is perfectly positioned to be an ecological asset that is integrated into the Bee Cave Community and ensures that residents and visitors alike maintain access and connection to the wilder nature of the Texas Hill Country.

To fill this need, the Brown Property must be an educational resource and natural amenity that can foster real and lasting connections between visitors and the natural environment. It should be programmed and activated as a true destination and managed to balance human use with protection and enhancement of ecological functions. Careful planning and programming, low impact development techniques, ecologically responsive design, and not just outreach but true partnership with community stakeholders are the keys to a successful master plan that will lead to an enduring and meaningful project for the City and its people.

We have built our team and our approach, outlined below, on the basis of this understanding of the project. We believe that, with the assistance of the City and Blackland Collaborative, our team possesses the right balance of ecological and placemaking expertise to develop the Brown Property into an exceptional natural resource and amenity for the City of Bee Cave.

The scope of work is separated into three phases, Discover, Exploration, and Synthesis, each separated into individual tasks. Following the scope description, you will find a Scope Matrix that graphically illustrates the relative responsibility of each team member for these various tasks as well as the anticipate timeline to complete this scope.

Discovery Phase

In the Discovery Phase, we will analyze existing conditions, policies, and infrastructure and attempt to understand how the site and its context will impact the Master Plan. We will also begin the stakeholder engagement process to broaden our understanding of the desires, goals, and synergies of the project for the City, its residents, and other nearby stakeholders and partners. This phase is essential to defining the range of possibilities for the project. The Discovery Phase will consist of the following tasks:

1. Site and Environmental Analysis

We will visit the site and assemble a base map from information provided by the City and aerial photography. From this base map, we will generate a site analysis document including the following information:

- Slopes, topography, drainage patterns, and flood plain
- Views, adjacencies, and access points
- Existing vegetation and plant communities, continuing to build on the work of Blackland Collaborative
- Opportunities for recreational uses, building sites, and other more intensive development.
- Areas of unique and exceptional environmental quality to preserve and/or feature within the plan.
- Soils and geologic features that could impact use and development.

2. Policy and Context Analysis

We will meet with key regulatory agencies as needed to ensure a thorough understanding of regulatory limitations and planned improvements in and around the site. We will review and analyze existing documents, plans, and policies that may impact the project and prepare a written summary of findings. Documents to analyze include:

- The Site Assessment document prepared by Blackland Collaborative
- City and County plans including the Bee Cave 2037 Comprehensive Plan, parks and trails master plans, transportation plans, etc.
- Plans and proposals for nearby parks, trails, and roadway projects including Bee Cave Central Park and Great Divide Drive.
- Plans and proposals for nearby proposed developments including the New Backyard and The Village at Spanish Oaks.
- Utility infrastructure and service requirements.
- Analysis of how stormwater, floodplain, and other environmental regulations will impact the project

3. Park Programming Opportunities Analysis

Lead by our Park Programming specialist, our team will conduct background research and meet with City

staff to understand the roles and resources the City plans to commit to program, manage, and activate the park. We may meet with key stakeholders including potential program partners, managers of comparable public spaces, nature education programs, schools, event organizers, nonprofits, and others.

4. Stakeholder Engagement

We will lead a public meeting for the citizens of Bee Cave where we will share our findings from the Discovery Phase and gather input through discussions and surveys. Additional interviews with key stakeholders such as community leaders, schools, event organizers, artists, nonprofits, food entrepreneurs, etc. may also occur. Interviews and discussions throughout the Stakeholder Engagement process will focus on identifying what uses should be prioritized or limited on this site, potential impacts on surrounding land uses, and possible synergies with other projects or groups.

Exploration Phase

In the Exploration Phase, we will use our findings from the Discovery Phase to develop a Vision and Program for the Brown Property. We will then examine several alternatives for short-term and long-term development of the property, including site, architectural, and programming elements. We will review and iterate on those alternatives collaboratively with the City and Stakeholders, with the goal of arriving at consensus on a preferred alternative at the conclusion of this phase.

5. Vision and Programming

We will prepare for and conduct a Master Plan Visioning and Programming workshop with City staff and other key stakeholders as appropriate where we will review findings from the Discovery Phase, establish an overall vision and key goals for the Master Plan, and explore various programming alternatives for the site that can be tailored to the community and provide a public benefit. Using the results of this workshop, the consultant team will then create a Project Vision Statement and 2 Draft Alternative Programs for the project detailing potential uses, special requirements, adjacencies, etc. for both site and architectural elements.

6. Master Plan Alternatives

The consultant team will develop two distinct alternatives communicated through plans, sections,



and perspective sketches, each examining the physical implications of one of the Draft Alternative Programs developed in the previous task. These alternatives will respond to the Project Vision and will address a variety of planning and development considerations such as program growth, phasing, access, adjacency, circulation, protecting and enhancing natural resources, and integrating sustainable development strategies. The alternatives will also identify opportunities or barriers related to connectivity, property adjacencies and synergies, adjacent road construction, and an improved bridge crossing of Little Barton Creek. The alternatives will vary in development intensity, cost, layout, and general approach to the project.

7. Architecture Alternatives

Within the two plan alternatives, we will provide more detailed exploration of the proposed architectural elements including alternatives for layout, architectural style and character, and materiality. Conceptual footprints, massing, and 3D sketches will be provided to illustrate the overall form of the proposed building. Architectural character and materiality will be established using precedent imagery.

8. Ongoing Stakeholder Engagement

In addition to garnering feedback from City Staff, we will present the Program, Master Plan, and Architecture Alternatives at meetings with Stakeholders to solicit feedback and comparative assessment, including an additional public meeting.

9. Alternative Refinement

Refinement and consolidation of alternatives based on direction from the project leadership, stakeholders, and public will lead to a preferred alternative direction for the overall Master Plan and architectural elements.

Synthesis Phase

The Synthesis Phase is when everything is brought into sharp focus. This phase will concentrate on detailed development and documentation of the Master Plan, implementation and phasing strategies, and plan adoption.

10. Preferred Master Plan

The preferred site plan, and architectural schemes will be synthesized into a single Preferred Master Plan, which we will clearly illustrate with vivid plans, sections, and perspective graphics to assist in communicating the plan and promoting funding and support.

11. Program and Management Strategy

The preferred list of programs and activities will be summarized in a program strategy, which will address the following key components:

- Programming that creates a nature-based destination, potentially including education and outdoor learning environments, multi-purpose spaces, and other ideas that are discovered and balance what is visionary with what is feasible with the support of local partners
- Revenue opportunities that help the City sustain and maintain the park and its programs into the future
- Potential partners who have or could develop the capacity to manage programs at the park
- Potential funding sources
- Simple scenarios that depict the City's role in management in relation to other partners
- Program diagrams to depict how programs will be housed within the Master Plan

12. Implementation and Phasing Strategy

We will develop a detailed opinion of probable cost for the overall plan and, working in collaboration with City staff, will determine an appropriate phasing approach based on manageable intervals of development.

13. Master Plan Document

We will develop a detailed Master Plan Document summarizing our process and findings and generally including the following elements:

- Executive summary
- Purpose and authority of the master plan
- Description of planning and outreach process
- Description of planning context
- Summary of Project Vision and Goals
- Program statement
- Master Site Plan
- Architectural Character
- Ecological and Environmental Framework
- Phasing and Cost
- Implementation Strategy

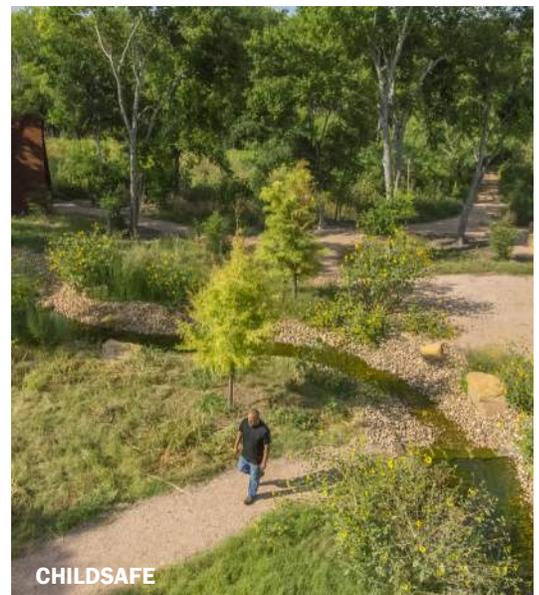
14. Presentation and Adoption

Rialto Studio will prepare a slide deck summarizing the Master Plan and will assist the City in presenting the plan to the key stakeholders, Planning & Zoning Commission and City Council for approval and adoption. This presentation will also include a summary of lessons learned from this process and how it can translate to other nature based and open space development in the City of Bee Cave.

General

15. Project Management and Meetings

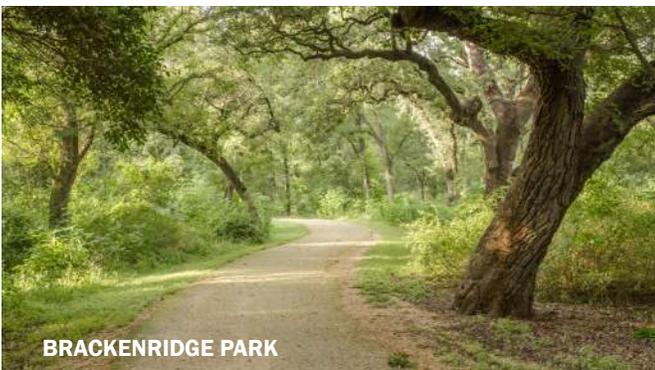
- As Prime Consultant, Rialto Studio will be responsible for overall project management and coordination and will serve as the primary point of contact for the City. This task will last the duration of the project and will include:
 - Coordination, review, and quality assurance of all work products
 - Planning and attending regular meetings and conference calls with the City and project team
 - Disseminating information, comments, and feedback to appropriate team members and facilitating robust communication and collaboration within the team
 - Management of contracts and invoicing



Additional Scope

While the above scope fully responds to City's needs as expressed through the RFP, there are many other services the proposed project team can provide that could benefit the planning process. Those services include but are not limited to:

- Surveying including title surveys, topographic and tree surveys, lidar, etc.
- Subsurface utility investigation
- Floodplain analysis beyond inclusion of currently available FEMA information (such as Atlas 14)
- Drone imaging services.
- Detailed case study analysis of precedent projects
- Detailed analysis of suitability and strategies for the project to attain a Green Building Certification through the USGBC's LEED and/or SITES Certification Programs.
- Wayfinding, Signage, Placemaking, donor recognition, and Interpretive Planning and Graphics
- Project Branding
- Design of marketing materials, brochures, and/or digital videos to aid in funding pursuits
- High-quality video flythroughs of the proposed project for promotional purposes.
- Detailed Landscape Architectural, Architectural, and Engineering Design, Construction Documents, and Construction Administration for implementation of the planned project.



Assumptions

Greater detail in terms of deliverables, number of meetings, duration of project, revisions, etc. will need to be established when a final scope and contract are negotiated. General speaking, we anticipate delivering the above-described scope with the following assumptions:

Services listed under Additional Scope are not included in the assumed scope of work.

Team members would have reasonable flexibility to attend some meetings virtually. Our out-of-state consultant's scope is currently assumed to be limited to a single multi-day visit to Bee Cave.

City Staff will provide relevant documents and contact information necessary for analysis and stakeholder outreach.

City Staff will organize and advertise public meetings.

Blackland Collaborative will be an active participant in the project team, and their consulting fees have not been considered in this proposal.

Scope Matrix

timeline

2 months

1 mo.

1 mo.

2 mo.

2 mo.

2 months

2 mo.

Discovery

- 1. Site and Environmental Analysis
- 2. Policy and Context Analysis
- 3. Park and Programming Opportunities Analysis
- 4. Initial Stakeholder Engagement

Exploration

- 5. Vision and Programming
- 6. Master Plan Alternatives
- 7. Architecture Alternatives
- 8. Ongoing Stakeholder Engagement
- 9. Alternative Refinement

Synthesis

- 10. Preferred Master Plan
- 11. Program Management Strategy
- 12. Implementation and Phasing Strategy
- 13. Master Plan Document
- 14. Presentation and Adoption

General

- 15. Project Management and Meetings

Rialto Studio

Page

Pape-Dawson

Phil Myrick

Blackland Collaborative

City of Bee Cave

	Rialto Studio	Page	Pape-Dawson	Phil Myrick	Blackland Collaborative	City of Bee Cave
1. Site and Environmental Analysis	●	●	●		●	
2. Policy and Context Analysis	●		●			●
3. Park and Programming Opportunities Analysis	●	●		●		●
4. Initial Stakeholder Engagement	●	●		●		●
5. Vision and Programming	●	●		●	●	●
6. Master Plan Alternatives	●	●	●		●	
7. Architecture Alternatives	●	●				
8. Ongoing Stakeholder Engagement	●	●		●		●
9. Alternative Refinement	●	●	●			
10. Preferred Master Plan	●	●	●		●	
11. Program Management Strategy	●	●		●	●	●
12. Implementation and Phasing Strategy	●	●	●		●	●
13. Master Plan Document	●	●	●	●	●	
14. Presentation and Adoption	●					●
15. Project Management and Meetings	●	●	●	●	●	●

note: ● = primary responsibility ● = supporting role

06 | REFERENCES

RIALTO STUDIO LANDSCAPE ARCHITECTURE

Frates Seeligson

Executive Director, San Antonio River Foundation

P: 210.224.2694

E: frates@sariverfoundation.org

Chris Clayton

PE, CFM - Engineer / Design and Construction
Engineering | San Antonio River Authority

P: 210.302.3224

E: cclayton@sariverauthority.org

Patrick Beyer

City of Austin | Parks and Recreation Department

P: 317.752.5181

E: patrick.beyer@austintexas.gov

PAPE-DAWSON ENGINEERS

Odette Tan

P.E., Senior Engineer, Travis County

P: 512.854.7587

E: odette.tan@traviscountytexas.gov

Kerry Avert

P.E., Engineering Design and Construction
Manager, San Antonio River Authority

P: 866.345.7272

E: kaveryt@sariverauthority.org

David McBeth

P.E., Assistant City Engineer, City of San Antonio

P: 210.207.8140

E: david.mcbeth@sanantonio.gov

Page/

Diane Graves

Master Plan Chair, Trinity University

P: 201.999.7306

E: dgraves@trinity.edu

Yancey Young

Planning Project Manager, The University of
Texas at Austin Planning

P: 512.784.0088

E: yancey.young@austin.utexas.edu

Katherine Caffrey

Assistant City Manager, City of Cedar Park

P: 512.507.0449

E: katherine.caffrey@cedarparktexas.gov

PHIL MYRICK

Omar Gonzalez

The Pearl

P: 210.560.5766

E: ogonzalez@pearlbrewery.com

Guy Hagstette

Kinder Foundation and Founding President
of Discovery Green

P: 713.800.478

E: ghagstette@kinderfoundation.org

Andres Andujar

CEO, Hemisfair

P: 210.709.4750

E: andres.andujar@hemisfair.org



07 ADDITIONALS

Statement of Exceptions to Standard Professional Services Agreement

Note: while we consider terms to be negotiable if the project is awarded to our team, following are a few minor suggested edits to the standard PSA that we would like to request at the recommendation of our insurance provider. Added words are underlined>.

Modify Paragraph 2.C to read: (C) The Professional shall perform its Services for the Project in compliance with all statutory, regulatory and contractual requirements now or hereafter enacted while services are being performed in effect as may be applicable to the rights and obligations set forth in the Agreement.

Modify 3rd Paragraph under Section 6 to read: Professional Liability Insurance: professional errors and omissions liability insurance with limits of liability not less than \$1,000,000 per occurrence claim covering all work performed by the Professional, its employees, sub-contractors, or independent contractors . . .

Modify 7th Paragraph under Section 6 to read: Cyber Security Liability Insurance: Professional shall carry and maintain during the term of this Agreement, cyber security liability insurance on a per occurrence basis with limits of liability of not less than \$1,000,000 for each occurrence claim, covering any such . . .

Modify Paragraph 7.C to read: (C) Professional's Seal. . . . All work and services provided under this Agreement will be performed in a good and workmanlike professional fashion and shall conform to the accepted standards and practices of the Professional's industry . . .

Modify Paragraph 7.D to read: (D) Compliance with Laws. The Professional shall exercise the standard of care to comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders . . .

Modify Paragraph 9 section (ii) to read: (ii) to the extent caused by the failure of Professional to comply with any of the paragraphs herein or the failure of Professional to conform to statutes, ordinances, or other regulations or requirements of any governmental authority, federal, state or local, in connection with the performance of this Agreement . . .

Insurance Policy Limits and Underwriter

Insured by: Hartford Lloyds Insurance Company NAIC #38253 and Beazley Insurance Company, INC. NAIC # 37540

COVERAGES		CERTIFICATE NUMBER:			REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE		ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY			61SBABH7614	12/01/2021	12/01/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
		CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						
		GENL AGGREGATE LIMIT APPLIES PER:						
		<input type="checkbox"/> POLICY	<input checked="" type="checkbox"/> PROJECT	<input type="checkbox"/> LOC				
		OTHER:						
A		AUTOMOBILE LIABILITY			61SBABH7614	12/01/2021	12/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
		ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/>	SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/>					
		<input checked="" type="checkbox"/> HIRED AUTOS ONLY						
		OTHER:						
A	<input checked="" type="checkbox"/>	UMBRELLA LIAB	<input checked="" type="checkbox"/>		61SBABH7614	12/01/2021	12/01/2022	EACH OCCURRENCE \$2,000,000 AGGREGATE \$2,000,000 \$
		EXCESS LIAB	CLAIMS-MADE					
		DED <input checked="" type="checkbox"/>	RETENTION \$10000					
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N		N / A				
		(Mandatory in NH)						
		If yes, describe under DESCRIPTION OF OPERATIONS below						
B		Professional Liab			C1023E211201	12/01/2021	12/01/2022	\$2,000,000 per claim \$4,000,000 annl aggr.
		Claims Made & Reported Pol			Retro:11/01/98			

Criteria	Max Points	Design Workshop	Dunaway	RES	Rialto	RVI	SWA	WGI
Consultant Profile, Including Project Team	20	19	16.4	15.6	20	17.4	19.4	17.6
Experience and References	30	29.8	25.4	24.6	27.8	22.4	27.8	25.6
Project Understanding and Approach	35	31.4	28	28.2	33.2	29.4	34.8	31.4
Clarity of Proposal	15	14.6	11.6	11.6	14.4	12.2	14.6	14.4
Total Points	100	94.8	81.4	80	95.4	81.4	96.6	89
Interview	20	18	0	0	18	0	12	10
TOTAL		112.8	81.4	80	113.4	81.4	108.6	99



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 9.

Agenda Title: Discuss and consider action on accepting the resignation of Chair Steve Braasch and the appointment of members to the Planning and Zoning Commission including the appointment of officers.

Council Action: Appoint members and officers

Department: City Secretary

Staff Contact: Kaylynn Holloway, City Secretary

1. INTRODUCTION/PURPOSE

To discuss and consider action on accepting the resignation of Chair Steve Braasch and the appointment of members to the Planning and Zoning Commission including the appointment of officers.

2. DESCRIPTION/JUSTIFICATION

a) Background

Ordinance No. 16 establishing the terms and composition of members of the P&Z was adopted on January 27, 2009. Positions 1 – 5 are the nomination of a Council Member and the term runs with that Council person. Position 6 is the nomination of the Mayor and runs with her term. Position 7 is a consensus of the Council with the term running with the Mayor's.

Ordinance No. 418, adopted November 2019, allows for the appointment of two alternates. The alternates are a consensus of the Council with the term running with the Mayor's.

b) Issues and Analysis

Chair Steve Braasch resigned his position as Chair of the Planning and Zoning Commission due to work related conflicts. He serves in Position 7 which is the consensus of Council. The term of this position expires in June 2024.

Please see the attached P&Z Roster. We have received four new applications. They are attached.

Council will need to appoint a new officer to serve as Chair.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Roster of current members	Backup Material
<input type="checkbox"/> Helen Jobes application	Backup Material
<input type="checkbox"/> Sara Johnson application	Backup Material
<input type="checkbox"/> Eric McKee application	Backup Material
<input type="checkbox"/> R. Scadden application	Backup Material

PLANNING AND ZONING COMMISSION (2022-2024)

<i>Name and Address</i>	<i>Position/Term</i>	<i>Contact Information</i>
Joe Inge Hohl	Position 1 June 1, 2024	jinge@beecavetexas.gov
Steven Schmidt Rebber	Position 2/Vice Chair June 1, 2024	sschmidt@beecavetexas.gov
Kirk Wright Clark	Position 3/ June 1, 2023	kwright@beecavetexas.gov
Jerry Dike Hight	Position 4/ June 1, 2023	jdike@beecavetexas.gov
Kit Crumbley Willott	Position 5/ June 1, 2023	kcrumbley@beecavetexas.gov
Lori Wakefield King	Position 6 June 1, 2024	lwakefield@beecavetexas.gov
Vacant Consensus of Council/term with Mayor	Position 7 June 1, 2024	sbraasch@beecavetexas.gov
Kim Tisdale Consensus of Council/term with Mayor	ALTERNATE June 1, 2024	ktisdale@beecavetexas.gov
Consensus of Council/term with Mayor	ALTERNATE June 1, 2024	

August 2022

The Commission meets the 1st and 3rd Tuesday of the month at 6:00 pm in the Council Chambers.

City of Bee Cave

Application for Planning & Zoning Commission

Additional Supplemental Application Form Required
We strongly encourage that a brief resume be submitted along with the application.

Name: Helen Jobes
E-mail: Helen@capellatx.com
Address: 12601 Bee Cave Pkwy Apt 326
How Long? 1yr
Phone (Home): _____
(Work): 512-422-9214

Registered Voter? Yes No Certificate Number: _____

Occupation, Experience/Degrees Held? Commercial real estate broker

Why do you want to serve on this group? I think I can be valuable due to my 40 years in commercial real estate

Do you have any potential conflicts of interest? NO

Do you have any related experience? only in real estate

What do you feel you have to offer this group? 40 years experience in Commercial real estate

TEXAS OPEN RECORDS ACT

Notice to Applicants: Once submitted, information contained in and included with this application is considered public record and must be released if a request is made. According to Government Code Section 552.024 each employee or official of a governmental body and each former employee and official of a governmental body shall choose whether to allow public access to the information in the custody of the governmental body that relates to the person's home address, home telephone number, and e-mail address. Each employee and official and each former employee and official shall state their choice to the City Secretary's office. Please indicate your decisions.

ALLOW PUBLIC ACCESS (circle one)

Home Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Home Phone Number	<input checked="" type="radio"/> Yes	<input type="radio"/> No
E-mail Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Official Signature Helen Jobes

Official Name (Please Print) Helen Jobes

Date Submitted:
Received by:

Planning and Zoning Commission Supplemental Application

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

Name: Helen Jobes

Please fill out the following supplemental application and return to the City Secretary, along with the Committee Application.

In order to understand and contribute to issues faced by the Planning and Zoning Commission, members must have background knowledge of the governing City Ordinances and some corollary experience. The following questions are designed to help us identify skills that will be of benefit to the Commission. Please note proficiency in all of the areas is not required.

1) Please rank your proficiency in the following areas by placing a check mark in the column that best describes your experience level:

	No Experience	Some Experience	Proficient Proficient	Moderate Proficiency	Very Proficient	Proficiency Expert
Familiarity with the City				✓		
Ordinances:						
Comprehensive Zoning Ordinance				✓		
Comprehensive Land Use Plan				✓	✓	
Subdivision Regulations				✓		
Sign Ordinance					✓	
Fence Ordinance				✓		
Pathway Study				✓		
Parkland Dedication						
Residential & Commercial						✓
Planning						
Map & Plat Interpretation						✓
Architectural Drawing						✓
Interpretation						✓
Project Evaluation						✓
Ordinance Development (Writing & Content)				✓		
Ordinance Interpretation (Writing & Content)					✓	
Planned Development Ordinance Interpretation (Writing & Content)					✓	

2) Please tell us about your other community programs or committees that you have been involved with. 11 years on the Board of the Real Estate Council of Austin
2 years on the Board of Urban Land Institute

3) Please tell us about applicable experience or certifications you have relevant to Planning & Zoning. I've completed 134 commercial transactions, almost all in City of Austin and Bee Cave



Helen Jobs, CCIM

Investment Sales

Leasing

(512) 422-9214

Helen Jobs, CCIM, specializes in the sale and leasing of office, retail, and industrial property as well as investment sales in Central Texas, San Antonio, Houston and the Rio Grande Valley. During her 39-year career, Jobs has leased over 900,000 square feet of office space and sold more than 5.1 million square feet of commercial real estate, including office, office/warehouse projects, apartments, retail centers and land. Though skilled in all property types, Jobs focuses primarily on office investments and leasing.

Jobs served as the investment sales broker at Trammell Crow (now CBRE) and was principal and founder of Gold Eagle Investments for ten years. She is currently a partner and the designated broker with Capella Commercial LLC.

Jobs served on the Board of Directors for the Real Estate Council of Austin for eleven years, which is a 2,300 member organization comprised of business and real estate professionals. She is currently a member and has also served on the Board and as past president of the Austin Commercial Real Estate Society. She is a member of the Central Texas Commercial Brokers Association and CCIM Institute. She is also a member of the Urban Land Institute and served on the Austin Board of ULI for 3 years.

In 2009, Jobs was introduced to the China Real Estate Chamber of Commerce (CRECC) and along with the Mayor of Austin, the Chamber of Commerce and Opportunity Austin hosted a delegation of 30 Chinese investors who came to the United States to learn about investing in commercial real estate. In 2010, Jobs was a guest speaker at the 2010 International Forum of 50+ Communities held in Sanya, Hainan, China.

Helen Jobs has represented such clients as PM Realty Advisors, Lowe Enterprises, R.M. Crowe Company, Harvard Properties Trust, Morrison Karsten Group, Triple Net Properties, First National Bank, C.W. Dalcan, MFB Real Estate, John Crutchfield, Sandy Gottesman, Rick Hardin, Chi Kao Hsu, Harren Interests, John Graham, Cheryl Ogle, Stadler Investments, Texas Public Employees Association, BCumby Investments, Dawlette Companies, High Street Retail, Kennedy Wilson, Oakpoint Properties, Synermark Properties and Austin Telco Federal Credit Union.

Jobs has been involved with the Boys and Girls Club for the past 18 years and served as the first woman President of the Boys and Girls Club Foundation in 2017. She attended UT/RGV, the University of Texas and St. Edward's University.

Awards:

2000, 2001 and 2002 – Distinguished Contribution award from the Real Estate Council of Austin

2001 – Real Estate Council of Austin and Travis County Juvenile Probation Department award for Project Bridge

2004 – CoStar Power Broker Award

2009 – CoStar Top Brokerage Award Gold Eagle Investments

2010 – Key to the city of Edinburg, Texas (her hometown) for contributions and maintaining connections for her Edinburg High School graduating class

2012 – Named one of CREW Austin's Top 10 Women in Commercial Real Estate

2014 – Named one of Austin's Top 25 Heavy Hitters by the *Austin Business Journal*; Ranked #2 in the building sales representation category for all sectors



CAPELLA COMMERCIAL, LLC.
REAL ESTATE SERVICES

Helen Jobs Property Sales

Building	Address	City	Size/SF
Freescale Campus	3501 Ed Bluestein Blvd.	Austin, TX	935,000
Tesoro Petroleum Bldg.	8626 Tesoro Dr.	San Antonio, TX	234,288
Lamar Towers	7701-7703 N. Lamar	Austin, TX	210,536
King James Office Park	24500-24600 Center Ridge Road	Cleveland, OH	167,650
Travis Park Plaza	711 Navarro	San Antonio, TX	155,122
Barton Creek Plaza II & III	3801 Capital of Texas Hwy South	Austin, TX	129,354
Exchange at Wall Street	8407 South Wall Street	Austin, TX	123,519
North Star Plaza	7400 Blanco Rd.	San Antonio, TX	110,493
Ben White 6	4010 S. Industrial Drive	Austin, TX	92,403
Clarke-American Bldg.	10931 Laureate Dr.	San Antonio, TX	90,000
Airport Center	6505 Airport Blvd.	Austin, TX	85,639
Chase Bank Northcross	7600 Burnet Road	Austin, TX	84,980
Bank One Northcross	7600 Burnet Road	Austin, TX	80,339
Balcones Centre	11149 Research Blvd.	Austin, TX	75,422
5508 Hwy. 290 West	5508 Hwy. 290 West	Austin, TX	74,805
El Paso Medical Bldgs.	7888, 7878, 7852 Gateway East	El Paso, TX	70,306
Wall Street Office Center	8906 Wall Street	Austin, TX	70,000
2028 East Ben White Blvd.	2028 East Ben White Blvd.	Austin, TX	60,720
Briarcroft	12710 Research Blvd	Austin, TX	63,710
Stewart Title Bldg.	812 San Antonio	Austin, TX	59,532
One La Costa	1016 La Posada	Austin, TX	58,692
1422 E. Grayson	1422 E. Grayson	San Antonio, TX	58,649
Centre Creek Plaza	1812 Centre Creek Dr.	Austin, TX	57,634
Continental Bldg.	9101 Burnet Road	Austin, TX	56,746
3131 Alabama	3131 Alabama	Houston, TX	56,146
Anna Plaza Retail Center	13201 FM 620 N	Austin, TX	55,528
Parmer/MoPac Bldg.	3600 W. Parmer Ln.	Austin, TX	55,475
Crystal Mountain Office Park	9433 Bee Caves Road	Austin, TX	54,404
Fountain Park Plaza	2800 S. IH-35	Austin, TX	55,053
7004 Bee Caves Road	7004 Bee Caves Road	Austin, TX	54,000
Enterprise Plaza 2006	13915 Burnet Road	Austin, TX	50,393
Enterprise Plaza 2015	13915 Burnet Road	Austin, TX	50,393
The Depot	401 Whitestone Blvd.	Cedar Park, TX	49,469
Conroy Square Office Park	3355 Cherry Ridge Dr.	San Antonio, TX	46,000
Shoal Creek Professional Center	1500 W. 38th Street	Austin, TX	43,210
Bank One Capital Plaza	5307 N. IH 35	Austin, TX	42,900
815 Brazos	815 Brazos	Austin, TX	41,437
Lake Travis Business Park	320 RR 620 South	Austin, TX	41,000
5508 Parkcrest (2012)	5508 Parkcrest	Austin, TX	40,798
5508 Parkcrest (2010)	5508 Parkcrest	Austin, TX	40,798
Aubrey's Crossing	3809 General Bruce Drive	Temple, TX	35,612
Hunter's Point Office (2017)	13091 Pond Springs Road	Austin, TX	30,902
Hunter's Point Office (2013)	13091 Pond Springs Road	Austin, TX	30,902
Summit Christian Academy	1303 Leander	Leander, TX	30,601
Lake Pointe I	11612 Bee Caves Road	Austin, TX	30,564
Avana	4525 Guadalupe	Austin, TX	29,251
Westview Office Bldgs.	2499 Cap. Texas Hwy. South	Austin, TX	29,110
303 East 11th Street	303 East 11th Street	Austin, TX	27,640

Building	Address	City	Size/SF
Chase Bank Round Rock	1111 N. IH 35	Round Rock, TX	27,154
Bank One Round Rock	1111 N. IH 35	Round Rock, TX	27,154
Cornerstone Office Park	11824 Jollyville Rd.	Austin, TX	27,084
Key-Whitman Surgery Center	2801 West Lemmon Ave.	Dallas, TX	24,694
3811 Bee Cave Rd.	3811 Bee Cave Road	Austin, TX	24,130
15 Twelve	1512 Forest Trail	Austin, TX	23,085
Bank One Westlake	3811 Bee Cave Road	Austin, TX	22,837
2140 Babcock Road	2140 Babcock Road	San Antonio, TX	22,345
Tuscan Hills Office Building	401 S. RR 620	Lakeway, TX	22,000
Park 7000	7004 Bee Caves Road	Austin, TX	22,000
Bowie Bldg.	9005 Mountain Ridge Drive	Austin, TX	21,797
Bee Creek Center	5004 Bee Creek	Spicewood, TX	20,400
2101 Lakeway Blvd.	2101 Lakeway Blvd.	Lakeway, TX	20,000
Windsong Office Park (1996)	2111 Dickson Dr.	Austin, TX	20,000
Windsong Office Park (2007)	2111 Dickson Dr.	Austin, TX	20,000
Quail Creek Professional Center	9411 Parkfield Drive	Austin, TX	19,733
Austin Music Lab	1306 West Oltorf	Austin, TX	19,165
McNeil Commercial Park	7208 McNeil Dr.	Austin, TX	18,050
Shoal Creek IV	8701 Shoal Creek	Austin, TX	16,039
Berkeley Square	1634 Headway Circle	Austin, TX	16,014
Meadows at Lone Tree (Retail)	9234 Park Meadows Dr.	Lone Tree, CO	15,869
Westlake Oaks (Condo)	1001 Cap. Texas Hwy. South	Austin, TX	15,600
South Oaks	2700 South IH 35	Austin, TX	15,028
Southpark Retail Center	2001 E. Ben White Blvd.	Austin, TX	14,363
Spicewood Canyon	4821 Spicewood Springs Rd.	Austin, TX	13,584
La Piazza	1150 Lakeway Drive	Lakeway, TX	12,420
Pearl 22	900 W. 22nd St.	Austin, TX	11,124
TX HS Coaches Building	1015 E. 53 1/2 St.	Austin, TX	10,977
Ramsey Building	1300 W. Koenig	Austin, TX	10,800
5417 North Lamar	5417 North Lamar	Austin, TX	10,400
2217-19 W. Ben White	2217-19 W. Ben White	Austin, TX	10,265
Randerson-Lundell Bldg.	701 East 6th Street	Austin, TX	10,000
McArdle Building	1017 RR 620 South	Austin, TX	10,000
500 Chicon	500 Chicon	Austin, TX	9,900
6010 Balcones	6010 Balcones	Austin, TX	9,850
Falconhead Plaza	14360 Falconhead Blvd.	Bee Cave, TX	9,521
El Salido Village Shopping Center	11815 RR 620 North	Austin, TX	9,456
6702 McNeil Drive	6702 McNeil Drive	Austin, TX	9,450
404 Camp Craft Road	404 Camp Craft Road	Austin, TX	9,214
2232 Guadalupe (Retail)	2232 Guadalupe	Austin, TX	8,810
5426 Guadalupe	5426 Guadalupe	Austin, TX	8,790
2303 San Antonio (Retail)	2303 San Antonio	Austin, TX	8,400
Village Belle	201 South Bell Blvd.	Round Rock, TX	7,338
Caswell House	1502 West Avenue	Austin, TX	7,235
Southview	3036 S. First Street	Austin, TX	7,071
3809 S. Second St.	3809 S. Second St.	Austin, TX	6,968
2701 Hwy 183 South	2701 Hwy 183 South	Leander, TX	7,000
Renaissance Office Building	1512 W. 35th St. Cutoff	Austin, TX	6,603
2001 W. Koenig	2001 W. Koenig	Austin, TX	6,560
Dennys	2700 N. IH 35	Round Rock, TX	5,637
1610 West Avenue	1610 West Avenue	Austin, TX	5,229
7307 Creekbluff Dr.	7307 Creekbluff Dr.	Austin, TX	5,063
609 W. Sixth	609 W. Sixth	Austin, TX	5,000
2316 Guadalupe (Retail)	2316 Guadalupe	Austin, TX	5,000
Austin Business Ctr. (Condo)	8900 Business Park Dr.	Austin, TX	5,000
3501 Guadalupe (Retail)	3501 Guadalupe	Austin, TX	4,950

Building	Address	City	Size/SF
Burt House	612 W. 22nd	Austin, TX	4,635
1417 W. Anderson	1417 W. Anderson	Austin, TX	4,623
612 W. 22nd St.	612 W. 22nd	Austin, TX	4,568
Spicewood Summit, Bldg. 3	4210 Spicewood Springs Rd.	Austin, TX	4,550
1621 East 7th Street	1621 East 7th Street	Austin, TX	4,316
Spicewood Summit, Bldg. 2	4210 Spicewood Springs Rd.	Austin, TX	4,049
8808 Research Blvd.	8808 Research Blvd.	Austin, TX	4,000
808 W. 10th	808 W. 10th	Austin, TX	3,952
1008 West Avenue	1008 West Avenue	Austin, TX	3,664
1701 West Avenue	1701 West Avenue	Austin, TX	3,500
602 W. 22nd	602 W. 22nd	Austin, TX	3,370
1310 San Antonio	1310 San Antonio	Austin, TX	3,220
Oak Knoll Condo	1221 Ben White	Austin, TX	3,200
Spicewood Canyon Office Condos	4833 Spicewood Springs Rd., Ste. 100	Austin TX	3,188
Spicewood Forest	4131 Spicewood Springs Rd.	Austin, TX	3,056
507 West Avenue(1995)	507 West Avenue	Austin, TX	3,000
507 West Avenue(2000)	507 West Avenue	Austin, TX	3,000
2915 E. 12th	2915 E. 12th	Austin, TX	2,842
2810 San Pedro	2810 San Pedro	Austin, TX	2,758
2404 IH-35 South	2404 IH-35 South	Austin, TX	2,716
1615 W. 6th Street	1615 W. 6th Street	Austin, TX	2,700
2620 S. IH 35	2620 S. IH 35	Austin, TX	2,567
1605 West Avenue	1605 West Avenue	Austin, TX	2,560
Hymeadow Square	12335 Hymeadow Dr.	Austin, TX	2,518
1707 Nueces(1998)	1707 Nueces	Austin, TX	2,500
1707 Nueces(2001)	1707 Nueces	Austin, TX	2,500
1205 RR 620 S.	1205 RR 620 S.	Austin, TX	2,262
2217 W. Ben White (Retail)	2217 W. Ben White Blvd.	Austin, TX	2,177
1100 W. Koenig	1100 W. Koenig	Austin, TX	2,000
707 W. 18th St.	707 W. 18th St.	Austin, TX	1,537
TOTAL			5,084,809

City of Bee Cave

Application for Planning & Zoning Commission

Additional Supplemental Application Form Required

We strongly encourage that a brief resume be submitted along with the application.

Name: Sara Johnson
E-mail: schmidt.sm@gmail.com
Address: 11716 Astoria Drive Bee Cave, TX
How Long? 4.5 years
Phone (Home): 847-338-4692
(Work): _____

Registered Voter?

Yes No

Certificate Number: _____

Occupation, Experience/Degrees Held?

Executive Recruiter at Accenture since May 2013. Degree in Economics from Northwestern University

Why do you want to serve on this group? Bee Cave has been a special place to raise my four daughters. Serving on this group is one way I can give back.

Do you have any potential conflicts of interest?

No conflicts.

Do you have any related experience?

At Accenture, I lead community and team building activities. I am also part of the Uplands neighborhood social committee.

What do you feel you have to offer this group?

I want to keep the City of Bee Cave a great place to live for years to come.

TEXAS OPEN RECORDS ACT

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ALLOW PUBLIC ACCESS (circle one)

Home Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Home Phone Number	<input checked="" type="radio"/> Yes	<input type="radio"/> No
E-mail Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Official Signature _____

Official Name (Please Print) _____

Date Submitted:

Received by:

Planning and Zoning Commission Supplemental Application

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

Name: Sara Johnson

Please fill out the following supplemental application and return to the City Secretary, along with the Committee Application.

In order to understand and contribute to issues faced by the Planning and Zoning Commission, members must have background knowledge of the governing City Ordinances and some corollary experience. The following questions are designed to help us identify skills that will be of benefit to the Commission. Please note proficiency in all of the areas is not required.

1) Please rank your proficiency in the following areas by placing a check mark in the column that best describes your experience level:

	No Experience	Some Experience	Proficient Proficient	Moderate Proficiency	Very Proficient	Proficiency Expert
Familiarity with the City					✓	
Ordinances:						
Comprehensive Zoning Ordinance		✓				
Comprehensive Land Use Plan		✓				
Subdivision Regulations		✓				
Sign Ordinance			✓			
Fence Ordinance			✓			
Pathway Study		✓				
Parkland Dedication		✓				
Residential & Commercial		✓				
Planning						
Map & Plat Interpretation		✓				
Architectural Drawing Interpretation		✓				
Project Evaluation		✓				
Ordinance Development (Writing & Content)		✓				
Ordinance Interpretation (Writing & Content)		✓				
Planned Development						
Ordinance Interpretation (Writing & Content)		✓				

2) Please tell us about your other community programs or committees that you have been involved with. Member of Uplands neighborhood Social Committee for event planning.

3) Please tell us about applicable experience or certifications you have relevant to Planning & Zoning. I am knowledgeable of Uplands HOA requirements and serving on this group will broaden my scope of the city.

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

Contact

sara.a.johnson@accenture.com

www.linkedin.com/in/sara-johnson-a18a97a (LinkedIn)
www.accenture.com (Company)

Top Skills

Recruiting

Sara Johnson

Leadership Talent Acquisition- Operations
Austin

Summary

A results-focused recruiting leader across North America. Recognized as a strong business partner to executive leadership with a proven ability to develop strong relationships with teammates and candidates.

Experience

Accenture

Leadership Recruiter

May 2013 - Present (9 years 3 months)

Austin, Texas Area

Held roles with both North America and Global recruiting responsibilities at the executive level. Currently the North America lead recruiting for Accenture Operations.

Merrill Lynch

7 years 3 months

Vice President, Wealth Management Banker

May 2011 - May 2013 (2 years 1 month)

Registered Client Associate

March 2006 - May 2011 (5 years 3 months)

Education

Northwestern University

BA, Economics · (2003 - 2007)

Planning and Zoning Commission Supplemental Application

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

Name: Eric McKee

Please fill out the following supplemental application and return to the City Secretary, along with the Committee Application.

In order to understand and contribute to issues faced by the Planning and Zoning Commission, members must have background knowledge of the governing City Ordinances and some corollary experience. The following questions are designed to help us identify skills that will be of benefit to the Commission. Please note proficiency in all of the areas is not required.

1) Please rank your proficiency in the following areas by placing a check mark in the column that best describes your experience level:

No Experience	Some Experience	Proficient Proficient	Moderate Proficiency	Very Proficient	Proficiency Expert
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Familiarity with the City	X				
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Ordinances:

Comprehensive Zoning Ordinance	X				
Comprehensive Land Use Plan	X				
Subdivision Regulations		X			
Sign Ordinance	X				
Fence Ordinance	X				
Pathway Study	X				
Parkland Dedication	X				
Residential & Commercial		X			

Planning

Map & Plat Interpretation		X			
Architectural Drawing Interpretation		X			
Project Evaluation	X				

Ordinance Development

(Writing & Content)	X				
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Ordinance Interpretation

(Writing & Content)	X				
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Planned Development

Ordinance Interpretation	X				
(Writing & Content)	x				

2) Please tell us about your other community programs or committees that you have been involved with. Currently on HOA Board for Signal Hill Estates Community

3) Please tell us about applicable experience or certifications you have relevant to Planning & Zoning. Worked with developer and builders in planning of community areas of Signal Hill and then was put on 1st HOA board to continue growth of community

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

City of Bee Cave
Application for Planning & Zoning Commission

Additional Supplemental Application Form Required
We strongly encourage that a brief resume be submitted along with the application.

Name: Richard A Scadden
E-mail: rscadden@gmail.com
Address: 5400 Great Divide Dr., Bee Cave, TX
How Long? 36 years

Phone (Home): [REDACTED]
(Work): not applicable

Registered Voter? Yes No Certificate Number: _____

Occupation, Experience/Degrees Held? Retired Engineer – I have an AS degree in Oceanography, and BS and MS degrees in Environmental Engineering. Please see supplemental information for relevant experience.

Why do you want to serve on this group? As a longtime resident, I am dedicated and committed to the City of Bee Cave. I would like to participate in molding the future of our City. My biggest concern for Bee Cave is the traffic congestion and mobility issues.

Do you have any potential conflicts of interest? none

Do you have any related experience? I previously served on the P&Z Commission (2005-2008). I have lived and been involved in Bee Cave since 1986.

What do you feel you have to offer this group? As an engineer, I have a natural tendency toward attention to detail, working with numbers and drawings, and weighing all sides of an issue to make informed and balanced decisions. I have strong written and verbal communication skills, I am diplomatic in my manner, and I have the available free time to meet the needs of this position. Please see my supplemental information for more details.

TEXAS OPEN RECORDS ACT

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ALLOW PUBLIC ACCESS (circle one)

Home Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Home Phone Number	<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> No
E-mail Address	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Official Signature Richard A Scadden

Official Name (Please Print) Richard A Scadden

Date Submitted:
Received by:

Planning and Zoning Commission Supplemental Application

Once submitted, the information contained in this application is considered public record, and must be released to the public if request is made.

Name: Richard A Scadden

Please fill out the following supplemental application and return to the City Secretary, along with the Committee Application.

In order to understand and contribute to issues faced by the Planning and Zoning Commission, members must have background knowledge of the governing City Ordinances and some corollary experience. The following questions are designed to help us identify skills that will be of benefit to the Commission. Please note proficiency in all of the areas is not required.

1) Please rank your proficiency in the following areas by placing a check mark in the column that best describes your experience level:

	No Experience	Some Experience	Proficient	Moderate Proficiency	Very Proficient	Proficiency Expert
Familiarity with the City					X	
Ordinances:						
Comprehensive Zoning Ordinance					X	
Comprehensive Land Use Plan					X	
Subdivision Regulations					X	
Sign Ordinance					X	
Fence Ordinance					X	
Pathway Study	X					
Parkland Dedication					X	
Residential & Commercial					X	
Planning						
Map & Plat Interpretation						X
Architectural Drawing					X	
Interpretation						X
Project Evaluation						X
Ordinance Development (Writing & Content)						X
Ordinance Interpretation (Writing & Content)						X
Planned Development Ordinance Interpretation (Writing & Content)					X	

2) Please tell us about your other community programs or committees that you have been involved with.
I currently serve on the Board of Directors for the Southwestern Travis County Groundwater Conservation District, I previously served on the Bee Cave P&Z (2005-2008) and the Citizen Advisory Committee for revisions to the Comprehensive Plan (2016). I have also previously served on the Informal Homestead HOA, the Board of the Texas Industrial Council on the Environment, Business Advisory Board for the St. Edwards School of Natural Sciences, the Business Advisory Board for the Cullinary Academy of Austin, the Board of the local chapter for American Youth Hostels, and I was the Vice President of the Student Government my senior year of college.

3) Please tell us about applicable experience or certifications you have relevant to Planning & Zoning.
I am a registered Professional Engineer in the State of Texas.

Supplemental Information for Richard Scadden

I grew up in a small family business. My father was an accountant and home builder. Being a family business, my sister and I were recruited into participating. My duties included office work, open houses, and checking the status of construction projects. I was required to get some business training from periodicals and training tapes.

I went to college to become an oceanographer but changed my major to environmental engineering. I went to graduate school with the help of an academic scholarship and earned my MS. My first jobs out of college were as a Consultant in the Washington DC area where I was involved in developing energy and environmental policy for the Environmental Protection Agency and Department of Energy, and assisting state and municipal governments with planning for compliance with environmental regulations. One of the key issues on which I worked was providing compliance flexibility to improve cost effectiveness for regulated entities (e.g., the banking and trading policy for emission controls).

My wife and I moved to the Bee Cave area in May 1986 when I was working at the City of Austin Electric Utility Department (now Austin Energy). I was initially in the Generation Engineering and Construction Division. I was given the role of starting an Environmental Services Division to support the utility operations in 1988 and served as the Manager. We started the group from scratch, and it was very successful. It continues to serve the environmental compliance needs of Austin Energy.

In 1995 I left Austin Energy and returned to consulting. Major projects on which I worked in Austin have included the cleanup of the property for the construction of the Capital Metro North Operations Facility, Decommissioning and Adaptive Reuse of the Seaholm Power Plant, Decommissioning of the Holly Street Power Plant, cleanup of the former electrical substation for the construction of the new Central Austin Public Library, Engineering and Environmental oversight (Environmental Commissioning) for the City of Austin Water Treatment Plant 4, and numerous projects for the City of Austin Brownfields Program that strives to clean up impaired property and return it to productive use through redevelopment. I retired from my consulting job in 2021.

In 2018, I was appointed by County Commissioner Daugherty to the Board of the newly authorized Southwestern Travis County Groundwater Conservation District (District). In November 2019, I was elected as the Bee Cave representative to the District Board. The District is a state government entity with authority to manage and regulate groundwater in our area. I have helped start that organization from scratch and continue to serve and guide in its development.

During my over 40 years of working for the City of Austin and as a consultant, and as a volunteer and resident in the our community, I have developed many skills including the following:

- Strong written and oral communication skills
- Analytical evaluations and attention to detail
- Financial budgeting and resource allocation
- Policy and regulation development and interpretation
- Ability to evaluate and understand financial, regulatory, and legal issues
- Contract review, negotiation, and implementation
- Governance experience with for-profit and non-profit corporations, and government entities
- Team Player with the ability to work with a group within a public entity
- Knowledge of TOMA, ethics and procedural requirements
- Project Management (planning, budgeting, scheduling)
- An understanding of local issues in Bee Cave

I am volunteering and applying to serve on the City of Bee Cave Planning and Zoning Commission because I want to support the continued maturation of our City. I will dedicate my time, energy, and skill to this position should I be selected.

Thank you for your consideration of my application.



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 10.

Agenda Title: Discussion and possible direction on the proposed FY 2022-2023 Budget.

Council Action: Discuss and Consider Action

Department: Finance

Staff Contact: Administration

1. INTRODUCTION/PURPOSE

Discussion on the proposed budget for FY 2022-23.

2. DESCRIPTION/JUSTIFICATION

a) Background

Each fiscal year, as required by the Texas Local Government Code, the City of Bee Cave adopts an annual budget for operating funds on or before September 30th for the following fiscal year, which begins October 1st.

b) Issues and Analysis

General Fund:

The FY 2022-23 proposed budget provides Council with a draft of revenues and expenditures for the upcoming fiscal year. Our proposed budget forecasts ~\$11.8M in General Fund Revenues.

Revenue	2021-22	2022-23	%
Estimates	Adopted	Proposed	Change
Sales Tax	\$ 8,812,500	\$10,500,000	19%
Mixed Drink Tax	\$ 110,000	\$ 110,000	0%
Franchise Fees	\$ 500,100	\$ 349,000	-30%
Building Fees	\$ 425,000	\$ 310,000	-27%
Library	\$ 2,500	\$0	-100%
Interest	\$ 100,000	\$ 400,000	300%
Miscellaneous	\$ 32,000	\$ 2,500	-92%
Municipal Court	\$ 316,500	\$ 225,000	-29%
Total	\$ 10,298,750	\$11,896,500	9%

FY 2022-23 proposed General Fund expenditures forecast~\$8.7M.

Expenditure	2021-22	2022-23	%
Estimates	Adopted	Proposed	Change
Salaries & Benefits	\$ 4,898,912	\$5,118,052	4%
Maintenance & Operations	\$ 845,070	\$ 888,800	5%
Professional Services	\$ 1,704,800	\$1,626,700	-5%
Capital Outlay	\$ 210,715	\$209,380	-1%
Chapter 380 Payments	\$ 850,000	0	-100%
Transfers	\$ 1,812,739	\$ 950,158	-48%
Total	\$ 10,922,236	\$ 8,793,090	-19%

For the purpose of the proposed budget discussion, we are using a sales tax total estimate of \$11M, We anticipate Sales Tax to continue an upward trend through next FY.

Reserves:

- \$6.8M - assigned to the 9-Month Reserve
- \$1.5M - assigned to the Sales Tax Reserve

Debt Service Fund:

Obligations include professional services for third-party property tax collections and the principal and interest payments for the 2015 Refunded GO Bond, 2017 Tax Note and 2020 Tax Note.

Capital and Special Projects Fund:

CIP Discussions in progress.

Hotel Occupancy Tax Fund:

Current FY expenditures include - Bee Cave Arts Foundation~\$140K, Special Olympics~\$100K and LTFF~\$18K. HCG ice rink approved at 7/26/2022 council meeting ~ \$300K.

Municipal Court Security and Technology Fund:

Revenue totals ~\$23K. Current FY expenditures for Court technology include the upgrade of Tyler Tech software. We currently do not have expenditures for FY 2022-23.

Road Maintenance Fund:

Road Maintenance Fund revenues consist of a designated portion of the Sales and Use tax collections. Revenue totals ~\$720K. Road improvements are in progress.

Attachments include expenditures to consider, detailed general fund line item expenditures and special revenue funds line item expenditures.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title

Addtl tracking info

4. TIMELINE CONSIDERATIONS

As we have done prior, we'll plan to publish notice and hold the public hearings required for FY 2022-23 budget appropriation including the Certified Appraisal Values, Tax Roll and Tax Rate on Tuesday, September 13th, 2022.

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ 22_23 GenFund_SRF_BudgetProposed	Cover Memo
☐ CIP Projected Expenditures	Backup Material

2022-23 Items to consider:

Note: Consideration items not included in budget

GENERAL FUND	ESTIMATE	Comments
<i>Finance Request:</i>		
Open Gov Software (Transparency Compliance Software)	\$53,200	Implementation fee \$28,557 - Annual Fee \$24,631
<i>Parks & Facilities Request:</i>		
Enterprise - 2 Vehicles	\$17,940	Approved 07/26/2022
Central Park Amenities - Trash Cans, Drinking Fountains	\$50,000	EDB
Park - Signage Design and Materials	\$30,000	EDB
Central Park - Turf	\$40,000	EDB
Golf Cart	\$15,000	Approved 07/26/2022
<i>Planning & Dev. Request</i>		
Enterprise - 2 Vehicles	\$17,940	Approved 07/26/2022
<i>Police Request:</i>		
Ballistic Shield	\$7,972	
Enterprise - 4 Police Vehicles	\$41,000	Approved 07/26/2022
Police Vehicle Upfit	\$70,000	Approved 07/26/2023
Police Dept Salary Adjustments	TBD	Lakeway COLA 5.8% & 2.2% Merit
<i>Clint to Discuss</i>		
Flashing Road Signs	TBD	Road Maint. Fund
2 FTE Admin. - Trash Collection Services	\$95,000	
Executive Assistant	TBD	
CIP Discussion	TBD	
Billing Software	\$20,000	
Demolition of Building @ Revival	TBD	

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

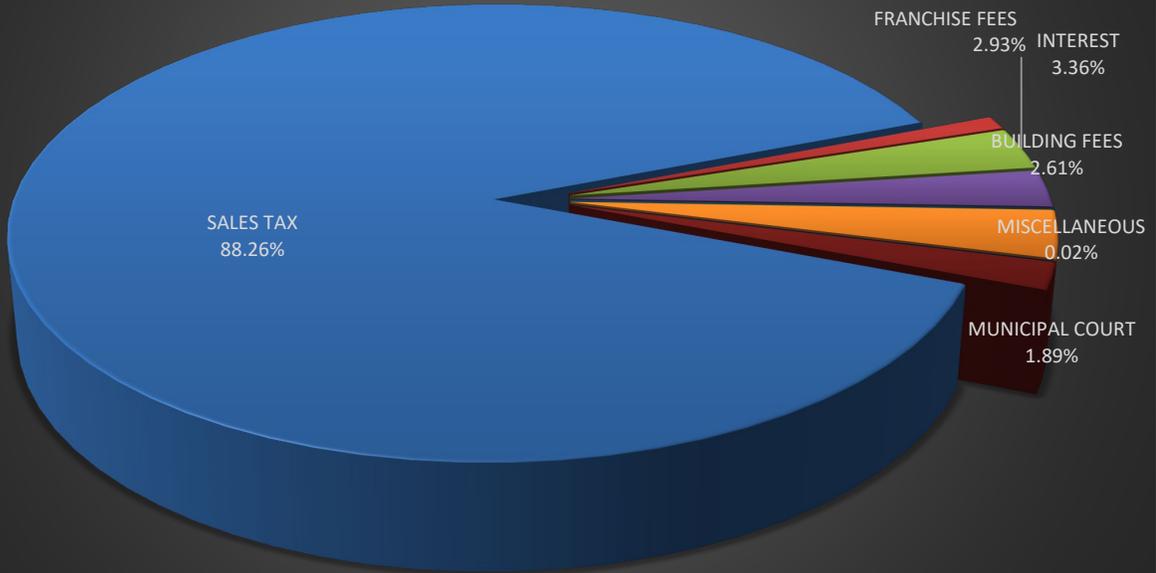
FUND BALANCE	2021-22 ADOPTED	YTD as of 7/11/2022	2022-23 PROPOSED
BEGINNING UNASSIGNED FUND BALANCE	11,736,603	15,574,768	9,535,147
Less : 9 Month Reserve	7,331,168	7,331,168	6,861,414
Less: Sales Tax Reserve	1,500,000	1,500,000	1,500,000
AVAILABLE UNASSIGNED FUND BALANCE	2,905,435	6,743,600	1,173,733

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	2022-23 PROPOSED
SALES TAX	8,812,500	7,911,743	10,500,000
MIXED BEVERAGE TAX	110,000	111,989	110,000
FRANCHISE FEES	500,100	60,353	349,000
BUILDING FEES	425,000	364,474	310,000
LIBRARY	2,500	1,449	-
INTEREST	100,000	66,556	400,000
MISCELLANEOUS	32,000	12,159	2,500
MUNICIPAL COURT	316,650	191,487	225,000
TRANSFER FROM ECONOMIC DEVELOPMENT CORP	-		
CRF PROGRAM	-		
CLFRF PROGRAM	600,000	-	-
SALE OF ACQUISITION/REAL PROPERTY	-	928,378	-
TOTAL REVENUES	10,898,750	9,648,588	11,896,500
USE OF RESERVES			
TOTAL RESOURCES	10,898,750		

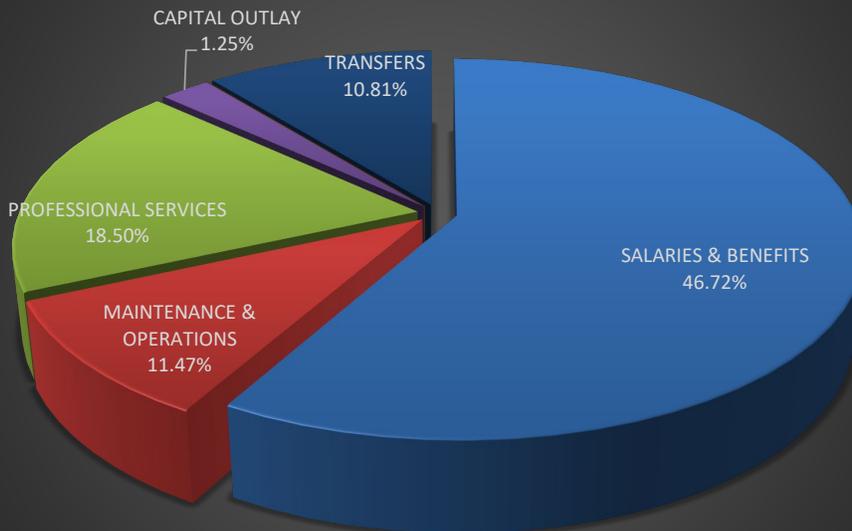
EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	2022-23 PROPOSED
SALARIES AND BENEFITS	4,898,912	4,280,084	5,118,052
MAINTENANCE AND OPERATIONS	845,070	583,077	888,800
PROFESSIONAL SERVICES	1,704,800	1,011,395	1,626,700
CAPITAL OUTLAY	210,715	212,647	209,380
GOV GRANT PROGRAMS	600,000	-	-
CHAPTER 380 PAYMENTS	850,000	769,837	-
TRANSFERS	1,812,739	-	950,158
TOTAL EXPENDITURES	10,922,236	6,857,040	8,793,090
REVENUE OVER/(UNDER) EXPENDITURES	(23,486)	2,791,548	3,103,410
OTHER FINANCING SOURCES			
USE OF RESERVES	23,486	-	
TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	(0)	2,791,548	3,103,410
ENDING AVAILABLE UNASSIGNED FUND BALANCE	2,881,949	9,535,147	4,277,143

City of Bee Cave
FY2022-23 Proposed Budget

FY22-23 General Fund Revenues
\$11,896,500



FY2022-23 General Fund Expenditures
\$8,793,090



**City of Bee Cave
FY2022-23 Proposed Budget**

**GENERAL FUND
RESOURCE SUMMARY**

DESCRIPTION	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
TAXES				
4000-12100 SALES TAX REVENUE (1%)	5,875,000	5,274,495	89.78%	7,000,000
4000-12200 SALES TAX REVENUE (.5% Property)	2,937,500	2,637,248	89.78%	3,500,000
4000-13100 MIXED BEVERAGE TAX	110,000	111,989	101.81%	110,000
TOTAL TAXES	8,922,500	8,023,732	89.93%	10,610,000
FRANCHISE FEES				
4000-23000 FRANCHISE FEES-MISCELLANEOUS	15,000	6,333	42.22%	10,000
4000-23100 FRANCHISE FEES-SWTN BELL TELE	125,000	8,952	7.16%	10,000
4000-23200 FRANCHISE FEES-LOGIX	500	-	0.00%	-
4000-23300 FRANCHISE FEES-GRANITE TELECOM	2,400	1,379	57.46%	2,000
4000-23400 FRANCHISE FEES-TWC DIGITAL PHN	30,000	-	0.00%	-
4000-23500 FRANCHISE FEES-METTEL	200	-	0.00%	-
4000-23700 FRANCHISE FEES-TEXAS GAS SERVICE	5,000	3,187	63.74%	5,000
4000-23800 FRANCHISE FEES-CHARTER SPECTRUM	72,000	40,502	56.25%	72,000
4000-23900 FRANCHISE FEES-AUSTIN ENERGY	250,000	-	0.00%	250,000
TOTAL FRANCHISE FEES	500,100	60,353	12.07%	349,000
BUILDING & DEVELOPMENT FEES				
4000-25000 CONTRACTOR REGISTRATION	1,500	1,925	128.33%	2,000
4000-25100 PLATTING	10,500	43,306	412.44%	40,000
4000-25200 ZONING, REZONE,CUP,VARIANCES	20,000	13,575	67.88%	15,000
4000-25300 BLDG PLAN REVIEW & PERMITTING	300,000	144,396	48.13%	175,000
4000-25400 SITE PLAN REVIEW & PERMITTING	50,000	38,045	76.09%	50,000
4000-25900 ROAD CONST INSPECT FEES	-	96,850	0.00%	-
4000-25500 REINSPECTION FEES	25,000	18,315	73.26%	20,000
4000-25600 SIGNAGE	8,000	3,220	40.25%	3,000
4000-25700 TECHNOLOGY FEES	10,000	4,842	48.42%	5,000
TOTAL BUILDING FEES	425,000	364,474	85.76%	310,000
LIBRARY				
4000-27000 GENERAL REVENUE, LIBRARY	2,500	899	35.96%	1,000
4000-54000 LIBRARY DONATIONS	-	50	0.00%	-
4000-51000 GRANT REVENUE, LIBRARY	-	500	0.00%	-
TOTAL LIBRARY	2,500	1,449	57.96%	
INTEREST INCOME				
4000-40000 INTEREST INCOME	100,000	66,556	66.56%	400,000
TOTAL INTEREST INCOME	100,000	66,556	66.56%	400,000

**City of Bee Cave
FY2022-23 Proposed Budget**

**GENERAL FUND
RESOURCE SUMMARY**

DESCRIPTION	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
OTHER INCOME				
4000-28100 POLICE PATROL & SECURITY	15,000	244	1.63%	-
4000-28300 EDUCATION & TRAINING - POLICE	2,000	1,325	66.25%	2,000
4000-29000 MISCELLANEOUS REVENUE	1,000	170	17.00%	500
4000-53000 OVERTIME-TX DOT GRANT	14,000	2,035	14.54%	-
4000-55000 DONATIONS	-	12	0.00%	-
4000-91100 SALE OF ACQUISITION/REAL PROPERTY	-	928,378	0.00%	-
4000-93000 PROCEEDS FROM INSURANCE	-	8,373	0.00%	-
4000-15800 CLFRF PROGRAM	600,000	-	0.00%	-
TOTAL MISCELLANEOUS	632,000	940,537	148.82%	2,500
MUNICIPAL COURT REVENUE				
4000-31000 ADMINISTRATIVE FEE	1,500	2,084	138.93%	2,500
4000-31010 ARREST FEE	20,500	8,616	42.03%	12,000
4000-31030 CHILD SAFETY FEES	5,000	3,969	79.38%	5,000
4000-31060 DCS ADMIN FEE	15,500	3,885	25.06%	5,000
4000-31070 COURT FINES	200,000	132,666	66.33%	150,000
4000-31080 LOCAL OMNI BASE FEE	1,000	422	42.20%	500
4000-31110 TRAFFIC FEE	7,000	2,894	41.34%	4,000
4000-31130 WARRANT FEE	12,000	5,407	45.06%	7,500
4000-31180 TIME PAYMENT PLAN - LOCAL	1,000	455	45.50%	600
4000-31220 JUDICIAL FEE - MUNI CT JFCI	1,500	47	3.13%	100
4000-31250 GENERAL REVENUE	21,000	12,115	57.69%	15,000
4000-31370 JURY FEE	150	162	108.00%	200
4000-31380 TIME PYMT LOCAL EFFICIENCY	500	40	8.00%	100
4000-31390 LOCAL TRUANCY PREVENTION	5,000	8,080	161.60%	7,500
4000-31450 COLLECTION AGENCY REV	25,000	10,645	42.58%	15,000
TOTAL MUNICIPAL COURT	316,650	191,487	60.47%	225,000
SUBTOTAL REVENUE	10,898,750	9,648,588	88.53%	11,896,500
OTHER FINANCING SOURCES				
400-XXX USE OF RESERVES-GENERAL FUND	23,486	-	0.00%	-
TOTAL OTHER FINANCE SOURCES	23,486	-	0.00%	-
TOTAL REVENUE	10,922,236	9,648,588	88.34%	11,896,500

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND				
BUDGET EXPENDITURE SUMMARY BY DEPARTMENT				
EXPENDITURE SUMMARY BY DEPARTMENT	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
ADMINISTRATION	1,010,139	1,049,263	103.87%	948,326
COMMUNICATIONS	-	-	0.00%	270,934
CITY COUNCIL	65,560	34,556	52.71%	48,300
LEGAL	151,000	105,234	69.69%	151,000
NON-DEPARTMENTAL	527,500	191,127	36.23%	347,500
INFORMATION TECHNOLOGY	392,000	288,525	73.60%	360,000
PUBLIC LIBRARY	897,812	738,294	82.23%	979,101
PARKS	646,990	589,255	91.08%	622,760
FACILITIES	-	-	0.00%	-
MUNICIPAL COURT	299,597	217,519	72.60%	310,936
POLICE	2,654,007	2,062,471	77.71%	2,684,008
PLANNING & DEVELOPMENT	1,014,891	810,959	79.91%	1,120,067
CHAPTER 380 PYMTS	850,000	769,837	90.57%	-
CIP-CRF PROGRAM	600,000	-	0.00%	-
TRANSFERS	1,812,739	-	0.00%	950,158
TOTAL EXPENDITURES	10,922,236	6,857,040	62.78%	8,793,090

**City of Bee Cave
FY2022-23 Proposed Budget**

**GENERAL FUND
DEPARTMENTAL EXPENDITURE SUMMARY**

DESCRIPTION	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
5XX-111 SALARIES	3,735,163	3,355,150	89.83%	3,930,621
5XX-113 UNEMPLOYMENT	-	6,047	0.00%	-
5XX-114 OVERTIME - SECURITY/SCHOOL	50,000	30,588	0.00%	50,000
5XX-117 OVERTIME-TX DOT GRANT	10,000	2,151	21.51%	-
5XX-118 EMERGENCY MGNMT	-	12,114	0.00%	8,537
5XX-120 FICA (BOA SOCIAL SECURITY)	9,116	6,782	74.40%	8,678
5XX-122 MEDICARE @ 1.45%	55,354	49,488	89.40%	58,367
5XX-124 RETIREMENT (TMRS)	335,417	312,147	93.06%	371,870
5XX-125 VISION COVERAGE	9,046	5,960	65.89%	8,705
5XX-126 HEALTH INSURANCE	596,266	410,048	68.77%	578,654
5XX-127 DENTAL COVERAGE	41,309	28,180	68.22%	37,118
5XX-129 LIFE INSURANCE	1,216	884	72.69%	1,237
5XX-132 LONGEVITY PAY	30,397	33,221	109.29%	33,873
5XX-133 OTHER ALLOWANCE	25,627	27,324	106.62%	30,392
TOTAL SALARIES AND BENEFITS	4,898,912	4,280,084	87.37%	5,118,052
MAINTENANCE & OPERATIONS				
5XX-205 BOOKS - LIBRARY	40,000	26,355	65.89%	40,000
5XX-206 DVDS - LIBRARY	4,000	3,369	84.23%	4,000
5XX-207 AUDIO BOOKS - LIBRARY	8,600	6,045	70.29%	8,500
5XX-208 DIGITAL - LIBRARY	60,000	58,619	97.70%	66,000
5XX-210 POSTAGE	4,250	1,340	31.53%	2,600
5XX-211 SUPPLIES	31,750	31,785	100.11%	36,000
5XX-212 PRINTING	5,000	8,797	175.95%	13,500
5XX-213 TOOLS	2,000	1,873	93.65%	3,000
5XX-214 SPECIAL DEPT SUPPLIES	56,000	99,360	177.43%	110,000
5XX-215 REPAIRS	65,000	16,065	24.72%	15,000
5XX-216 PARKS IMPROVEMENT	5,000	24,339	486.78%	30,000
5XX-221 ELECTRIC UTILITIES	65,100	45,962	70.60%	65,000
5XX-222 WATER UTILITIES	25,000	9,439	37.76%	25,000
5XX-223 TELECOMMUNICATION SVC PLANS	42,000	38,286	91.16%	42,000
5XX-224 CABLE/DATA	30,000	21,156	70.52%	30,000
5XX-225 WASTE MANAGEMENT	12,000	7,890	65.75%	10,000
5XX-228 ADVERTISING/RECRUITMENT	1,300	6,844	0.00%	5,500
5XX-229 LEGAL NOTICES	11,500	9,402	81.76%	11,500
5XX-231 ELECTIONS	30,000	6,624	22.08%	10,000
5XX-234 MILEAGE REIMBURSEMENT	2,110	191	9.05%	600
5XX-235 FUEL, TIRES & MAINTENANCE	93,100	66,210	71.12%	97,000
5XX-236 CLOTHING/UNIFORMS	38,000	13,141	34.58%	38,000
5XX-241 TRAVEL & MEETINGS	18,900	11,249	59.52%	18,100
5XX-242 SEMINARS & TRAINING	33,800	21,296	63.01%	38,500
5XX-243 MEMBERSHIP FEES	21,325	10,448	48.99%	16,000
5XX-244 LEASE TRAINING/TUITION REIMBURSE	1,185	-	0.00%	-
5XX-251 FILING & RECORDING	500	-	0.00%	-
5XX-252 SPECIAL EVENTS	18,250	20,083	110.04%	34,500
5XX-260 EMERGENCY MGMNT PLAN	500	7,009	1401.80%	-
5XX-265 CREDIT CARD MERCHANT FEES	18,900	9,900	52.38%	18,500
5XX-270 CONTINGENCY	100,000	-	0.00%	100,000
TOTAL MAINTENANCE & OPERATIONS	845,070	583,077	69.00%	888,800

**City of Bee Cave
FY2022-23 Proposed Budget**

**GENERAL FUND
DEPARTMENTAL EXPENDITURE SUMMARY**

DESCRIPTION	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
PROFESSIONAL SERVICES				
5XX-509 WARRANT FEES	500	-	0.00%	-
5XX-510 MUNICIPAL COURT JUDGE	-	-	0.00%	-
5XX-511 LEGAL FEES	190,000	133,486	70.26%	190,000
5XX-512 ACCOUNTANT FEES	-	-	0.00%	-
5XX-513 AUDIT FEES	25,000	17,750	71.00%	25,000
5XX-514 ENGINEERING FEES	40,000	6,552	16.38%	25,000
5XX-515 OTHER PROFESSIONAL SERVICES	-	6,976	0.00%	100,000
5XX-518 ROAD CONSTRUCTION	758,000	353,119	0.00%	596,200
5XX-516 DISPATCH SERVICES	350,000	235,321	67.23%	350,000
5XX-517 VICTIM COORDINATOR	16,000	-	0.00%	25,000
5XX-546 SERVICE CONTRACTS	215,300	145,848	67.74%	190,500
5XX-550 RISK INSURANCE	110,000	112,343	102.13%	125,000
TOTAL PROFESSIONAL SERVICES	1,704,800	1,011,395	59.33%	1,626,700
CAPITAL OUTLAY				
5XX-710 CAPITAL OUTLAY	93,215	61,819	66.32%	85,000
5XX-724 COMPUTER HARDWARE	-	15,810	0.00%	-
5XX-725 SOFTWARE	100,000	21,191	21.19%	30,000
5XX-730 LEASE/PURCHASE PAYMENT	17,500	83,964	479.79%	94,380
TOTAL CAPITAL OUTLAY	210,715	212,647		209,380
GOV FUNDING PROGRAM				
5XX-981 CRF PROGRAM	600,000	-	0.00%	-
TOTAL CAPITAL OUTLAY	600,000	-	0.00%	-
CHAPTER 380 PAYMENTS				
5XX-620 SHOPS, HCS HOLDING 380	850,000	444,322	52.27%	-
5XX-621 HCG REIT 380	-	325,515	0.00%	-
TOTAL CHAPTER 380 PAYMENTS	850,000	769,837	90.57%	-
TRANSFERS				
5XX-200 TRANSFER TO DEBT SERVICE FUND	1,812,739	-	0.00%	950,158
TOTAL TRANSFERS	1,812,739	-	0.00%	950,158
TOTAL GENERAL FUND EXPENDITURES	10,922,236	6,857,040	62.78%	8,793,090

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5010-ADMINISTRATION	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	739,924	768,077	103.80%	648,416
OVERTIME	-	283	0.00%	-
FICA	-	490	0.00%	-
MEDICARE @ 1.45%	11,896	11,152	93.75%	10,505
RETIREMENT (TMRS)	69,109	71,202	103.03%	63,610
VISION COVERAGE	1,159	1,014	87.49%	1,102
HEALTH INSURANCE	91,815	71,247	77.60%	69,654
DENTAL COVERAGE	6,323	5,314	84.04%	4,896
LIFE INSURANCE	155	131	84.52%	132
LONGEVITY PAY	4,559	4,785	104.96%	5,011
OTHER ALLOWANCE	6,600	5,677	86.02%	6,600
TOTAL SALARIES AND BENEFITS	931,539	939,372	100.84%	\$ 809,926
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	319	31.90%	400
SUPPLIES	5,000	3,643	72.86%	2,000
PRINTING	500	-	0.00%	-
SPECIAL DEPT SUPPLIES	2,000	3,304	165.20%	3,500
TELECOMMUNICATION SVC PLANS	-	921	0.00%	-
ADVERTISING/RECRUITMENT	1,000	6,571	657.10%	2,000
LEGAL NOTICES	11,500	9,402	81.76%	11,500
ELECTIONS	-	1,073	0.00%	-
MILEAGE REIMBURSEMENT	500	171	34.20%	500
FUEL, TIRES & MAINTENANCE	100	-	0.00%	-
TRAVEL & MEETINGS	5,000	2,245	44.90%	5,000
SEMINARS & TRAINING	5,000	5,000	100.00%	8,000
MEMBERSHIP FEES	10,000	3,648	36.48%	5,000
FILING & RECORDING	500	-	0.00%	-
SPECIAL EVENTS	-	2,278	0.00%	-
CREDIT CARD MERCHANT FEES	5,500	1,535	27.91%	2,000
TOTAL MAINTENANCE & OPERATIONS	47,600	40,110	84.26%	\$ 39,900
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	30,000	69,391	231.30%	96,000
SERVICE CONTRACTS	1,000	390	39.00%	2,500
TOTAL PROFESSIONAL SERVICES	31,000	69,781	225.10%	98,500
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	-	-	0.00%	\$ -
TOTAL EXPENDITURES - ADMINISTRATION	1,010,139	1,049,263	103.87%	\$ 948,326

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5040-COMMUNICATIONS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES				168,750
FICA				-
MEDICARE @ 1.45%				2,733
RETIREMENT (TMRS)				16,554
VISION COVERAGE				434
HEALTH INSURANCE				30,622
DENTAL COVERAGE				1,997
LIFE INSURANCE				44
LONGEVITY PAY				-
OTHER ALLOWANCE				-
TOTAL SALARIES AND BENEFITS				\$ 221,134
MAINTENANCE & OPERATIONS				
POSTAGE				100
SUPPLIES				1,000
PRINTING				2,500
SPECIAL DEPT SUPPLIES				-
ADVERTISING/RECRUITMENT				3,000
MILEAGE REIMBURSEMENT				-
FUEL, TIRES & MAINTENANCE				-
TRAVEL & MEETINGS				2,000
SEMINARS & TRAINING				500
MEMBERSHIP FEES				-
FILING & RECORDING				-
SPECIAL EVENTS				8,000
EMERGENCY MGMNT PLAN				-
CREDIT CARD MERCHANT FEES				2,000
TOTAL MAINTENANCE & OPERATIONS				\$ 19,100
PROFESSIONAL SERVICES				
WARRANT FEES				-
MUNICIPAL COURT JUDGE				-
LEGAL FEES				-
ACCOUNTANT FEES				-
AUDIT FEES				-
ENGINEERING FEES				-
ROAD CONSTRUCTION INSPECTION	-	-		-
OTHER PROFESSIONAL SERVICES				30,700
DISPATCH SERVICES				-
VICTIM COORDINATOR				-
SERVICE CONTRACTS				-
RISK INSURANCE				-
TOTAL PROFESSIONAL SERVICES				\$ 30,700
CAPITAL OUTLAY				
CAPITAL OUTLAY				-
ROLLING EQUIPMENT				-
FURNITURE & FIXTURES				-
COMPUTER HARDWARE				-

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5040-COMMUNICATIONS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SOFTWARE				-
COMMUNICATION HARDWARE				-
LEASE/PURCHASE PAYMENT				-
CAPITAL LEASE PRINCIPAL				-
CAPITAL LEASE INTEREST				-
TOTAL CAPITAL OUTLAY				\$ -
TOTAL EXPENDITURES - ADMINISTRATION				\$ 270,934

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5020-CITY COUNCIL	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	5,000	4,750	95.00%	5,000
FICA	500	295	59.00%	500
MEDICARE @ 1.45%	100	69	69.00%	100
TOTAL SALARIES AND BENEFITS	5,600	5,114	91.3%	5,600
MAINTENANCE & OPERATIONS				
SUPPLIES	250	330	132.00%	500
ELECTIONS	30,000	4,964	16.55%	10,000
MILEAGE REIMBURSEMENT	110	20	18.18%	100
TRAVEL & MEETINGS	100	17	17.00%	100
SEMINARS & TRAINING	1,000	295	29.50%	1,000
MEMBERSHIP FEES	500	-	0.00%	-
SPECIAL EVENTS	3,000	6,066	202.20%	6,000
TOTAL MAINTENANCE & OPERATIONS	34,960	11,692	33.4%	17,700
PROFESSIONAL SERVICES				
AUDIT FEES	25,000	17,750	71.00%	25,000
TOTAL PROFESSIONAL SERVICES	25,000	17,750	71.0%	25,000
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	-	-	0.0%	-
TOTAL EXPENDITURES - CITY COUNCIL	65,560	34,556	0.0%	48,300

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5030-LEGAL	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	-	-	0.00%	-
MAINTENANCE & OPERATIONS				
TOTAL MAINTENANCE & OPERATIONS	-	-	0.00%	-
PROFESSIONAL SERVICES				
LEGAL FEES	150,000	105,234	70.16%	150,000
OTHER PROFESSIONAL SERVICES	1,000	-	0.00%	1,000
TOTAL PROFESSIONAL SERVICES	151,000	105,234	69.69%	151,000
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	-	-	0.00%	-
TOTAL EXPENDITURES - LEGAL	151,000	105,234	69.69%	151,000

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

512-NON-DEPARTMENTAL	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	-	-	0.00%	-
MAINTENANCE & OPERATIONS				
PRINTING	-	3,664	0.00%	5,000
CONTINGENCY	100,000	-	0.00%	100,000
TOTAL MAINTENANCE & OPERATIONS	100,000	3,664	3.66%	105,000
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	300,000	63,469	0.00%	100,000
RISK INSURANCE	110,000	112,343	0.00%	125,000
TOTAL PROFESSIONAL SERVICES	410,000	175,812	42.88%	225,000
CAPITAL OUTLAY				
LEASE/PURCHASE PAYMENT	17,500	11,651	0.00%	17,500
TOTAL CAPITAL OUTLAY	17,500	11,651	66.58%	17,500
TOTAL EXPENDITURES - NON-DEPARTMENTAL	527,500	191,127	36.23%	347,500

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

514-INFORMATION TECHNOLOGY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	-	-	0.00%	-
MAINTENANCE & OPERATIONS				
SPECIAL DEPT SUPPLIES	10,000	27,816	278.16%	30,000
TELECOMMUNICATION SVC PLANS	42,000	37,365	88.96%	42,000
CABLE/DATA	30,000	21,156	70.52%	30,000
SEMINARS & TRAINING	-	-	0.00%	2,000
MEMBERSHIP FEES	-	649	0.00%	1,000
EMERGENCY MGMNT PLAN	-	4,028	0.00%	-
TOTAL MAINTENANCE & OPERATIONS	82,000	91,014	110.99%	105,000
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	160,000	119,706	74.82%	200,000
SERVICE CONTRACTS	50,000	10,941	21.88%	25,000
TOTAL PROFESSIONAL SERVICES	210,000	130,647	62.21%	225,000
CAPITAL OUTLAY				
COMPUTER HARDWARE	-	15,810	0.00%	-
SOFTWARE	100,000	21,191	21.19%	30,000
COMMUNICATION HARDWARE	-	29,863	0.00%	-
TOTAL CAPITAL OUTLAY	100,000	66,864	66.86%	30,000
TOTAL EXPENDITURES - INFORMATION SYSTEMS	392,000	288,525	73.60%	360,000

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5200-LIBRARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	558,465	460,078	82.38%	619,664
OVERTIME	-	17	0.00%	-
FICA	4,834	3,320	68.68%	4,396
MEDICARE @ 1.45%	8,098	6,671	82.38%	8,985
RETIREMENT (TMRS)	44,878	38,773	86.40%	53,834
VISION COVERAGE	1,476	1,082	73.31%	1,542
HEALTH INSURANCE	97,752	75,847	77.59%	97,050
DENTAL COVERAGE	7,341	5,034	68.57%	6,537
LIFE INSURANCE	199	157	78.89%	199
LONGEVITY PAY	7,469	7,922	106.07%	8,894
OTHER BENEFITS	-	92	0.00%	-
TOTAL SALARIES AND BENEFITS	730,512	598,993	82.00%	801,101
MAINTENANCE & OPERATIONS				
BOOKS - LIBRARY	40,000	26,355	65.89%	40,000
DVDS - LIBRARY	4,000	3,369	84.23%	4,000
AUDIO BOOKS - LIBRARY	8,600	6,045	70.29%	8,500
DIGITAL - LIBRARY	60,000	58,619	97.70%	66,000
POSTAGE	700	223	31.86%	500
SUPPLIES	12,000	10,927	91.06%	12,000
PRINTING	2,500	2,984	98.28%	2,500
SPECIAL DEPT SUPPLIES	-	9	0.00%	-
MILEAGE REIMBURSEMENT	500	-	0.00%	-
TRAVEL & MEETINGS	5,000	4,770	95.40%	5,000
SEMINARS & TRAINING	5,000	2,515	50.30%	5,000
MEMBERSHIP FEES	4,000	2,813	70.33%	4,000
SPECIAL EVENTS	15,000	11,564	77.09%	15,000
TOTAL MAINTENANCE & OPERATIONS	157,300	130,193	82.77%	162,500
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	7,000	7,232	103.31%	12,500
SERVICE CONTRACTS	3,000	1,876	62.53%	3,000
TOTAL PROFESSIONAL SERVICES	10,000	9,108	91.08%	15,500
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	-	-	0.00%	-
TOTAL EXPENDITURES - LIBRARY	897,812	738,294	82.23%	979,101

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5350-PARKS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	123,728	232,913	188.25%	144,083
UNEMPLOYMENT	-	6,047	0.00%	-
MEDICARE @ 1.45%	1,794	3,330	185.61%	2,089
RETIREMENT (TMRS)	11,556	21,814	188.76%	14,135
VISION COVERAGE	872	561	64.33%	1,012
HEALTH INSURANCE	62,355	36,279	58.18%	74,678
DENTAL COVERAGE	4,255	2,503	58.82%	4,564
LIFE INSURANCE	155	81	52.26%	155
LONGEVITY PAY	900	756	84.00%	1,004
TOTAL SALARIES AND BENEFITS	205,615	304,284	147.99%	241,720
MAINTENANCE & OPERATIONS				
POSTAGE	50	54	108.00%	100
SUPPLIES	2,000	3,457	172.85%	5,000
PRINTING	500	5	1.09%	-
TOOLS	2,000	1,873	93.65%	3,000
SPECIAL DEPT SUPPLIES	15,000	24,681	164.54%	27,000
REPAIRS	60,000	15,915	26.53%	15,000
PARK IMPROVEMENT	5,000	24,339	486.78%	30,000
ELECTRIC UTILITIES	65,100	45,962	70.60%	65,000
WATER UTILITIES	25,000	9,439	37.76%	25,000
WASTE MANAGEMENT	12,000	7,890	65.75%	10,000
FUEL, TIRES & MAINTENANCE	15,000	15,326	102.17%	20,000
CLOTHING/UNIFORMS	6,000	3,631	60.52%	6,000
TRAVEL & MEETINGS	500	896	179.20%	1,000
SEMINARS & TRAINING	2,500	1,619	64.76%	5,000
MEMBERSHIP FEES	225	345	153.33%	500
SPECIAL EVENTS	100	-	0.00%	5,000
EMERGENCY MGMNT PLAN	-	135	0.00%	-
CREDIT CARD MERCHANT FEES	400	243	60.75%	500
TOTAL MAINTENANCE & OPERATIONS	211,375	155,810	73.71%	218,100
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	100,000	-	0.00%	-
SERVICE CONTRACTS	130,000	116,399	89.54%	130,000
TOTAL PROFESSIONAL SERVICES	230,000	116,399	50.61%	130,000
CAPITAL OUTLAY				
CAPITAL OUTLAY	-	12,762	0.00%	15,000
LEASE/PURCHASE PAYMENT	-	-	0.00%	17,940
TOTAL CAPITAL OUTLAY	-	12,762	0.00%	32,940
TOTAL EXPENDITURES - PARKS & FACILITIES	646,990	589,255	91.08%	622,760

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5650- FACILITIES	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
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SALARIES AND BENEFITS

SALARIES

UNEMPLOYMENT

MEDICARE @ 1.45%

RETIREMENT (TMRS)

VISION COVERAGE

HEALTH INSURANCE

DENTAL COVERAGE

LIFE INSURANCE

LONGEVITY PAY

TOTAL SALARIES AND BENEFITS

-

MAINTENANCE & OPERATIONS

POSTAGE

SUPPLIES

PRINTING

TOOLS

SPECIAL DEPT SUPPLIES

REPAIRS

PARK IMPROVEMENT

ELECTRIC UTILITIES

WATER UTILITIES

WASTE MANAGEMENT

FUEL, TIRES & MAINTENANCE

CLOTHING/UNIFORMS

TRAVEL & MEETINGS

SEMINARS & TRAINING

MEMBERSHIP FEES

SPECIAL EVENTS

EMERGENCY MGMNT PLAN

CREDIT CARD MERCHANT FEES

TOTAL MAINTENANCE & OPERATIONS

-

PROFESSIONAL SERVICES

WARRANT FEES

MUNICIPAL COURT JUDGE

LEGAL FEES

ACCOUNTANT FEES

AUDIT FEES

ENGINEERING FEES

ROAD CONSTRUCTION INSPECTION

OTHER PROFESSIONAL SERVICES

DISPATCH SERVICES

VICTIM COORDINATOR

SERVICE CONTRACTS

RISK INSURANCE

TOTAL PROFESSIONAL SERVICES

-

CAPITAL OUTLAY

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5650- FACILITIES	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
CAPITAL OUTLAY				-
ROLLING EQUIPMENT				-
FURNITURE & FIXTURES				-
COMPUTER HARDWARE				-
SOFTWARE				-
COMMUNICATION HARDWARE				-
LEASE/PURCHASE PAYMENT				-
CAPITAL LEASE PRINCIPAL				-
CAPITAL LEASE INTEREST				-
TOTAL CAPITAL OUTLAY				-
<hr/>				
TOTAL EXPENDITURES - PARKS & FACILITIES				-

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5500-MUNICIPAL COURT	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	175,630	122,911	69.98%	184,630
OVERTIME	-	672	0.00%	-
FICA	3,782	2,677	70.78%	3,782
MEDICARE @ 1.45%	2,547	1,757	68.99%	2,677
RETIREMENT (TMRS)	10,706	7,596	70.95%	12,128
VISION COVERAGE	516	283	54.84%	442
HEALTH INSURANCE	23,724	21,019	88.60%	26,246
DENTAL COVERAGE	1,700	1,154	67.88%	1,700
LIFE INSURANCE	55	35	63.41%	55
LONGEVITY PAY	787	967	122.87%	776
OTHER BENEFITS	-	92	0.00%	-
TOTAL SALARIES AND BENEFITS	219,447	159,163	72.53%	232,436
MAINTENANCE & OPERATIONS				
POSTAGE	500	222	44.40%	500
SUPPLIES	1,000	1,480	148.00%	2,000
SPECIAL DEPT SUPPLIES	1,000	79	7.90%	500
REFUNDS	-	587	0.00%	-
MILEAGE REIMBURSEMENT	500	-	0.00%	-
TRAVEL & MEETINGS	300	-	0.00%	-
SEMINARS & TRAINING	300	-	0.00%	-
MEMBERSHIP FEES	100	-	0.00%	-
SPECIAL EVENTS	150	-	0.00%	-
CREDIT CARD MERCHANT FEES	5,500	4,235	77.00%	5,500
CONTINGENCY	-	-	0.00%	-
TOTAL MAINTENANCE & OPERATIONS	9,350	6,603	70.62%	8,500
PROFESSIONAL SERVICES				
WARRANT FEES	500	-	0.00%	-
LEGAL FEES	40,000	28,252	70.63%	40,000
OTHER PROFESSIONAL SERVICES	30,000	23,501	78.34%	30,000
SERVICE CONTRACTS	300	-	0.00%	-
TOTAL PROFESSIONAL SERVICES	70,800	51,753	73.10%	70,000
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	-	-	0.00%	-
TOTAL EXPENDITURES - MUNICIPAL COURT	299,597	217,519	72.60%	310,936

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5520-POLICE	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	1,464,940	1,184,211	80.84%	1,481,349
OVERTIME	50,000	29,218	58.44%	50,000
TXDOT GRANT	10,000	2,151	21.51%	-
EMERGENCY MANAGEMENT	-	12,114	0.00%	8,537
MEDICARE @ 1.45%	21,242	18,074	85.09%	21,480
RETIREMENT (TMRS)	136,825	117,558	85.92%	145,320
VISION COVERAGE	3,754	2,139	56.98%	3,045
HEALTH INSURANCE	219,675	138,660	63.12%	198,132
DENTAL COVERAGE	14,916	9,650	64.70%	12,408
LIFE INSURANCE	475	337	70.95%	475
LONGEVITY PAY	11,454	12,853	112.21%	12,470
OTHER BENEFITS	14,526	19,040	131.08%	20,792
TOTAL SALARIES AND BENEFITS	1,947,807	1,546,005	79.37%	1,954,008
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	251	25.10%	500
SUPPLIES	8,000	8,732	109.15%	10,000
PRINTING	1,000	1,271	127.10%	2,000
SPECIAL DEPT SUPPLIES	25,000	40,391	161.56%	45,000
REPAIRS	5,000	150	3.00%	-
ADVERTISING/RECRUITMENT	300	273	91.00%	500
FUEL, TIRES & MAINTENANCE	75,000	49,466	65.95%	75,000
CLOTHING/UNIFORMS	30,000	8,374	27.91%	30,000
TRAVEL & MEETINGS	3,000	1,564	52.13%	3,000
SEMINARS & TRAINING	15,000	8,670	57.80%	15,000
MEMBERSHIP FEES	2,500	1,299	51.96%	2,500
LEOSE TRAINING/TUITION REIMBURSEMENT	1,185	-	0.00%	-
SPECIAL EVENTS	-	175	0.00%	500
EMERGENCY MGMNT PLAN	-	2,846	0.00%	-
TOTAL MAINTENANCE & OPERATIONS	166,985	123,462	73.94%	184,000
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	50,000	20,071	40.14%	30,000
DISPATCH SERVICES	350,000	235,321	67.23%	350,000
VICTIM COORDINATOR	16,000	-	0.00%	25,000
SERVICE CONTRACTS	30,000	16,242	54.14%	30,000
TOTAL PROFESSIONAL SERVICES	446,000	271,634	60.90%	435,000
CAPITAL OUTLAY				
CAPITAL OUTLAY	93,215	49,057	52.63%	70,000
LEASE/PURCHASE PAYMENT	-	72,313	0.00%	41,000
TOTAL CAPITAL OUTLAY	93,215	121,370	130.20%	111,000
TOTAL EXPENDITURES - POLICE	2,654,007	2,062,471	77.71%	2,684,008

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND EXPENDITURES BY DEPARTMENT

5620-PLANNING & DEVELOPMENT	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	667,476	582,210	87.23%	678,729
OVERTIME	-	398	0.00%	-
MEDICARE @ 1.45%	9,678	8,435	87.15%	9,798
RETIREMENT (TMRS)	62,342	55,204	88.55%	66,289
VISION COVERAGE	1,269	881	69.42%	1,128
HEALTH INSURANCE	100,945	66,996	66.37%	82,272
DENTAL COVERAGE	6,774	4,525	66.80%	5,016
LIFE INSURANCE	177	143	80.79%	177
LONGEVITY PAY	5,228	5,938	113.58%	5,718
OTHER BENEFITS	4,501	2,423	53.83%	3,000
TOTAL SALARIES AND BENEFITS	\$ 858,391	\$ 727,153	84.71%	852,127
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	271	27.10%	500
SUPPLIES	3,500	3,216	91.89%	3,500
PRINTING	500	873	174.60%	1,500
SPECIAL DEPT SUPPLIES	3,000	3,080	102.67%	4,000
MILEAGE REIMBURSEMENT	500	-	0.00%	-
FUEL, TIRES & MAINTENANCE	3,000	1,418	47.27%	2,000
CLOTHING/UNIFORMS	2,000	1,136	56.80%	2,000
TRAVEL & MEETINGS	5,000	1,757	35.14%	2,000
SEMINARS & TRAINING	5,000	3,197	63.94%	2,000
MEMBERSHIP FEES	4,000	1,694	42.35%	3,000
EMERGENCY MGMNT PLAN	500	-	0.00%	-
CREDIT CARD MERCHANT FEES	7,500	3,887	51.83%	8,500
TOTAL MAINTENANCE & OPERATIONS	\$ 35,500	\$ 20,529	57.83%	\$ 29,000
PROFESSIONAL SERVICES				
ENGINEERING FEES	40,000	6,552	16.38%	25,000
ROAD CONSTRUCTION INSPECTION	-	6,976	0.00%	100,000
OTHER PROFESSIONAL SERVICES	80,000	49,749	62.19%	96,000
SERVICE CONTRACTS	1,000	-	0.00%	-
TOTAL PROFESSIONAL SERVICES	\$ 121,000	\$ 63,277	52.29%	\$ 221,000
CAPITAL OUTLAY				
LEASE/PURCHASE PAYMENT	-	-	0.00%	17,940
TOTAL CAPITAL OUTLAY	\$ -	\$ -	0.00%	\$ 17,940
TOTAL EXPENDITURES - PLAN, DEV/ENG	\$ 1,014,891	\$ 810,959	79.91%	\$ 1,120,067

**CITY OF BEE CAVE
FY2022-23 PROPOSED BUDGET**

GENERAL FUND EXPENDITURES BY DEPARTMENT

5800-CHAPTER 380 PAYMENTS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
CHAPTER 380 AGREEMENT PAYMENTS				
SHOPS AT THE GALLERIA	850,000	444,322	52.27%	-
HILL COUNTRY GALLERIA	-	325,515	0.00%	-
TOTAL 380 PAYMENTS	850,000	769,837	90.57%	-
TOTAL EXPENDITURES - 380 PAYMENTS	850,000	769,837	90.57%	-

**CITY OF BEE CAVE
FY2022-23 PROPOSED BUDGET**

GENERAL FUND EXPENDITURES BY DEPARTMENT

590-GOV GRANT PROGRAMS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
GOV GRANT PROGRAMS				
590-981 CLFRF PROGRAM	600,000	-	0.00%	-
TOTAL CRF PROGRAM	600,000	-	0.00%	-
EXPENDITURES - GOV GRANT PROGRAMS	600,000	-	0.00%	-

**City of Bee Cave
FY2022-23 Proposed Budget**

GENERAL FUND EXPENDITURES BY DEPARTMENT

599-TRANSFERS	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
TRANSFERS				
TRANSFER TO DEBT SERVICE FUND	1,812,739	-	0.00%	950,158
TOTAL TRANSFERS	1,812,739	-	0.00%	950,158
TOTAL EXPENDITURES - TRANSFERS	1,812,739	-	0.00%	950,158

**City of Bee Cave
FY2022-23 Proposed Budget**

**DEBT SERVICE FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY**

BEGINNING FUND BALANCE	41,265	41,451	100.45%	504,309
AVAILABLE UNASSIGNED FUND BALANCE	41,265	41,451	100.45%	504,309

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
PROPERTY TAX I&S	518,371	507,418	97.89%	598,040
PROPERTY TAX - PENALTY & INTEREST	1,000	1,937	193.70%	2,000
ISSUANCE OF BONDS/NOTES		899	0.00%	-
TRANSFER FROM GENERAL FUND	1,812,739	-	0.00%	950,158
TOTAL REVENUES	2,332,110	510,254	21.88%	1,550,198

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
PROFESSIONAL SERVICES	6,000	2,041	34.02%	-
2015 REFUNDED GO BOND PRINCIPAL	355,000	-	0.00%	355,000
2015 REFUNDED GO BOND INTEREST	13,444	6,722	50.00%	3,451
2015 TAX NOTE PRINCIPAL & INTEREST	740,000	-	0.00%	-
2015 TAX NOTE INTEREST	12,432	6,216	50.00%	-
2017 TAX NOTE PRINCIPAL	865,400	-	0.00%	880,000
2017 TAX NOTE INTEREST	52,234	26,117	50.00%	36,007
2020 TAX NOTE PRINCIPAL	275,000	-	0.00%	280,000
2020 TAX NOTE INTEREST	12,600	6,300	50.00%	11,142
TOTAL EXPENDITURES	2,332,110	47,396	2.03%	1,565,600

REVENUE OVER/(UNDER) EXPENDITURES	-	462,858	0.00%	(15,401)
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OTHER FINANCING SOURCES

USE OF RESERVES

TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	-	462,858	0.00%	
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ENDING FUND BALANCE	41,265	504,309	0.00%	488,907
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Note:

2015 Refunded Go Bond - Scheduled end date is 09/2023

2015 Tax Note - Scheduled end date is 09/2022

2017 Tax Note- Scheduled end date is 09/2024

2020 Tax Note- Scheduled end date is 09/2027

**City of Bee Cave
FY2022-23 Proposed Budget**

**CAPITAL AND SPECIAL PROJECTS FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY**

BEGINNING FUND BALANCE 437,399 559,089

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
OTHER SOURCES - TAX NOTE	-	-		
TOTAL REVENUES	-	-		

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
ADMINISTRATION	-	-		-
PARK IMPVROVEMENT	-	-		-
BEE CAVE PKWY TRAIL IMPV	-	-		-
OPEN SPACE ACQUISITION	-	-		-
FACILITIES IMPROVEMENT	-	-		-
PARKING LOT	-	-		-
RESTROOMS	-	-		-
SPECIAL PROJECTS	-	-		-
COMPREHENSIVE PLAN	-	-		-
CONTINGENCY	-	-		-
OTHER - Engineering, Professional Services	-	41,559		-
TOTAL EXPENDITURES	-	41,559		-
REVENUE OVER/(UNDER) EXPENDITURES	-	(41,559)		-
ENDING FUND BALANCE	437,399	517,530		-

**City of Bee Cave
FY2022-23 Proposed Budget**

**HOTEL OCCUPANCY TAX FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY**

BEGINNING FUND BALANCE	2,037,508	2,158,343	1,934,525
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REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 ADOPTED
HOTEL OCCUPANCY TAX	400,000	266,346	66.59%	400,000
TOTAL REVENUES	400,000	266,346	66.59%	400,000

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 ADOPTED
SALARIES AND BENEFITS	30,700	-	0.00%	32,005
MEDICARE @1.45%	445	-	0.00%	464
RETIREMENT (TMRS)	2,867	-	0.00%	3,140
PROFESSIONAL SERVICES	40,000	199,082	497.71%	-
ICE RINK HCG				300,000
LEGAL	-	-	0.00%	
ADVERTISING	-	132,675	0.00%	-
ARTS PROMOTION	50,000	158,407	316.81%	50,000
TOTAL EXPENDITURES	124,012	490,164	395.26%	385,609

REVENUE OVER/(UNDER) EXPENDITURES	275,988	(223,818)	14,391
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OTHER FINANCING SOURCES

USE OF RESERVES

TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	275,988	(223,818)	14,391
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ENDING FUND BALANCE	2,313,496	1,934,525	83.62% 1,948,916
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**City of Bee Cave
FY2022-23 Proposed Budget**

**MUNICIPAL COURT SECURITY AND TECHNOLOGY FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY**

BEGINNING FUND BALANCE			
COURT BUILDING SECURITY	67,619	57,619	77,619
COURT TECHNOLOGY	29,483	36,707	42,483
TOTAL COURT SECURITY & TECHNOLOGY FUND	97,102	94,326	120,102

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
COURT TECHNOLOGY	13,000	6,779	52.15%	13,000
COURT BUILDING SECURITY	10,000	8,178	81.78%	10,000
TOTAL REVENUES	23,000	14,957	65.03%	23,000

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
COURT BUILDING SECURITY	-			
COURT TECHNOLOGY	-	16,420	0.00%	
TOTAL EXPENDITURES	-	16,420		

REVENUE OVER/(UNDER) EXPENDITURES	23,000	(1,463)		
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ENDING FUND BALANCE			
COURT BUILDING SECURITY	77,619	65,797	87,619
COURT TECHNOLOGY	42,483	27,066	55,483
TOTAL ENDING FUND BALANCE	120,102	92,863	143,102

**City of Bee Cave
FY2022-23 Proposed Budget**

**ROAD MAINTENANCE FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY**

BEGINNING FUND BALANCE	4,289,765	4,619,689	5,201,771
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REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALES AND USE TAX	734,375	659,312	89.78%	875,000
USE OF RESERVES	103,952	-	0.00%	
TOTAL REVENUES	838,327	659,312	78.65%	875,000

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 8/2/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARY	45,877	-	0.00%	45,877
MEDICARE @ 1.45%	665	-	0.00%	665
RETIREMENT (TMRS)	4,285	-	0.00%	4,285
TOTAL SALARIES AND BENEFITS	50,827	-	0.00%	50,827

MAINTENANCE & OPERATIONS				
REPAIR & MAINTENANCE - STREETS & ROADS	644,000	45,174	7.01%	644,000
SIGNS	5,000	1,285	25.70%	5,000
GUARDRAILS	3,500	-	0.00%	3,500
PVMT MARKINGS	7,500	-	0.00%	7,500
REPAIR & MAINTENANCE - SIDEWALKS	2,500	-	0.00%	2,500
TOTAL MAINTENANCE & OPERATIONS	662,500	46,459	7.01%	662,500

PROFESSIONAL SERVICES				
SERVICE CONTRACTS	25,000	30,771	123.08%	25,000
TOTAL PROFESSIONAL SERVICES	25,000	30,771	123.08%	25,000

CAPITAL OUTLAY				
CAPITAL OUTLAY	100,000	-	0.00%	100,000
TOTAL CAPITAL OUTLAY	100,000	-	0.00%	100,000

TOTAL EXPENDITURES	838,327	77,230	9.21%	838,327
REVENUE OVER/(UNDER) EXPENDITURES	-	582,082		36,673

ENDING FUND BALANCE	4,289,765	5,201,771	5,238,444
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					FY 22-23 Expenditures		
			(ADOPTED)	(UPDATED 7/2022)			
	Project ID	Project Name	Total Cost (incl soft)	Total Cost (incl soft)	City	EDB	FY 22-23 Expenditure Notes
Public Road	PR.RI.01	Innovative Intersection Improvements at Great Divide and SH 71	\$140,000	\$210,000			
	PR.TL.01	Great Divide Drive Right Turn Lane	\$120,000	\$180,000			
	PR.TL.02	Vail Divide/SH 71 New Right Turn Lane	\$115,000	\$172,500	\$25,000		Traffic analysis
	PR.TL.03	BCP/RR 620 Right Turn Lane (eastern leg of intersection)	\$1,300,000	\$1,950,000			
	PR.TS.01	Skaggs/SH 71 Signal	\$540,000	\$621,000			
	PR.TS.02	Tordera Blvd/Bee Cave Pkwy Signal	\$390,000	\$448,500			
	PR.TS.03	Willie Way Signal/Bee Cave Pkwy	\$350,000	\$400,000			
	PR.TS.04	Uplands Blvd Signal	\$460,000	\$529,000			
	PR.RW.01	TxDOT RR 620 Improvements	\$5,000,000	\$5,000,000			
	PR.RE.01	Skaggs Pkwy/Street A Extension	\$890,000	\$1,085,000		\$69,000	Engineering support costs
	PR.RE.02	Tordera Blvd Extension	\$525,000	\$630,000		\$23,000	Engineering support costs
	PR.RE.03	Hamilton Pool Rd Extension	\$120,000	\$225,000	\$175,000		
	PR.RE.04	Willie Way Construction	\$5,813,000	\$8,513,000		\$3,000,000	City portion of design, construction, ROW acquisition
	PR.MPB.01	Great Divide Drive Bridge	\$2,800,000	\$3,900,000	\$450,000		Bridge design costs
	PR.RB.01	BCP Median Beautification - Bee Cave Rd to SH 71	\$440,000	\$360,000			
	PR.RB.02	SH 71 Beautification - Bee Cave Rd to RR 620	\$175,000	\$240,000	\$20,000		Grant acquisition support
	PR.RB.03	City-wide City Identification Signage	\$300,000	\$0			
		PUBLIC ROADS SUBTOTAL	\$19,478,000	\$24,464,000	\$670,000	\$3,092,000	
Trails/Connectivity	PT.SUP.01	SUP-BCR east and west of intersection with BCP	\$210,000	\$241,500		\$241,500	Design/construction
	PT.SUP.02	SUP-BCP west of RR 620: Central Park to Tordera Drive	\$300,000	\$345,000		\$345,000	Design/construction
	PT.SUP.03	SUP-Town Center South N&S of LBC	\$400,000	\$460,000		\$460,000	Design/construction
	PT.SUP.04	SUP-Town Center South around Shops WQP	\$115,000	\$132,250		\$132,250	Design/construction
	PT.SUP.05	SUP-BCP east of RR 620: Galleria Circle to Lake Pointe	\$350,000	\$402,500		\$402,500	Design/construction
	PT.SUP.06	SUP- BCP east of 620 Market Street to Bee Cave Rd, incl int impr	\$220,000	\$253,000		\$253,000	Design/construction
	PT.SUP.07	SUP N of 71, Vail Divide Comm thru Summit 56 lots to FHW wq ponds	\$550,000	\$632,500		\$632,500	Design/construction
	PT.SUP.08	SUP BCP w of 620 - Tordera to western edge of Skaggs property	\$195,000	\$224,250		\$224,250	Design/construction
	PT.SUP.09	SUP BCP w of 620 - N of BCP Tordera to Willie Way	\$200,000	\$230,000		\$230,000	Design/construction
	PT.SUP.10	Sculpture Park Trails	\$125,000	\$143,750			
	PT.SW.01	Ladera Blvd Sidewalk	\$50,000	\$57,500		\$57,500	Design/construction
PT.PB.01	SH 71 HCG to Shops Ped Bridge & Old Backyard Trails	\$3,450,000	\$3,967,500				
PT.PB.02	Other Pedestrian Bridge/Tunnel - location TBD	\$4,400,000	\$5,060,000				
PT.PG.01	SH 71 Pedestrian Bridge Pocket Park	\$800,000	\$920,000				
		TRAILS/CONNECTIVITY SUBTOTAL	\$11,365,000	\$13,069,750	\$0	\$2,978,500	
Buildings/Facilities	BF.BR.01	Brown Property Master Planning & Implementation	\$6,850,000	\$7,877,500	\$250,000		Master Plan
	BF.PD.01	Police Station Construction	\$12,100,000	\$13,915,000	\$1,250,000		Architecture/Site Design
	BF.CH.01	City Hall Relocation & Construction	\$13,750,000	\$15,812,500	\$1,500,000		Architecture/Site Design
	BF.LIB.01	Library Property Acquisition, Relocation, & Construcxtion	\$15,000,000	\$17,250,000	\$1,000,000		Architecture/Site Design
	BF.BCCP.01	Central Park Improvements: Phase 1 Infrastructure	\$3,655,000	\$4,203,250		\$525,000	Engineering, Landscape Architecture, and Proj Mgr support
	BF.BCCP.02	Central Park Improvements: Phase 2 Infrastructure	\$550,000	\$632,500			
	BF.BCCP.03	Central Park Improvements: Maintenance Building	\$775,000	\$891,250		\$75,000	Architecture/Site Design
	BF.BCCP.04	Central Park Improvements: Total Program Expenditures	\$13,875,000	\$15,956,250			
	BF.PA.01	Property Acquisition Earmark	\$7,000,000	\$8,050,000			
		BUILDINGS/FACILITIES SUBTOTAL	\$73,555,000	\$84,588,250	\$4,000,000	\$600,000	
		TOTAL	\$104,398,000	\$122,122,000	\$4,670,000	\$6,670,500	



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 11.A.

Agenda Title: Consultation with Attorney regarding pending litigation styled Goodwin v. Kara King, Mayor; Council members Andrea Willott, Jon Cobb, Andrew Clark, Kevin Hight and City of Bee Cave.

Council Action:

Department: City Manager

Staff Contact: Clint Garza, City Manager

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/JUSTIFICATION

a) Background

b) Issues and Analysis

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION



City Council Meeting
8/9/2022
Agenda Item Transmittal

Agenda Item: 11.B.

Agenda Title: Deliberation regarding the potential acquisition of real property for public purposes

Council Action:

Department: City Manager

Staff Contact: Clint Garza

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/JUSTIFICATION

a) Background

b) Issues and Analysis

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION



City Council Meeting
8/9/2022
Agenda Item Transmittal