

**NOTICE OF MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
Monday, July 18, 2022 – 5:00 P.M.  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

**1. CALL TO ORDER**

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The BEDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.  
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**2. PUBLIC COMMENT(S)**

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Approval of meeting minutes from the BEDC Board Meeting of June 20, 2022, and the Special Board Meeting of June 27, 2022. **(page 3)**
- 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending June 2022 and treasurer's comments. **(page 8)**
- 3.3. Receive presentation by BEDC consultant Steve Weathers. **(page 18)**
- 3.4. Receive presentation and update by Doucet & Associates engineering about the infrastructure project in the Bastrop Business and Industrial Park. **(page 19)**
- 3.5. Presentation, consideration, and possible action on Resolution R-2022-0008 approving a proposal by Doucet & Associates for additional environmental services related to the Jackson Street Extension Project. **(page 24)**
- 3.6. Presentation, consideration, and possible action regarding a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites. **(page 31)**
- 3.7. Discussion, review and possible action regarding all matters related to the BEDC's draft budget for fiscal year 2022/2023, including the possibility of approving the budget (with or without changes) to be presented to City Council for inclusion in the City of Bastrop's overall FY23 budget. **(page 45)**

**4. WORKSHOP**

- 4.1. The BEDC Board will meet in a workshop for a presentation from BEDC Consultant Steve Weathers about proposed updates to the BEDC Strategic Plan and to gain input from the Board regarding those updates.

**5. EXECUTIVE SESSION**

- 5.1. The BEDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position

- (2) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge, Colorado Bend Project (Project Walk for Fame), Project Olive, and Project Sharp

5.2. The BEDC Board of Directors will reconvene into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein.

## 6. ADJOURNMENT

### CERTIFICATE

I, Angela Ryan, Operations Manager of the Bastrop Economic Development Corporation (BEDC), certify that this Notice of Meeting was posted at Bastrop City Hall, 1311 Chestnut Street, and on the BEDC's website on this the 13th of July 2022 at 5:00 p.m. Copies of this agenda have been provided to those members of the media requesting such information.

*Angela Ryan*

Angela Ryan, BEDC Operations Manager

THE BASTROP ECONOMIC DEVELOPMENT CORPORATION IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS WILL BE PROVIDED UPON REQUEST. PLEASE CALL 512-303-9700.



## Agenda Item: 3.1

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Approval of meeting minutes from the BEDC Board Meeting of June 20, 2022, and the Special Board Meeting of June 27, 2022.

Submitted by: Angela Ryan, BEDC Operations Manager

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The minutes from the June 20th regular meeting and June 27<sup>th</sup> special meeting are attached for the Board's review.

Attachments:

Draft 06/20/22 Board Meeting Minutes

Draft 06/27/22 Special Board Meeting Minutes

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**Recommendation** – Approve the meeting minutes as submitted.

**[RECOMMENDED MOTION]** – I move to approve both sets of meeting minutes as submitted.



**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, June 20, 2022**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, June 20, 2022, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Jenn Wahl, Bill Gossett, Kevin Plunkett, Jeff Haladyna, Lyle Nelson and Connie Schroeder. Staff members present: Angela Ryan, Jean Riemenschneider and Ashley Allnutt. BEDC Attorney Charles Zech was also present.

**1. CALL TO ORDER** – Board Chair Ron Spencer called the meeting to order at 5:00 p.m.

**2. PUBLIC COMMENT(S)** – There was one public comment under agenda item 3.5.

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Approval of meeting minutes from the Regular BEDC Board Meeting of May 16, 2022. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Nelson seconded, and the motion passed.
- 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending May 2022. Mr. Gossett stated that he had no comments concerning the financial reports. Ms. Schroeder requested a report showing how much has been spent year to date for both Jorgenson Consulting and consultant Steve Weathers.
- 3.3. Receive presentation by BEDC consultant Steve Weathers. Mr. Weathers gave an update to the Board about the strategic alignment report and the Executive Director search.
- 3.4. Receive presentation by Kimley-Horn Engineering regarding the findings of the Corix wastewater study. Ms. Riemenschneider introduced Shawn Mason and Sierra Jenson with Kimley-Horn Engineering. Mr. Mason presented the findings of the Corix wastewater study to the Board.
- 3.5. Receive presentation from City Staff regarding the Broadband Feasibility Study. City Manager Paul Hofmann introduced Lance Pettigrew with Schneider Engineering, who gave a presentation about the results of the Broadband Feasibility Study. The board members asked him questions afterward. Richard Smarzik, 925 Main Street in Downtown Bastrop, addressed the Board with comments regarding the study. He said in his opinion, broadband would not be a prudent investment and it does not behoove the City of Bastrop to become an ISP.
- 3.6. Receive updates from BEDC staff – Staff welcomed Ashley Allnutt as the new BEDC executive administrative assistant; Chair Spencer said that BEDC legal counsel is working with the City's attorney to update the BEDC Main Street Program agreement.

**4. BUDGET WORKSHOP**

- 4.1. The BEDC Board met in a budget workshop session to review and discuss all matters related to the BEDC's draft budget for fiscal year 2022/2023 (FY23). After Executive Session, Board Treasurer Bill Gossett reviewed the first draft of the budget for FY23. Following is a summary of what was presented and the changes requested by the Board:

Revenues include:

- Sales tax is projected to increase by about 25.5% over the current FY's initial budget, for a total of \$4.18M (projection provided by CFO Tracy Waldron).
- Investment income of approximately \$15,000 (remains the same).
- Cell tower lease of \$15,870.

Total revenues are budgeted at approximately \$4.2M for FY23.

Expenses include:

- Base salary and benefits for six full-time staff plus a seventh staff member.
- Auto allowance for CEO (Board agreed to \$12,000).
- Relocation expenses for CEO (Board agreed to \$25,000).
- Increase of \$8,600 in utilities and communications based upon increase in staffing.
- Marketing and advertising remains at \$231,000.
- Professional services will go down from \$358,000 to \$185,000 (Board left legal fees at \$75,000).
- City shared services will increase from \$7,500 to \$10,000.
- City administrative support will increase from \$18,000 to \$20,000.
- Main Street Program support will remain at \$50,000.
- Rolling over the three city projects (Sports Complex Study, Downtown Lighting, and 1% match on Agnes Street grant = \$257,000) to FY23. Total of \$337,000 down from \$399,200 last FY.
- Projects & Programs decreased to \$824,000 from \$1.46M. (Board reduced Redevelopment Grants to \$125,000 and increased Education & Workforce Development to \$150,000).
- Infrastructure projects will be increased to \$2M for BIP Technology/MLK infrastructure; \$1M for the Jackson Street Extension, and \$1M to begin the build-out of the Business & Industrial Park. Total of \$4.1M, up from \$2.65 current FY.

Future commitments and reserve to consider:

- Future land grants/rebates = \$1.433M total payouts in future years based on project closings.
- Cash reserve is based on 25% (or 3 months) of operating expenses.

## 5. EXECUTIVE SESSION

5.1. At 6:50 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

- (1) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
- (2) **Section 551.071** Consultation with Attorney regarding the Texas Open Meetings Act
- (3) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge and Colorado Bend Project (Project Walk for Fame)

5.2. At 7:55 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. No action was taken.

6. **ADJOURNMENT** – Ms. Schroeder made the motion to adjourn the meeting and Mr. Plunkett seconded. The board meeting was adjourned at 9:05 p.m.

APPROVED: \_\_\_\_\_  
Ron Spencer, Board Chair

ATTEST: \_\_\_\_\_  
Angela Ryan, Operations Manager

DRAFT

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Special Meeting June 27, 2022**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, June 27, 2022, at 5:00 p.m. for a Special Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Jenn Wahl, Bill Gossett, Kevin Plunkett, Connie Schroeder, Lyle Nelson and Jeff Haladyna. Staff members present: Angela Ryan, Jean Riemenschneider and Ashley Allnutt. BEDC Attorney Dan Santee was also present.

1. **CALL TO ORDER** – Board Chair Spencer called the special meeting to order at 5:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **BUDGET WORKSHOP**

- 3.1. The BEDC Board met in a budget workshop session to review and discuss all matters related to the BEDC's draft budget for fiscal year 2022/2023, including discussion and possible action on education and workforce development programs, infrastructure projects, and proposed capital improvement projects, which can legally be funded by Type B Sales Tax. Items that were discussed include:

Revenues – Remains at approximately \$4.2M.

Expenses – All categories have been updated to reflect what the Board agreed upon at the Board Meeting on June 20, 2022. The following items had changes or required additional explanation.

- Administrative – \$850K (needs the benefits for seventh staff member added)
- 380 Agreement Reimbursement – \$15K budgeted for next year per CFO
- City Projects/Services – \$257K includes the Sports Complex Study, the Downtown Lighting Project, and the 1% match for the grant on the Agnes Street Project
- Capital Outlay – \$4M includes MLK/Technology Extension (\$2M), completion of Jackson Street extension (\$1M) and beginning the build-out in the southern portion of the Bastrop Business and Industrial Park (\$1M)

Items that were approved by the Board to be added to the FY23 budget were:

- Blakey Lane Extension – \$1M (\$5M in future years)
- South Street to Lovers Lane – \$1M (\$2M in future years)
- Intersection Improvements – \$230K
- Emile Multi-Cultural Center Infrastructure Plan – \$100K
- Transportation Master Plan – \$100K (50% of total cost – will ask The Retail Coach for assistance with the percentages)

4. **ADJOURNMENT** – Mr. Plunkett made the motion to adjourn the meeting and Mr. Haladyna seconded. The meeting was adjourned at 7:06 p.m.

APPROVED: \_\_\_\_\_  
 Ron Spencer, Board Chair

ATTEST: \_\_\_\_\_  
 Angela Ryan, Operations Manager



## Agenda Item: 3.2

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending June 2022.

Prepared by: Tracy Waldron, City of Bastrop CFO

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Attached for the Board's review and consideration is the BEDC financial summary report for the period ending June 2022.

Attachment:  
June 2022 Financial Report

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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.





# Bastrop Economic Development Corporation

Financial Summary  
For Period Ending  
June 2022

**bastrop**  
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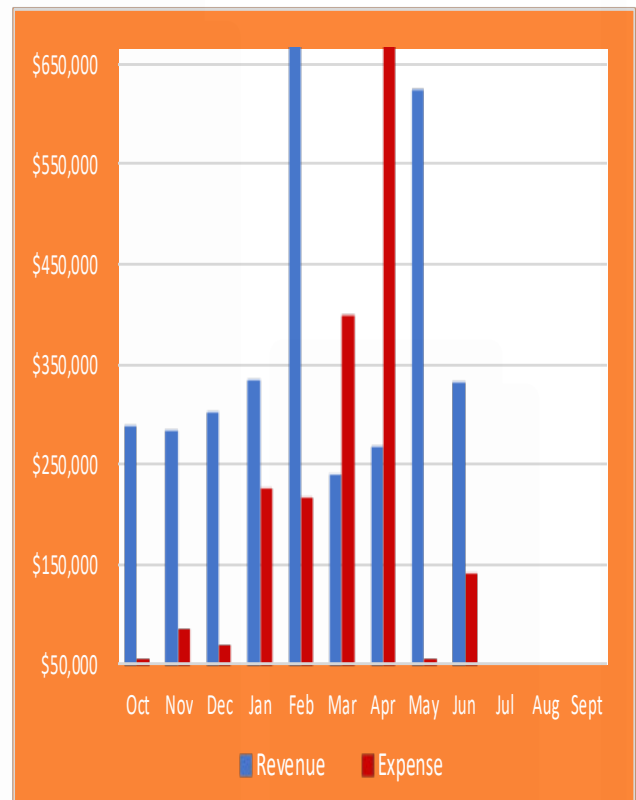
# Summary of Revenues and Expenditures

## As of June 30, 2022

### OVERALL FUND PERFORMANCE

#### REVENUES VS EXPENSES

<u>Month</u>	<u>FY2022</u> <u>Revenue</u>	<u>FY2022</u> <u>Expense</u>	<u>Monthly</u> <u>Variance</u>
Oct	\$ 287,152	\$ 55,493	\$ 231,659
Nov	283,075	86,631	\$ 196,444
Dec	302,264	71,240	\$ 231,024
Jan	333,467	225,472	\$ 107,995
Feb	1,195,092	217,945	\$ 977,147
Mar	239,285	399,229	\$ (159,944)
Apr	267,119	1,137,711	\$ (870,592)
May	623,475	56,136	\$ 567,339
Jun	330,902	140,519	\$ 190,383
Jul			\$ -
Aug			\$ -
Sept			\$ -
<b>Total</b>	<b>\$ 3,861,831</b>	<b>\$ 2,390,376</b>	<b>\$ 1,471,456</b>



Positive

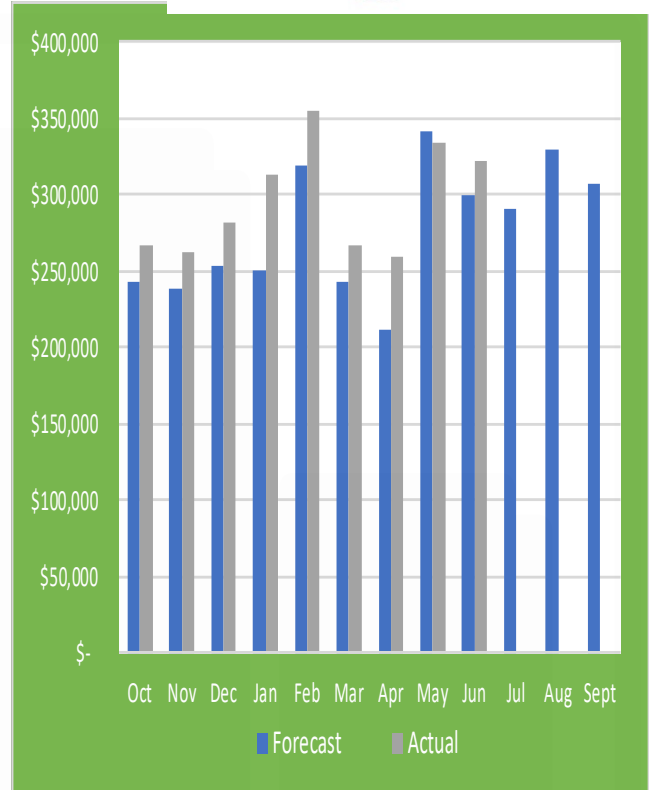
The monthly variance can be explained partially from unfilled budgeted positions, unexpensed capital projects, and timing on expenditures. February reflects the sale of property to Moca Ventures with a gain of \$841,137. March expense was up due to Cox settlement payment and the quarterly 380 rebate payment. The variance in April was the 2018 bond payoff. The variance in May is partially due to the Land Sale for Super Glue project.



# Summary of Sales Tax Revenue

## As of June 30, 2022

<u>Month</u>	<u>FY2022 Forecast</u>	<u>FY2022 Actual</u>	<u>Monthly Variance</u>
Oct	\$ 243,549	\$ 266,592	\$ 23,043
Nov	238,735	262,912	\$ 24,177
Dec	254,165	281,987	\$ 27,822
Jan	250,937	312,872	\$ 61,935
Feb	319,861	354,315	\$ 34,454
Mar	243,542	266,234	\$ 22,692
Apr	212,052	260,080	\$ 48,028
May	341,025	334,557	\$ (6,468)
Jun	299,619	322,536	\$ 22,917
Jul	291,471		
Aug	329,857		
Sept	306,687		
<b>Total</b>	<b>\$ 3,331,500</b>	<b>\$ 2,662,085</b>	<b>\$ 258,600</b>
Forecast YTD	\$ 2,403,485		
Actual to Forecast	\$ 258,600	10.8%	



**Positive** Sales Tax revenue is 94% of total revenue (excluding land sale proceeds). The amount in Oct. and Nov. are estimated due to the timing of receiving the payments. The State Comptroller has a two month lag between month earned and month distributed. The Actual to forecast year to date is a positive 11%. This budget was almost 11% increase over FY2021 projected but is still conservative based on the YOY increases that are being reported.



# Expenditures Budget to Actual Comparison

## As of June 30, 2022

### OPERATING EXPENDITURES COMPARISON

<u>Category</u>	FY2022 <u>Forecast</u>	FY2022 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 402,684	\$ 224,689	\$ 177,995
Supplies & Material	10,380	9,250	\$ 1,130
Maintenance & Repairs	12,040	6,541	\$ 5,499
Occupancy	43,000	40,908	\$ 2,092
Contractual Service	374,674	337,912	\$ 36,762
Marketing/Advertising	827,983	673,182	\$ 154,801
Contingency	-	-	\$ -
Debt Service	<u>1,176,055</u>	<u>1,141,384</u>	<u>\$ 34,671</u>
<b>Total</b>	<b>\$ 2,846,816</b>	<b>\$ 2,433,866</b>	<b>\$ 412,950</b>

Forecast to Actual % 15%

Positive

The forecast to actual comparison is a positive 15% year-to-date.



## Expenditures Budget to Actual Comparison As of June 30, 2022

### CAPITAL OUTLAY PROJECTS

<u>Project</u>	<u>FY2022 Budget</u>	<u>FY2022 Actual</u>	<u>Budget Balance</u>
<b>Business Industrial Park Improv*</b> (added with last Budget Amendment)	\$ 715,500	\$ 25,310	\$ 690,190
<b>Trail System Downtown loop</b> (only engineering and permitting expenses so far)	\$ 13,000	\$ 8,920	\$ 4,080
<b>Bus. Ind. Park-Tech/MLK Infra</b> (only engineering expenses so far)	1,537,000	-	\$ 1,537,000
<b>Total</b>	<b>\$ 2,265,500</b>	<b>\$ 34,230</b>	<b>\$ 2,231,270</b>

#### CO, Series 2013

<b>Business Industrial Park Improv*</b>	\$ 277,026 **	\$ 25,310	\$ 251,716
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\* This project funded by bond funds budgeted from the 2013 CO.

\*\*This is the available balance in this bond fund



## Expenditures Budget to Actual Comparison As of June 30, 2022

### 380 DEVELOPMENT AGREEMENT

	FY2022 <u>Budget</u>	FY2022 <u>Actual</u>	Budget <u>Balance</u>
<b>380 Agreement</b>	\$ 285,000	\$ 317,312	\$ (32,312)
<b>Total</b>	<b>\$ 285,000</b>	<b>\$ 317,312</b>	<b>\$ (32,312)</b>

*The only 380 Agreement still active is Burleson Crossing. This agreement states that 50% of the \$1.5 cent sales tax collected (which includes EDC's \$0.5) will be rebated back to the developer until the maximum reimbursement amount is met or 15 years (which would also be FY2023).*

*The payoff amount wasn't specific to EDC it was a combined rebate amount with the City.*

*The current remaining reimbursement (as of 3/9/2022 developer provided Actual cost of funds ie. interest) and rebate payments through 6/30/2022, is \$374K. The estimation is that this agreement will carryover into FY23 but a very small amount.*

Due to this increase in sales tax revenue it is likely that EDC will need a budget amendment to increase the budgeted revenue and the associated rebate 380 expense.




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**BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND  
FY 2021-2022 BUDGET**

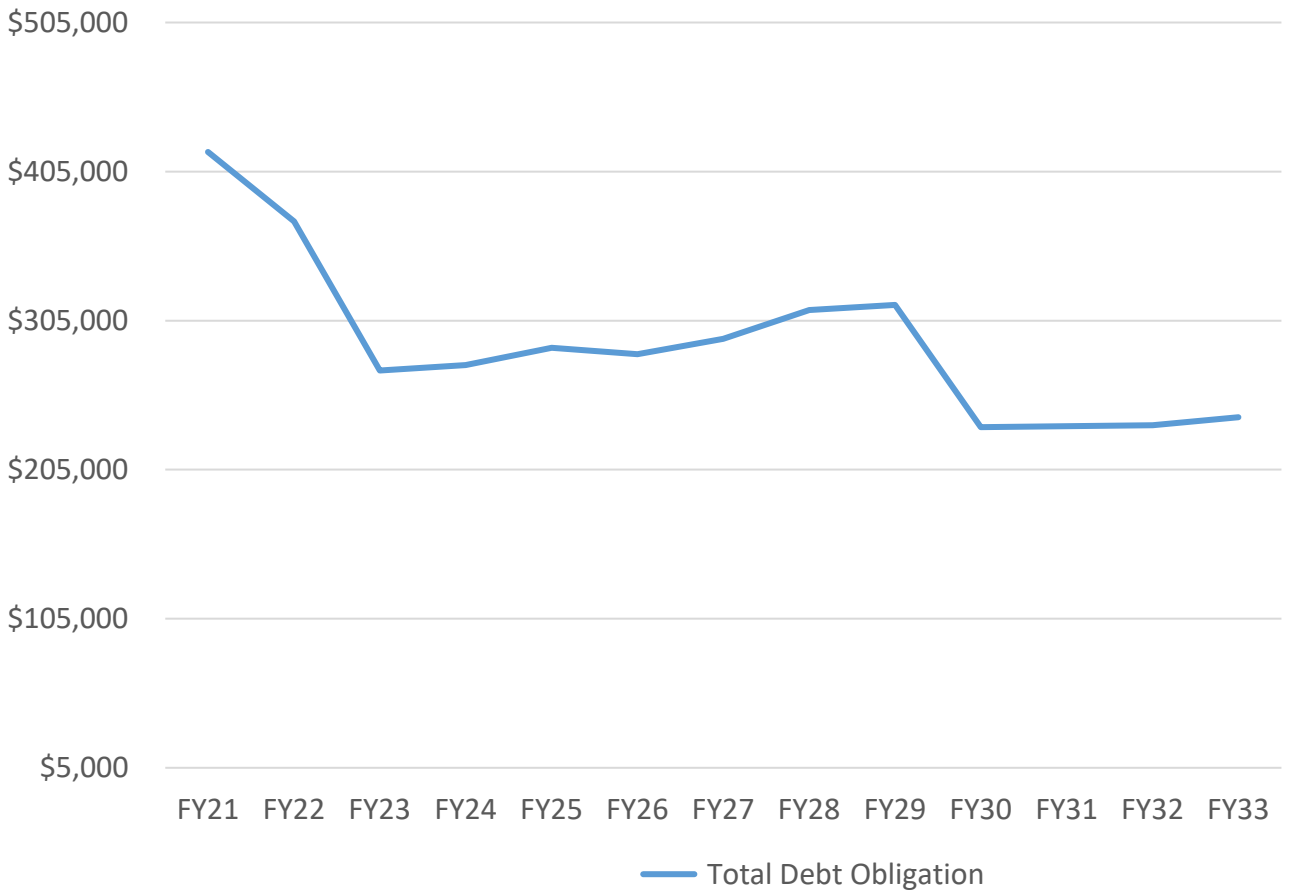
Working Capital 9-30-2021 Audited	\$	5,906,065
 <b>FY 2021-2022</b>		
Budgeted		
Revenues	\$	<u>5,074,414</u>
Total FY 2022 Resources	\$	10,980,479
 Budgeted Expenditures:		
Operating Expenses	\$	(3,262,922)
Capital Expenses	\$	(1,550,000)
Debt Service	\$	<u>(483,456)</u>
	\$	(5,296,378)
 Projected Working Capital Balance 09-30-2022		
	\$	5,684,101
 Reserve 25% of Operating Expense		
	\$	815,730

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# Debt Obligation

As of 4/21/2022



This graph reflects the removal of the 921 Main loan and the payoff of the 2018 bond balance.



### Consulting Payments as of June 30, 2022

**Consulting: Steve Weathers**

Budgeted amount of \$12,500 per month for 7 months =  
**\$87,500**

YTD Total (3 months of 7-month timeframe) = **\$37,500/42.9%**

**Travel Expenses:**

Budgeted Amount = **\$12,500**

YTD Total = **\$6,150/49.2%**

**Recruiting: Jorgenson Consulting**

Budgeted Amount = **\$39,500**

YTD Total (First of three payments) = **\$13,167/33.3%**

**Expenses:**

Budgeted Amount = **\$10,500**

YTD Total = **\$450.00/4.3%**



## Agenda Item: 3.3

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Receive presentation by BEDC consultant Steve Weathers.

Submitted by: Steve Weathers

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Steve Weathers, consultant for the BEDC, will be giving the Board an update at the meeting.

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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.





## Agenda Item: 3.4

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Receive presentation and update by Doucet & Associates engineering about the infrastructure project in the Bastrop Business and Industrial Park.

Submitted by: Jean Riemenschneider, BEDC Business Development

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A representative from Doucet & Associates will give an update about the infrastructure project in the Bastrop Business and Industrial Park.

Attachments:

Updated documents from Doucet & Associates

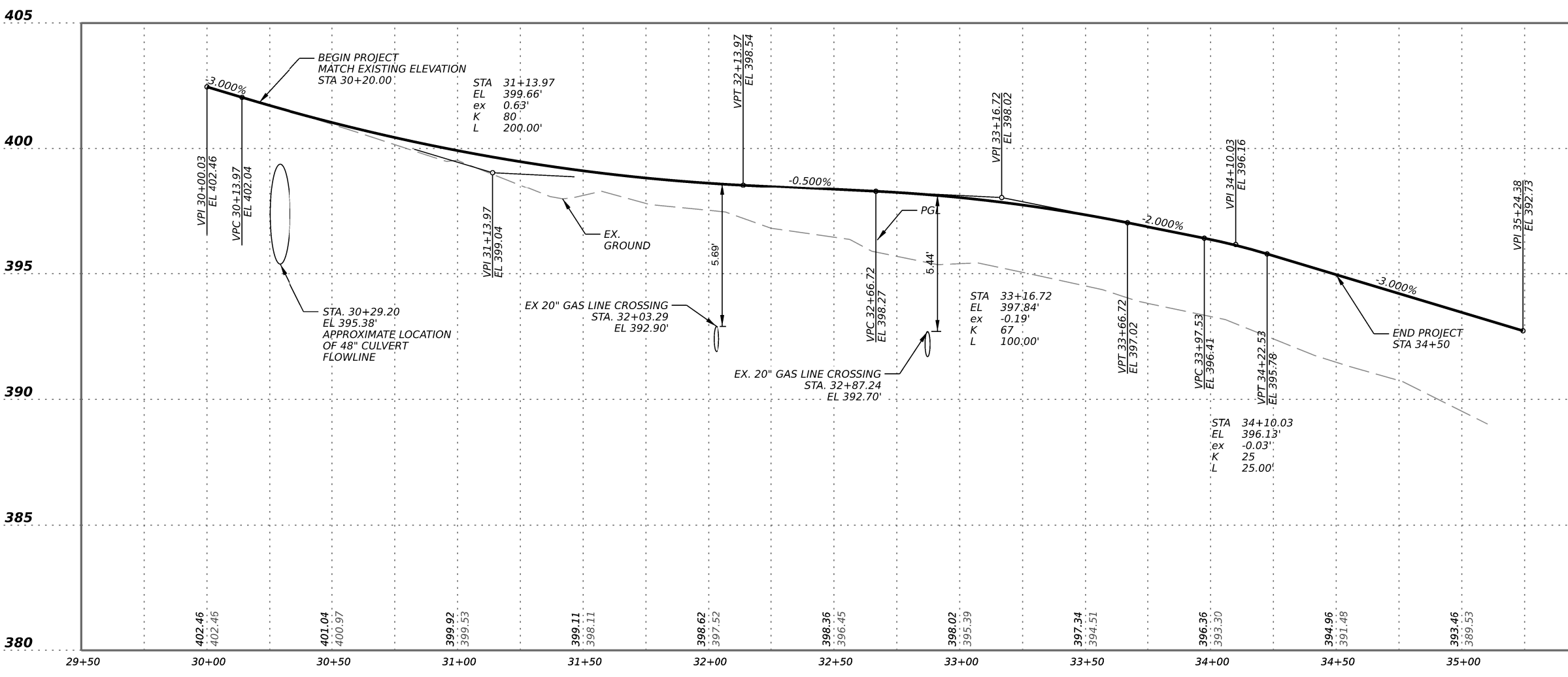
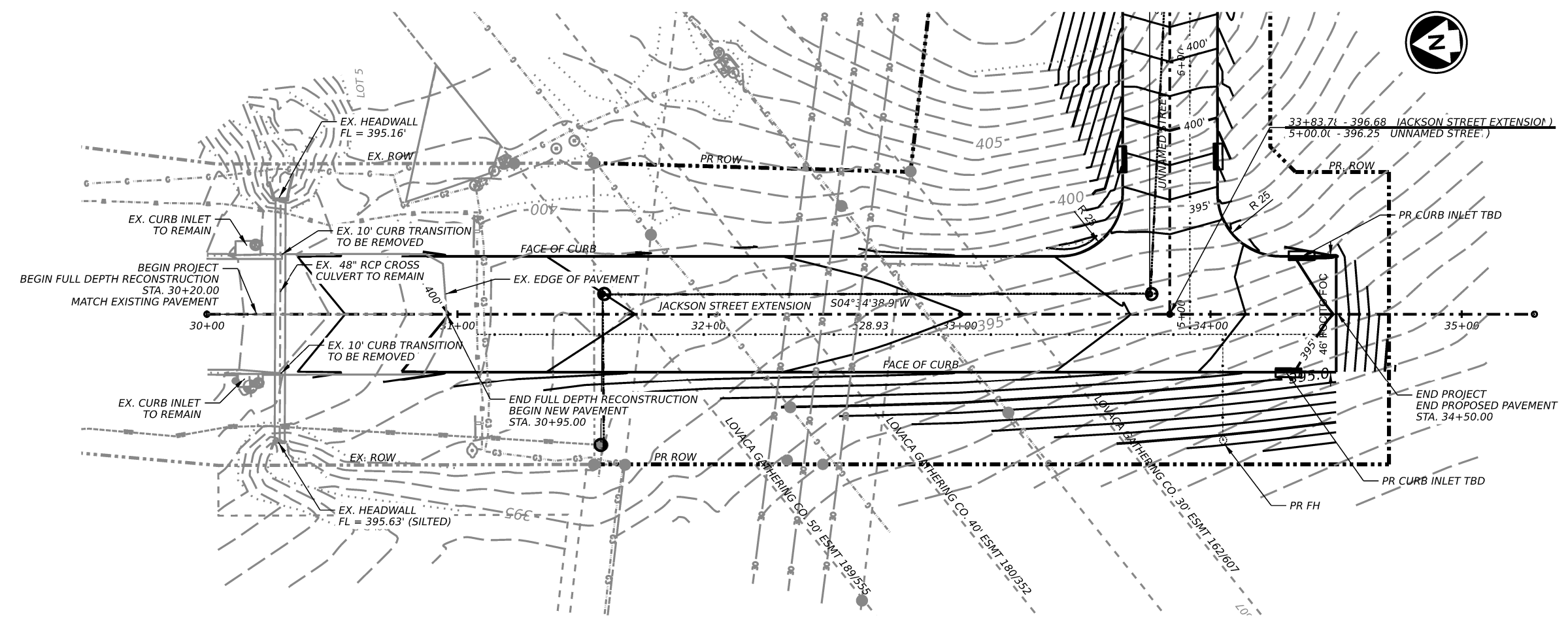
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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.



CK: DW: CK: DW:



**LEGEND**

- EX ROW
- PR ROW
- EX WATER LINE
- PR WATER LINE
- EX WASTEWATER LINE
- PR WASTEWATER LINE
- EX OVERHEAD ELECTRIC LINE
- EX GAS PIPELINE
- EX EASEMENT
- EX POWER POLE
- EX FIRE HYDRANT
- PR FIRE HYDRANT
- EX STORM MANHOLE
- EX WASTEWATER MANHOLE

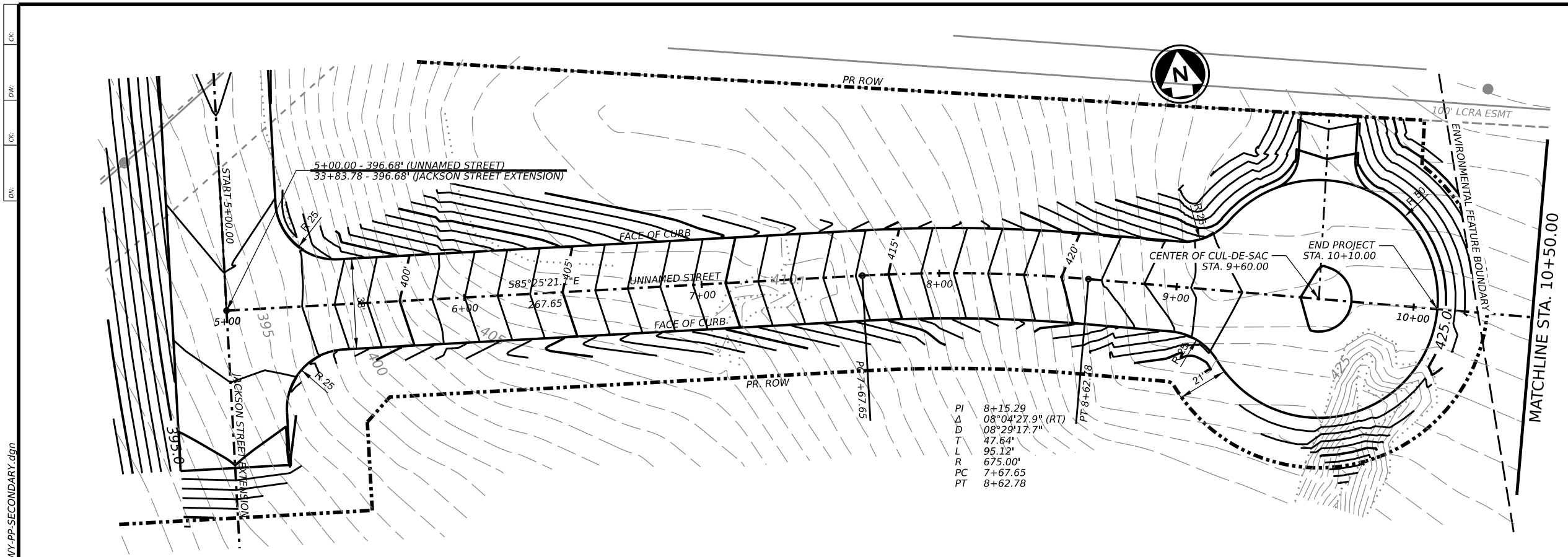
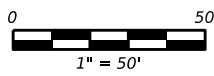
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
 DAVID T. SPEICHER  
 NO. 94630  
 ON: 7/7/2022  
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**DOUCET**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.DoucetEngineers.com  
 Firm Registration Number: 3937

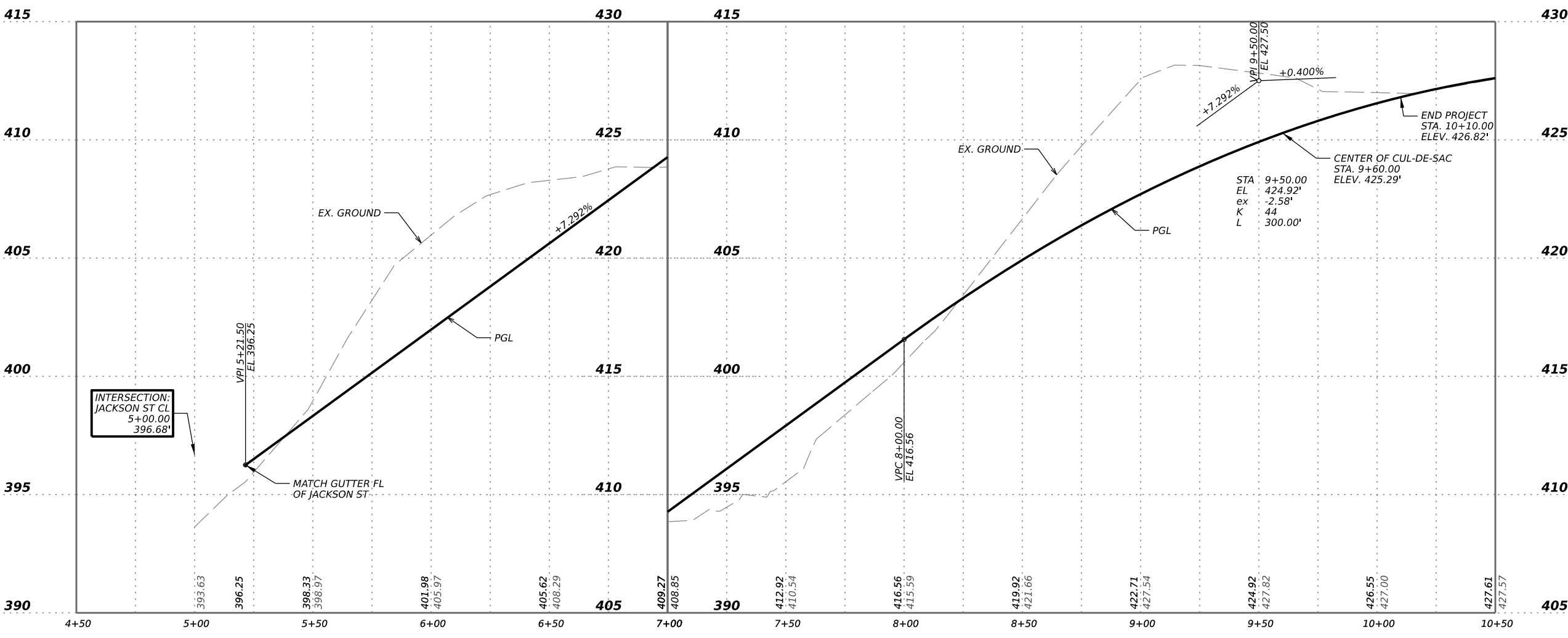
**JACKSON ST EXTENSION**  
**JACKSON STREET EXTENSION**  
**PLAN AND PROFILE**

CONT	SECT	JOB	HIGHWAY
		2014-004	
DIST	COUNTY	SHEET NO.	
	BASTROP	19	

DATE: 7/7/2022 4:59:01 PM  
 FILE: pw://doucet-pw.bentley.com/doucet-pw-01/Documents/Active Projects/2014-004/61.0 TR CADD/2014-004/61.4 Sheets/2014-004-RDWY-PP-JACKSON.dgn



PI 8+15.29  
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 R 675.00'  
 PC 7+67.65  
 PT 8+62.78



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 www.DoucetEngineers.com  
 Firm Registration Number: 3937

**JACKSON ST EXTENSION**  
 UNNAMED STREET  
 PLAN AND PROFILE

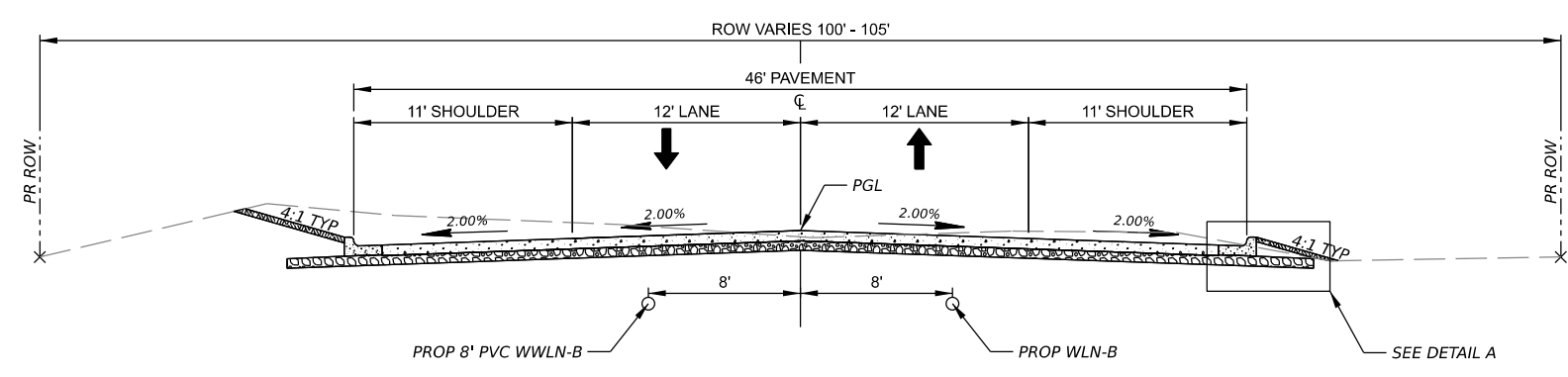
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DIST	COUNTY	SHEET NO.	
	BASTROP	20	

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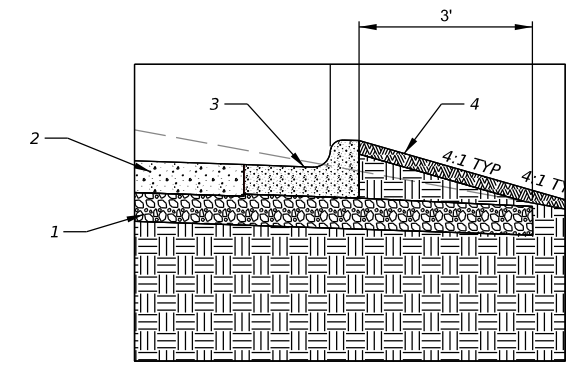
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1	6" LIME STABILIZED SUBGRADE
2	6.5" PORTLAND CEMENT CONCRETE
3	CATCH CURB PER CITY OF BASTROP DETAIL ST-05
4	4" TOPSOIL, HYDROMULCH & WATER

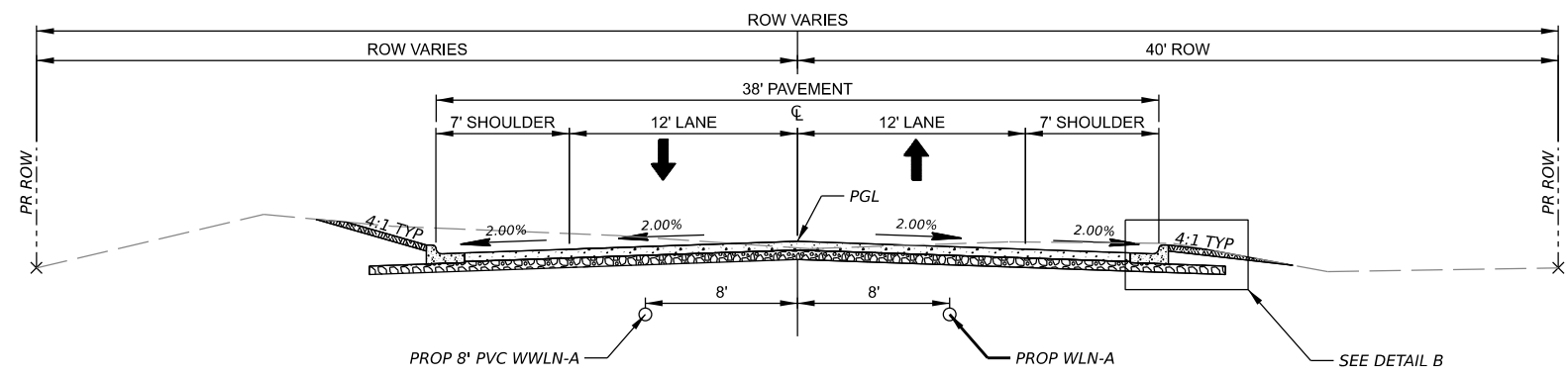
PROPOSED DIRECTION OF TRAFFIC



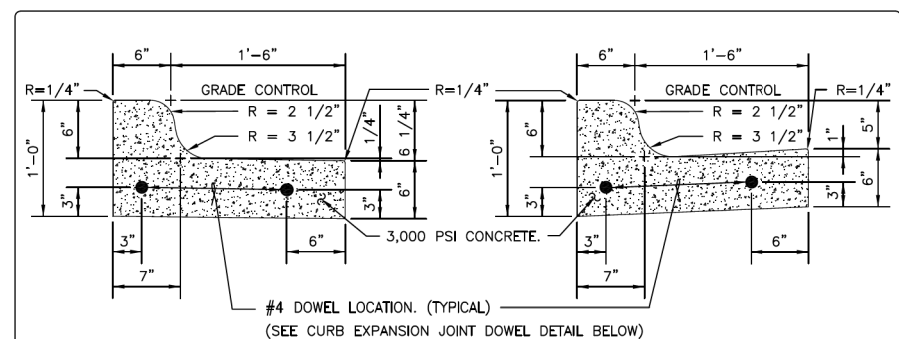
PROPOSED TYPICAL SECTION  
JACKSON STREET EXTENSION  
ALL STATIONS



DETAIL A

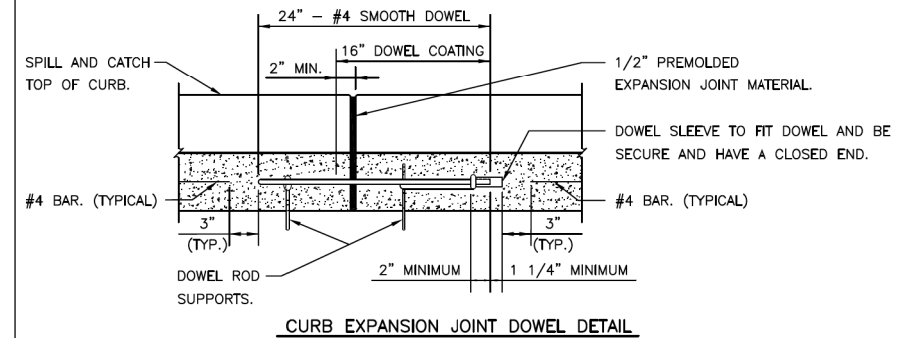


PROPOSED TYPICAL SECTION  
UNNAMED STREET EXTENSION  
STA. 5+00.00 TO STA. 9+10.00



SPILL CURB

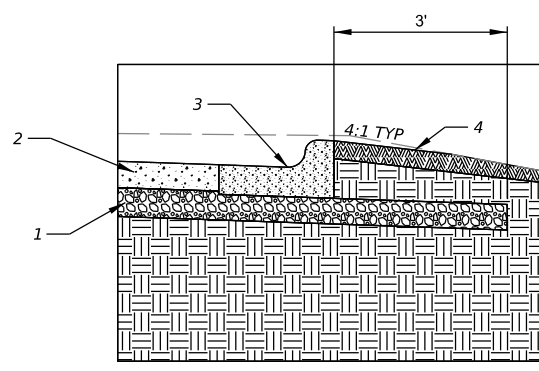
CATCH CURB



CURB EXPANSION JOINT DOWEL DETAIL

**NOTES:**

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752.
2. BROOM FINISH EXPOSED SURFACE.
3. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
4. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
5. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
6. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
7. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.



DETAIL B

1	6" LIME STABILIZED SUBGRADE
2	5.5" PORTLAND CEMENT CONCRETE
3	CATCH CURB PER CITY OF BASTROP DETAIL ST-05
4	4" TOPSOIL, HYDROMULCH & WATER

PROPOSED DIRECTION OF TRAFFIC  
 NOTE: SEE PLANS FOR LAYOUT OF  
 CUL-DE-SAC AT STA. 9+10.00 - 10+10.00  
 OF UNNAMED STREET

RECORD SIGNED COPY  
 ON FILE AT PUBLIC WORKS  
 APPROVED  
 MAY 24, 2011  
 DATE  
 THE ARCHITECT/ENGINEER ASSUMES  
 RESPONSIBILITY FOR THE APPROPRIATE  
 USE OF THIS DETAIL.

**CITY OF BASTROP**  
 SPILL AND CATCH CURB DETAIL  
 (WITH CURB EXPANSION  
 JOINT DOWEL DETAIL)

DRAWING NO:  
 ST-05

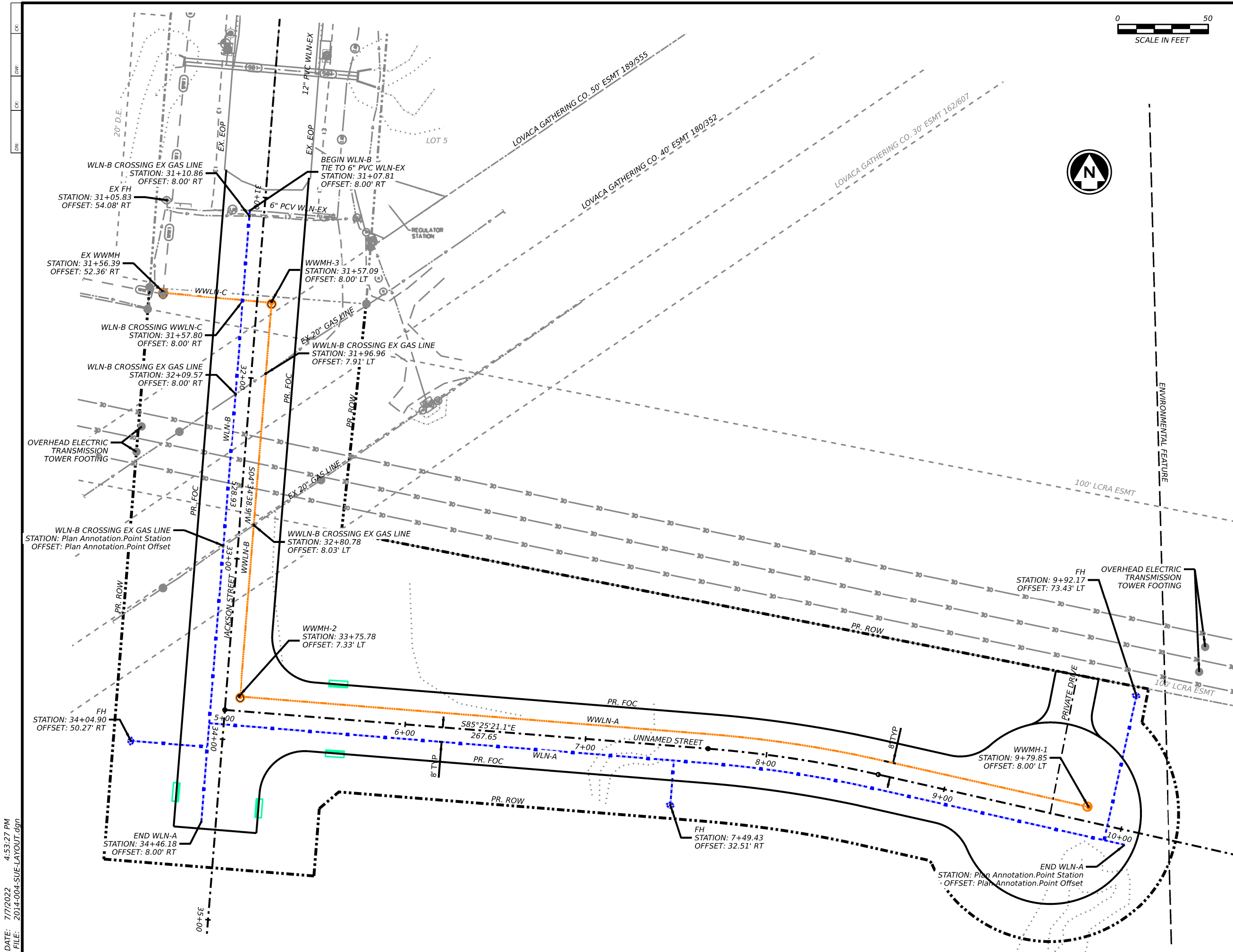
THIS DOCUMENT IS RELEASED FOR THE  
 PURPOSE OF INTERIM REVIEW UNDER THE  
 AUTHORITY OF:  
 DAVID T. SPEICHER  
 NO. 94630  
 ON: 6/29/2022  
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**DOUCET**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.DoucetEngineers.com  
 Firm Registration Number: 3937

**JACKSON ST EXTENSION**  
 TYPICAL CROSS SECTIONS  
 AND PAVEMENT DETAIL

COUNT	SECT	JOB	HIGHWAY
		2014-004	
DIST	COUNTY	SHEET NO.	
	BASTROP	4	

DATE: 6/29/2022 5:02:58 PM  
 FILE: 2014-004-TYP-XS.dgn



**LEGEND OF U.G. UTILITY TYPES**

GAS / PETROLEUM - QL "B"	---
CENTERPOINT ENERGY	---
ENERGY TRANSFER	---
ENTERPRISE	---
ELECTRIC / POWER - QL "B"	---
BASTROP POWER & LIGHT	---
POTABLE WATER	---
CITY OF BASTROP - QL "B"	---
CITY OF BASTROP - QL "C/D"	---
SANITARY SEWER	---
CITY OF BASTROP - QL "B"	---
CITY OF BASTROP - QL "C/D"	---
STORM DRAIN	---
CITY OF BASTROP - QL "B"	---
CITY OF BASTROP - QL "C/D"	---
PR. WATER LINE	---
PR. 6" PVC WASTEWATER LINE	---
PR. STORM DRAIN LINE	---

**LEGEND OF UTILITY SYMBOLS**

END CAP	⊘
QUALITY LEVEL CHANGE	⊕
TEST HOLE	⊙
UTILITY CONTINUATION	⊚
CATV CABINET	⊞
CATV HANDHOLE	⊟
CATV PEDESTAL	⊠
ELECTRIC GROUND LIGHT	⊡
ELECTRIC HANDHOLE	⊢
ELECTRIC JUNCTION BOX (CABINET)	⊣
ELECTRIC MANHOLE	⊤
ELECTRIC METER	⊥
ELECTRIC POLE (POWER)	⊦
ELECTRIC POLE W/RISER	⊧
LIGHT POLE	⊨
TRANSMISSION POLE	⊩
SIGNAL HANDHOLE/BOX	⊪
SIGNAL POLE	⊫
GAS MANHOLE	⊬
GAS METER	⊭
GAS TEST STATION	⊮
GAS VALVE	⊯
GAS VENT PIPE (GAS RISER)	⊰
STORM SEWER INLET	⊱
STORM SEWER MANHOLE	⊲
STORM SEWER OUTFALL	⊳
WASTE WATER CLEANOUT	⊴
WASTE WATER MANHOLE	⊵
FIRE HYDRANT	⊶
WATER MANHOLE	⊷
WATER METER	⊸
WATER VALVE	⊹
WATER VAULT	⊺

**THE RIOS GROUP**  
 SUBSURFACE UTILITY ENGINEERING  
 UTILITY COORDINATION  
 575 Round Rock West Dr Suite K400  
 Round Rock, TX 78681  
 512.580.5440

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
 DAVID T. SPEICHER  
 NO. 94630  
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 Firm Registration Number: 3937

**JACKSON ST EXTENSION**

**UTILITIES LAYOUT**

CONT	SECT	JOB	HIGHWAY
		2014-004	
DIST	COUNTY	SHEET NO.	
	BASTROP	23	

DATE: 7/7/2022 4:53:27 PM  
 FILE: 2014-004-SUE-LAYOUT.dgn

## AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Presentation, consideration, and possible action on Resolution R-2022-0008 approving a proposal by Doucet & Associates for additional environmental services related to the Jackson Street Extension Project.

Submitted by: Jean Riemenschneider, BEDC Business Development

---

On February 7, 2022, the BEDC Board approved entering into a Professional Services Agreement (PSA) with Doucet & Associates for engineering services for an infrastructure project in the Bastrop Business and Industrial Park (Resolution R-2022-0002).

The original PSA included an initial environment assessment on the waters of the US and the Houston Toad. Doucet stated in that PSA that because the environmental requirements for permits and/or approvals may vary, an initial assessment was needed to determine what requirements must be met to proceed forward with the project. Once those requirements were understood, they would be able to provide the BEDC with an additional scope and fee to address the requirements.

During the initial assessment, Doucet's findings indicated "No Potential Habitat" for the Houston Toad, but in order to provide species absence data to the USFWS (in support of the habitat assessment), Audible Recording Devices are recommended. Additionally, Doucet's preliminary findings suggest "No Waters of the US" on the project site; however, USACE has the final authority. Therefore, Doucet also recommends an official determination (and field surveys) and an Approved Jurisdictional Determination submittal be sent to the USACE for concurrence.

Doucet is requesting an additional \$16,000 in funds to finalize any permits or mitigation necessary, and to continue with resolving any issues with the various governing agencies.

A representative from Doucet will be in attendance at the meeting to present the proposal and to the Board and answer any questions.

Attachments:

Draft Resolution R-2022-0008

Proposal for additional services from Doucet & Associates

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**Recommendation** – Approve the resolution as submitted.

**[RECOMMENDED MOTION]** – I make the motion to approve Resolution R-2022-0008.





**RESOLUTION NO. R-2022-0008**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING A CHANGE ORDER TO THE PROFESSIONAL SERVICES AGREEMENT WITH DOUCET & ASSOCIATES FOR AN INFRASTRUCTURE PROJECT IN THE BASTROP BUSINESS AND INDUSTRIAL PARK, IN THE AMOUNT OF \$16,000; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF DOCUMENTATION; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Bastrop Economic Development Corporation (“BEDC”) is a public instrumentality and non-profit industrial development corporation duly established and operating under Local Government Code, Chapters 501 and 505 *et seq.*, as amended, known as the Development Corporation Act of 1979 (the “Act”), and is acting with the approval of the governing body of the City of Bastrop, Texas (the “City”); and

**WHEREAS**, the BEDC is the current property owner of the majority of property (“Property”) located in the Bastrop Business and Industrial Park; and

**WHEREAS**, after careful evaluation and consideration by the Board on February 7, 2022, it determined that a project proposing to design and construct targeted infrastructure and improvements (“Project”) were necessary and suitable to promote or develop new or expanded business enterprises within the Bastrop Business and Industrial Park and, further, that such infrastructure is limited to permissible infrastructure as an authorized project pursuant to Section 501.103 of the Texas Local Government Code, and entered into a Professional Services Agreement with Doucet & Associates, via Resolution R-2022-0002; and

**WHEREAS**, the exact amount required to fund environmental services for the Project was unknown until Doucet & Associates completed an initial environmental assessment; and

**WHEREAS**, the initial assessment has been completed on the Project and Doucet & Associates has submitted a proposal for a change order for additional environmental services in the amount of \$16,000; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1.** The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

**SECTION 2.** The BEDC hereby approves the terms of the change order, attached hereto as Exhibit “A”, between BEDC and the Developer.

**SECTION 3.** The Board authorizes the Board Chair or Secretary/Treasurer to take all necessary actions, including the execution of all necessary and related documentation to finalize the agreement.

**SECTION 4.** This Resolution is effective upon passage.

**RESOLUTION NO. R-2022-0008**

**DULY RESOLVED AND ADOPTED** by the Board of Directors of the Bastrop Economic Development Corporation, this \_\_\_\_ day of \_\_\_\_\_ 2022.

BASTROP ECONOMIC  
DEVELOPMENT CORPORATION

\_\_\_\_\_  
Ron Spencer, Board Chair

ATTEST:

\_\_\_\_\_  
William Gossett, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Denton, Navarro, Rocha, Bernal & Zech, P.C.

DRAFT

**RESOLUTION NO. R-2022-0008**

**EXHIBIT "A"**

Change Order to the Professional Services Agreement by and between the BEDC and Doucet & Associates for services related to the Bastrop Business & Industrial Park Infrastructure Project

DRAFT

**DOUCET**

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

June 7, 2022

Ms. Jean Riemenschneider  
Bastrop Economic Development Corporation  
301 Highway 71 West, Suite 214  
Bastrop, Texas 78602

Phone: (512) 332-8870

**Re: Proposal for Professional Engineering Services  
Bastrop EDC Industrial Park – Jackson Street Extension  
Additional Services for Clean Water Act Section 404 Approved Jurisdictional Determination and  
Houston Toad Annual Acoustic Monitoring**

Dear Ms. Riemenschneider,

Doucet & Associates, Inc. (Doucet) is pleased to submit this proposal for additional environmental services for the above referenced project.

Attached to this letter proposal are the Scope of Services and Compensation. If you have any questions regarding this proposal and the attachments, please feel free to contact me.

Doucet proposes to complete this additional scope of services based on lump sum for a fee not to exceed \$16,000. Doucet will invoice monthly for only services (Time and Material) rendered. We can provide documentation to support our invoices upon request.

We appreciate the opportunity to provide this proposal and look forward to working with you and the rest of your team.

Sincerely,

David T. Speicher, PE, ENVSP  
Director of Transportation and Public Works

TBPE Firm# 3937  
TBPLS Firm# 10105800

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



**DOUCET**

**APPROVAL**

Terms and Conditions of Letter Proposal and Attachments

Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Bastrop Economic Development Corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## DOUCET

### SCOPE OF SERVICES

Based on our understanding of your needs at this time and the status of this project, we propose to provide the following specific additional services:

#### WORK TO BE PERFORMED

##### 1. **CLEAN WATER ACT SECTION 404 APPROVED JURISDICTIONAL DETERMINATION: \$8,500 Lump Sum**

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and fill material into Waters of the U.S. (WOTUS) under Section 404 of the Clean Water Act. The term “fill” or the “discharge of dredged material” includes the redeposit of dredged or excavated material into Waters of the U.S. when such redeposit has the effect of destroying or degrading WOTUS. This includes the addition or redeposit of material associated with mechanized land clearing, ditching, channelization, side casting, temporary stockpiling, creation of docks, pilings, and other ground disturbing activities. The term “discharge of fill material” includes the addition of material into a WOTUS where the material has the effect of replacing a WOTUS with dry land or of changing the bottom elevation of any portion of a WOTUS.

An Approved Jurisdictional Determination (AJD) precisely identifies and delineates all aquatic features located on the subject property and makes a jurisdictional determination for each feature. A Doucet Environmental Scientists will review all available information on the subject property including soil maps, National Wetland Inventory (NWI), National Hydrography Dataset (NHD), floodplain maps, topographic maps, historical and current aerial imagery and other publicly available datasets in order to identify those features likely considered by federal regulation of Section 404 of the Clean Water Act. A report deliverable will be provided to the client for one round of comments. Once those comments are addressed to the satisfaction of the client (and at the client’s approval), the report deliverable can be sent to the USACE for an Approved Jurisdictional Determination consensus. AJD’s approved by the USACE can be relied upon for five years (subject to limitation exceptions defined in RGL 05-02). AJD’s are appealable through and administrative appeal process set out at 33 CFR Part 331.

##### **HOUSTON TOAD ANNUAL ACOUSTIC MONITORING: \$7,500 Lump Sum**

This task will be performed by Houston Toad permitted (USFWS 10a1a) Biologists to conduct Presence/Absence investigations for the Houston Toad (*Anaxyrus houstonensis*). Under this task one audio logging device will be placed proximal to the sole body of water within the project area, which will be checked every two weeks beginning on or before February 1, and ending on or following April 30, resulting in no more than eight site visits. Costs associated with this task include equipment rental (\$75 per week, for 12 weeks), mileage to and from the field site (approximately 560 miles at \$0.56 per mile), and approximately 35 hours of labor, which includes travel, site visits, data analysis, and reporting. The field work will generally conform to the “United States Fish and Wildlife Service Section 10(a)(1)(A) Scientific Permit Requirements For Conducting Houston Toad Presence/Absence Surveys” as written by the USFWS. Data collected during this effort will be used to prepare a Presence/Absence report for annual submittal to the USFWS. The costs associated with this task are for one year/season. This task can be re-authorized annually as needed.



## Agenda Item: 3.6

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Presentation, consideration, and possible action regarding a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites.

Submitted by: Jean Riemenschneider, BEDC Business Development

---

Ms. Riemenschneider worked with Doucet & Associates to obtain an Opinion of Probable Cost (OPC) to complete all infrastructure needed in the currently undeveloped southern portion of the Bastrop Business and Industrial Park. This OPC was needed in order for the BEDC Board to make informed decisions regarding the plan to build out the remainder of the park to produce shovel-ready sites to market to prospective projects.

Doucet has provided the information, which is attached. A representative from their office is scheduled to attend the meeting to present the full scope of the project to the Board and answer any questions.

The documents provided by Doucet include the Scope of Services and Compensation and Opinion of Probable Cost for Design and Construction of all required infrastructure improvements associated with the development of the southern portion of the Bastrop Industrial Park. Those improvements include all roads, water, wastewater, lift station and off-site force main, drainage structures and ponds. Additional services include subsurface utility engineering, geotechnical and construction management. Doucet will assist the City with coordination with Franchise Utilities (Electric and Gas) if needed.

If the BEDC Board agrees to move forward, Doucet & Associates will follow up with a Professional Services Agreement (PSA).

Attachment:  
Documents provided by Doucet & Associates

---

**Recommendation** – Staff respectfully requests that the Board consider and take action deemed appropriate.

[RECOMMENDED MOTIONS] – None.



**DOUCET**

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

June 24, 2022

Ms. Jean Riemenschneider  
Bastrop Economic Development Corporation  
301 Highway 71 West, Suite 214  
Bastrop, Texas 78602

Phone: (512) 332-8870

**Re: Proposal for Professional Engineering Services  
Bastrop EDC Industrial Park  
Bastrop, Bastrop County, Texas**

**Proposal: Technology and Jackson Street extension**

Dear Ms. Riemenschneider,

Doucet & Associates, Inc. (Doucet) is pleased to submit this proposal for professional services for the above referenced project.

Attached to this letter proposal are the Scope of Services and Compensation, Opinion of Probable Cost for Design and Construction of all required infrastructure improvements associated with the development of the southern portion of the Bastrop Industrial Park. Those improvements include water, wastewater, drainage, subsurface utility engineering, geotechnical and construction management. Additionally, we will assist the City with coordination with Franchise Utilities (Electric and Gas) if needed.

If our proposal is accepted, we will follow up with a signed PSA. If you have any questions regarding this proposal and the attachments, please feel free to contact me.

Doucet proposes to complete the scope of services a fee not to exceed \$1,928,403. Compensation for our services will be based on a time and material not to exceed \$1,928,403. Doucet will invoice monthly for only services (Time and Material) rendered. We can provide documentation to support our invoices upon request.

We appreciate the opportunity to provide this proposal and look forward to working with you and the rest of your team.

Sincerely,

David T. Speicher, PE, ENVSP  
Director of Transportation and Public Works

TBPE Firm# 3937  
TBPLS Firm# 10105800

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.





**DOUCET**

## SCOPE OF SERVICES

Based on our understanding of your needs at this time and the status of this project, we propose to provide the following specific services:

The project is for the design and construction management of an extension of Jackson Street approximately 200 feet, and the design of a connection street 400 feet to the east. Each street sections will match the existing Jackson Street section. The total design is approximately 600 LF. Water, wastewater, storm water and illumination design are included within the 600 feet of roadway improvements.

### WORK TO BE PERFORMED

- Task 1. Project Management
- Task 2. Conceptual Roadway Design
  - 30 % DESIGN
- Task 3. Survey
- Task 4. Geotechnical
- Task 5. Subsurface Utility Engineering
- Task 6. Preliminary Design (60%)
- Task 7. Final Design (90%-100%)
- Task 8. Construction Management as Owner's Representative

### 1. PROJECT MANAGEMENT

Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the Bastrop EDC and the City of Bastrop and its representatives.

#### 1.1 External Meetings - 14 external meetings assumed:

- Attend a kickoff meeting and coordination/progress meeting with the Bastrop EDC and the City of Bastrop and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
- Prepare agenda and sign-in sheets for external coordination/progress meetings conducted by Engineer.
- Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting conducted by the Engineer.
- Conduct internal coordination meetings as required to advance the development of the project.



## DOUCET

### 1.2 Internal Team Meetings – As necessary

- Conduct internal coordination meetings as required to advance the development of the project.
- Prepare meeting minutes, prepare meeting minutes and file in project folder.

### 1.3 QA/QC

- Provide Quality Assurance and Quality Control by ensuring procedures are monitored and executed through a system of standardized internal processes. Projects are subjected to weekly sit-down reviews through mandated Project Manager meetings. These meetings detail the status of the project to ensure that Quality Milestones are met. Quality compliance is monitored through a visual management system designed to easily identify critical check points. A Constructability Review is also performed by a senior construction manager to ensure that each project is designed in a cost effective, buildable, and sustainable manner.

### 1.4 Communication & Reporting:

- Prepare and maintain routine project record keeping including records of meetings.
- Correspondence and coordination will be handled through & with the concurrence of the GEC.
- Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, correspond with the Bastrop EDC and the City of Bastrop and its representatives, and assist them and its representatives in preparing responses to Project-related inquiries.

### 1.5 ROW Update Meetings:

- Attend ROW coordination meetings as necessary to advance the development of the project.

### 1.6 Design Submittal Meetings:

- Conduct internal design review meetings, document and make necessary corrections.
- Submit Designs and associated documents for external review.



## DOUCET

- Attend external design review meeting.

### **1.7 Prepare Monthly Progress Reports with Schedule and Invoicing:**

- Submit monthly progress status reports to the board. Progress reports will include tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the Bastrop EDC and the City of Bastrop and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to ProjectWise.
- Prepare correspondence, invoices, and progress reports monthly in accordance with current City of Bastrop requirements.
- Maintain a project schedule indicating tasks, subtasks, critical dates, milestones, and deliverables.

### **DELIVERABLES:**

- Monthly Invoices and Progress Reports
- Meeting Minutes, Sign-In Sheets, and Agendas
- Project Schedule

## **2. Conceptual Design 30%**

### **2.1 Hydrologic/Hydraulic Modeling:**

- Update/revise H&H models as necessary to ensure latest data and information are incorporated into the models.

### **2.2 Geometrics Design**

- Prepare geometrics per City of Bastrop standards and design criteria including proposed cross sections, typical sections, roadway centerline, proposed drainage structures, direction of flow and number of travel lanes, intersecting streets, property boundaries and information, ROW and easement locations, preliminary pavement section, driveway locations, horizontal alignment data, profile data, identification of known utilities.

### **2.3 Drainage Computations and Drainage Area Map:**

- Update/Revise drainage area maps delineating drainage area boundaries based on USGS topographic maps, local contour maps, and/or field survey data.



## DOUCET

- Update/Revise hydraulic calculations for the design of drainage structures on the project and inclusion in the plans.
- Provide final drainage system plan.

### 2.4 Construction Schedule / OPCC

- Provide construction schedule and Opinion Probable Construction Cost.

### 2.5 Final Plat

- Provide boundary layouts
- Update/Revise Final Plat for the entire property

#### DELIVERABLES:

- Design submittal including cost estimate.
- Final Plat deliverables

## 3 SURVEYING

### 3.1 Right of Entry:

- Prepare and mail right of entry letters per the City's standard for the project team including geotechnical and environmental. Send a second follow up letter to non-responsive property owners.

### 3.2 Field Surveying:

- Survey the remaining roadway corridors at approximately 50-foot sections 80-feet on either side of the existing roadway centerline including identify existing landowners, deed recordation information, locate any utilities and trees 12" inch diameter and greater, locate property boundaries sufficient to re-establish ROW.
- Establish horizontal and vertical control and set temporary benchmarks.



## DOUCET

- Develop up to 7 easements
- Does not include survey for offsite utilities and only includes the area associated with the roadway extension.

### **DELIVERABLES:**

- Right of Entry Letters, Follow Up Letters, and Executed Right of Entry Documents.
- Mapping in 2-D and 3-D MicroStation Files
- DTM of Proposed Corridor
- Easements

## **4 GEOTECHNICAL**

Our geotechnical subconsultants will perform a site visit prior to the initiation of the fieldwork to assess site conditions and observe dimensions that may affect the execution of the work. Any variations noted during our site visit that would impact the work scope, schedule, and/or fee presented in this proposal will be communicated to the CLIENT.

Based on the limited information provided, we propose to drill the borings to assess subsurface conditions along the proposed alignment. We anticipate that all borings will be accessible to a truck mounted drill rig.

Borings will be in the field utilizing site features and/or a handheld, recreational grade, GPS locator. The borings will be drilled utilizing conventional geotechnical drilling methods. Samples will be taken using conventional split-spoon and Shelby tube sampling techniques. Where penetration into water bearing granular soils is required, rotary-wash drilling techniques will be used. Soil samples collected during the exploration will be screened in the field utilizing a Photo-Ionization Detector (PID) and a Combustible Gas Indicator (CGI). If readings from these devices indicate potential environmentally impacted material, field operations will be stopped, and the CLIENT will be contacted. Environmental drilling, testing, waste characterization, and/or consulting are not included in our scope of services. Representative portions of samples will be sealed and packaged for transportation to our laboratory. The boreholes will be terminated at the scheduled termination depth. Immediately following drilling activities, water level readings, if encountered and prior to implementation of rotary-wash drilling techniques, will be recorded for the open boreholes.



## DOUCET

### 5 SUBSURFACE UTILITY ENGINEERING

Our Subconsultant will perform SUE services for this project in general accordance with the recommended practices and procedures described in ASCE publication CI/ASCE 38-02 “Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.” As described in the publication, four levels have been established to describe and depict the quality of subsurface utility information. The four quality levels are as follows:

Quality Level D (QL“D”) – Information obtained from existing utility records.

Quality Level C (QL“C”) – Surveyed data depicting visible above-ground features supplemented with QL“D” information.

Quality Level B (QL“B”) – Two-dimensional horizontal information obtained through the application and interpretation of non-destructive surface geophysical methods. Also known as “designating,” this level incorporates QL“C” information and provides horizontal positioning of subsurface utilities to within approximately 1.0 foot.

Quality Level A (QL“A”) – Three-dimensional horizontal and vertical information obtained through non-destructive vacuum excavation equipment to expose utilities at critical points. Also known as “locating,” this level incorporates QL“B” information and provides horizontal and vertical positioning of subsurface utilities to within approximately 0.05 feet.

Unless utilities are located, the site will utilize Quality Level B

### 6. PRELIMINARY DESIGN (60%)

Plans shall be prepared per City of Bastrop standards and criteria including applicable submittal requirements including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.

#### 6.1 Roadway Design (60%):

- Prepare horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, ultimate cross sections created at ultimate increments and at cross drainage structures.



## DOUCET

- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.
- Prepare Erosion Control sheets

### 6.2 Drainage:

- Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, and erosion and sedimentation control.

### 6.3 Signage & Markings:

- Prepare signing and marking layout per Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.

### 6.4 Traffic Control:

- If necessary - Prepare traffic control plan sequence of construction narrative, phase layout sheets, and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).

### 6.5 Specifications

- Prepare draft specification list and compile specifications.

### 6.6 Estimate

- Prepare draft bid tabs with quantities and cost

### DELIVERABLES:

- 60% PS&E Submittal

## 7 FINAL DESIGN

CONTINUATION OF DESIGN (90%, 100%, FINAL)



## **DOUCET**

### **7.1 Roadway Design:**

- Prepare horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, ultimate cross sections created at ultimate increments, Erosion Control sheets and at cross drainage structures.
- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.

### **7.2 Drainage:**

- Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, and erosion and sedimentation control.

### **7.3 Signage & Markings:**

- Prepare signing and marking layout per Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.

### **7.4 Traffic Control:**

### **7.5 Specifications**

- Prepare draft specification list and compile specifications.

### **7.6 Estimate**

- Prepare draft bid tabs with quantities and cost

### **DELIVERABLES:**

- 90% -100% PS&E SUBMITTAL

## **8. CONSTRUCTION MANAGEMENT AS OWNER'S REPRESENTATIVE**

### **• CONSTRUCTION OPERATIONS**

1. Attend the pre-construction conference required by the City prior to construction.





## DOUCET

2. Doucet will review, approve, reject or ask for clarifications on submittals and shop drawings submitted by Contractor for general compliance of the Contract Documents as directed by the Client.
  3. Review and administer requests for information (RFI) from the Contractor.
  4. Issue written clarifications and/or interpretations related to the requirements of Contract Documents, as appropriate.
  5. Review pay applications, certify, and make recommendations for payment, if requested by the Client.
  6. Interpret the construction documents and recommend Change Orders to the Client, as necessary.
  7. Doucet will provide periodic construction observation services, as requested by the Client. We have budgeted three (3) visit per week totaling two (4) hours per visit. The total construction time is anticipated to be about four (4) months, so we have budgeted for that duration for our construction observer.
- **Construction Closeout**
    1. Once construction has been deemed substantially complete, complete a preliminary inspection of the site and prepare punch lists as required.
    2. Once the punch lists have been completely addressed, participate in the final inspection of the site and prepare and provide to the Client a Letter of Concurrence required by the City.

COUNTY: Bastrop

**PROGRAM ESTIMATE  
BASTROP EDC PHASE 2**

TYPE: PAVING AND DRAINAGE CONSTRUCTION CONSISTING OF GRADING, CONCRETE PAVEMENT,  
DRAINAGE STRUCTURES, SIGNING, EROSION CONTROL MEASURES, WATERMAIN, SANITARY SEWER AND LIFT STATION

LENGTH: FEET = 6,680.00  
MILES = 1.27

LIMITS: JACKSON ST. LCRA EASMENT TO TECHONOLOGY ST- TECHONOLOGY DR. -PIPELINE EASEMENT TO PARCEL END

PREPARED BY: TYRONE HUTTON & DAVID SPEICHER

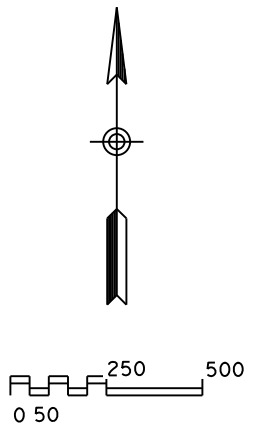
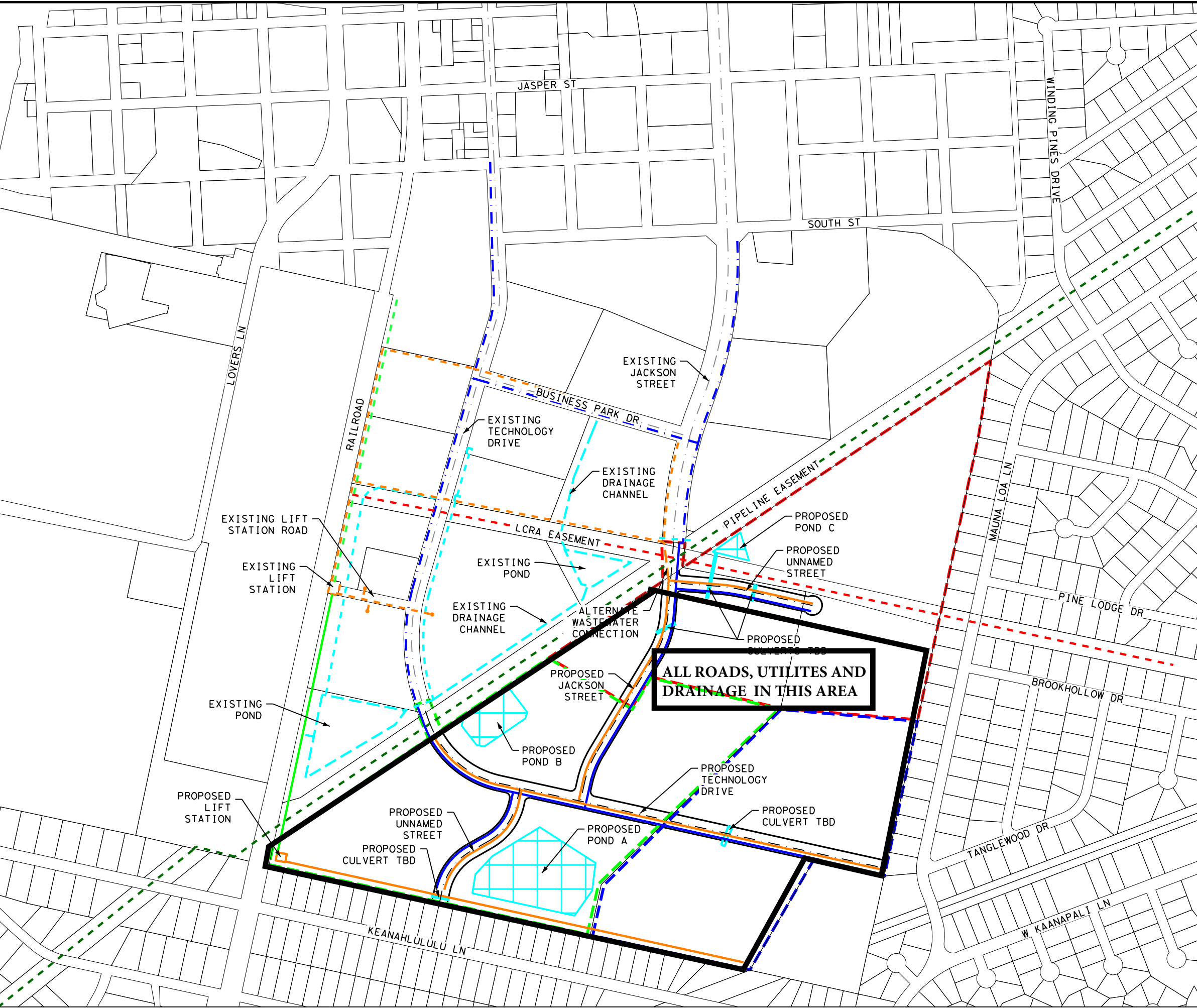
Date: 06/24/22

BID NO.	ITEM NO.	DESC NO.	SPEC NO.	DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
1	100	6002		PREPARING ROW	STA	66.80	\$7,329.01	\$489,577.53
2	110	6001		EXCAVATION (ROADWAY)	CY	13660.00	\$7.67	\$104,772.20
3	132	6004		EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	20000.00	\$10.54	\$210,700.00
4	152	6001		ROAD GRADER WORK (ORD COMP)	STA	66.80	\$212.64	\$14,204.02
5	160	6003		FURNISHING AND PLACING TOPSOIL (4")	SY	16330.00	\$1.30	\$21,229.00
6	164	6035		DRILL SEEDING (PERM) (RURAL) (CLAY)	SY	16330.00	\$0.16	\$2,612.80
7	168	6001		VEGETATIVE WATERING	MG	328.00	\$13.06	\$4,282.04
8	169	6001		SOIL RETENTION BLANKETS (CL 1) (TY A)	SY	16330.00	\$0.99	\$16,166.70
9	216	6001		PROOF ROLLING	HR	0.65	\$82.81	\$53.83
10	260	6002		LIME (HYDRATED LIME (SLURRY))	TON	248.00	\$222.38	\$55,150.24
11	260	6079		LIME TRT (SUBGRADE)(6")	SY	41814.00	\$2.61	\$109,134.54
12	310	6005		PRIME COAT (AE-P)	GAL	8083.00	\$3.84	\$30,998.31
13	360	6001		CONC PVMT (CONT REINF - CRCP) (7")	SY	32329.00	\$147.70	\$4,774,831.66
14	464	6026		RC PIPE (CL V)(24 IN)	LF	210.00	\$146.00	\$30,658.95
15	467	6006		SET (TY I) (24 IN) (4: 1) (C)	EA	10.00	\$2,778.52	\$27,785.15
16	500	6001		MOBILIZATION	LS	1.00	\$280,000.00	\$280,000.00
17				BONDS AND INSURANCES	LS	1.00	\$141,835.00	\$141,835.00
18				CONSTRUCTION SURVEY	LS	1.00	\$141,835.00	\$141,835.00
19	506	6003		ROCK FILTER DAMS (INSTALL) (TY 3)	LF	45.00	\$57.72	\$2,597.40
20	506	6011		ROCK FILTER DAMS (REMOVE)	LF	45.00	\$10.34	\$465.08
21	506	6020		CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	83.00	\$25.18	\$2,089.94
22	506	6024		CONSTRUCTION EXITS (REMOVE)	SY	83.00	\$7.67	\$636.61
23	506	6038		TEMP SEDMT CONT FENCE (INSTALL)	LF	13360.00	\$2.96	\$39,478.80
24	506	6039		TEMP SEDMT CONT FENCE (REMOVE)	LF	13360.00	\$0.83	\$11,088.80
25	506	6041		BIODEG EROSN CONT LOGS (INSTL) (12")	LF	60.00	\$5.04	\$302.10
26	529	6007		CONC CURB & GUTTER (TY I)	LF	13360.00	\$23.05	\$307,948.00
27	531	6016		CURB RAMPS (TY 21)	EA	4.00	\$1,934.31	\$7,737.22
28	644	6001		IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	6.00	\$617.90	\$3,707.37
29	690	6040		INSTALL OF CONTROL CABINET(GRND MNT)	EA	3.00	\$12,629.00	\$37,887.00
30	6295	6001		DECORATIVE LIGHTING ASSEMBLY	EA	32.00	\$2,600.00	\$83,200.00
31	7017	6005		SANITARY SEWER (8IN) (PVC) (C900)	LF	8180.00	\$94.76	\$775,136.80
32	7017	6108		SANITARY SEWER LATERAL (6")(PVC)	LF	700.00	\$68.58	\$48,006.00
33	7017	6125		MANHOLE (SAN SWR)(48 IN)	EA	15.00	\$5,000.00	\$75,000.00
34	7017	6158		SANITARY SEWER CLEANOUT	EA	20.00	\$40.00	\$800.00
35	7049	6007		WATER MAIN PIPE (PVC) (12-IN)	LF	6680.00	\$132.00	\$881,760.00
36	7049	6011		FIRE LINES (6-IN)	LF	300.00	\$86.00	\$25,800.00
37	7049	6076		SERVICE LINE (SHORT SIDE) (1-1/2"TO 2")	EA	7.00	\$2,305.27	\$16,136.89
38	7049	6077		SERVICE LINE (LONG SIDE) (1-1/2"TO 2")	EA	7.00	\$4,799.01	\$33,593.07
39	7049	6084		TAPPING SLEEVE AND VALVE (8IN X 16IN)	EA	7.00	\$293.63	\$2,055.41
40	7049	6104		FIRE HYDRANT ASSEMBLY	EA	23.00	\$6,326.07	\$145,499.50
41	7049	6162		GATE VALVE (12 IN)	EA	7.00	\$3,000.00	\$21,000.00
42	7100	6032		3" SCH 40 PVC CONDUIT	LF	6680.00	\$25.00	\$167,000.00
43				SECONDARY SERVICE PEDESTAL	EA	9.00	\$1,200.00	\$10,800.00
44				6" ELECTRIC RIGID CONDUIT SLEEVES	LF	6680.00	\$35.00	\$233,800.00
45				LIFT STATION 40 GPM	EA	1.00	\$350,000.00	\$350,000.00
				<b>PROJECT TOTAL</b>				<b>\$9,739,353</b>

15% CONTINGENCY	\$1,460,903
ENGINEERING & DESIGN SURVEY	\$1,460,903
GEOTECHNICAL	\$80,000
SUBSURFACE UTILITY ENGINEERING	\$60,000
7 EASEMENTS	\$17,500
CONSTRUCTION MANAGEMENT AS OWNER'S REP.	\$310,000
<b>TOTAL ENGINEERING</b>	<b>\$1,928,403</b>

**GRAND TOTAL (includes contegency) \$13,128,659**

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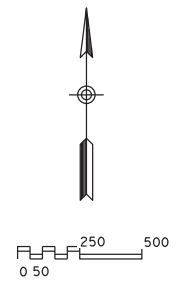
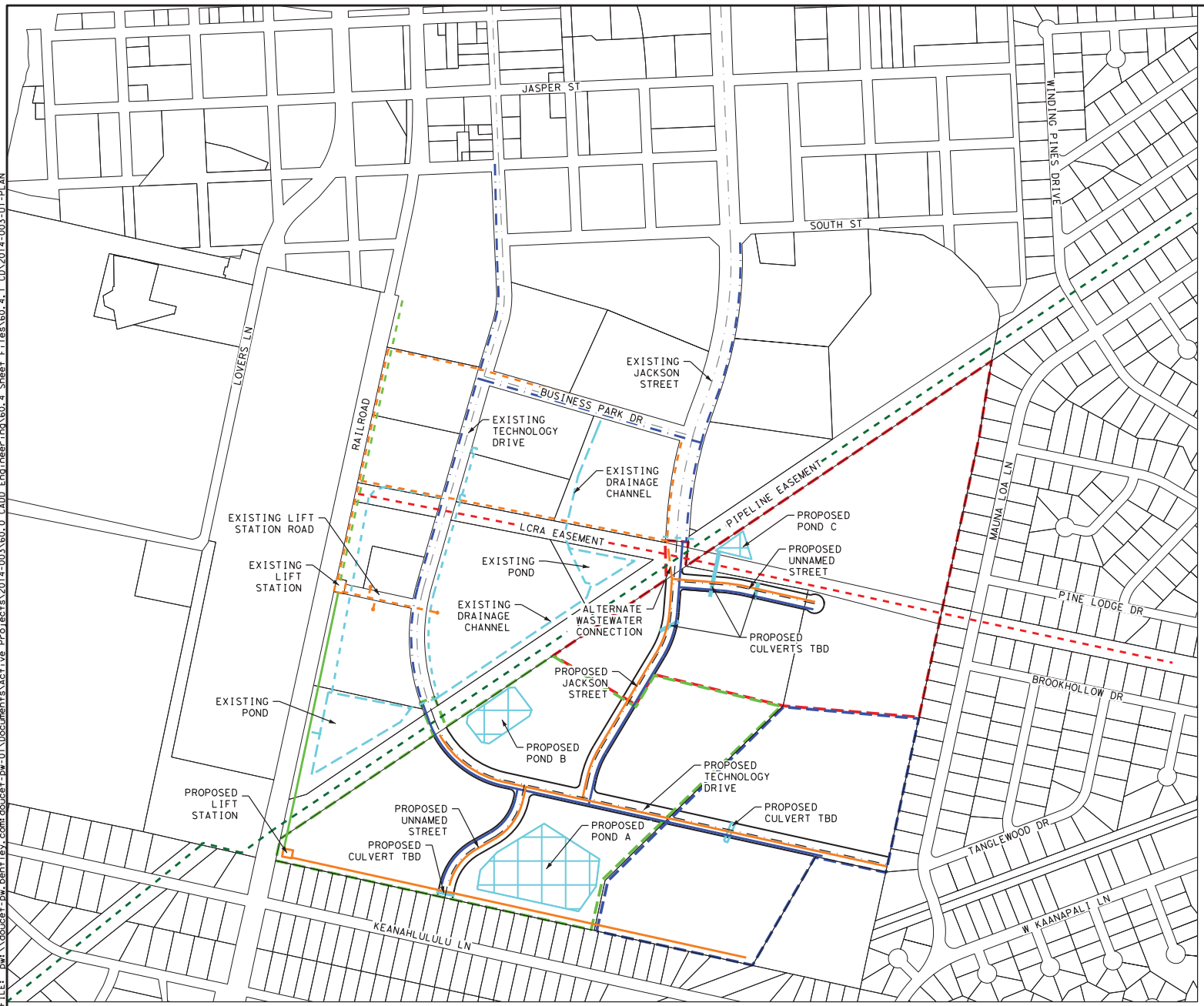


- EXISTING ROADWAY CENTERLINE ---
- PROPOSED ROADWAY CENTERLINE ---
- PROPOSED ROW BOUNDARY ---
- EXISTING WATERLINE ---
- PROPOSED WATERLINE ---
- EXISTING WASTEWATER LINE ---
- PROPOSED WASTEWATER LINE ---
- EXISTING FORCE MAIN LINE ---
- PROPOSED FORCE MAIN LINE ---
- EXISTING DRAINAGE LINE ---
- PROPOSED DRAINAGE LINE ---
- EXISTING GAS LINE ---
- EXISTING OVERHEAD ELECTRIC LINE ---
- PHASE ONE BOUNDARY ---
- PHASE TWO BOUNDARY ---
- PHASE THREE BOUNDARY ---

**ALL ROADS, UTILITES AND DRAINAGE IN THIS AREA**

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- EXISTING ROADWAY CENTERLINE ---
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IFB # _____ \$TFBs _____ PRECINCT # _____ \$PRECINCT # _____ SCALE: _____ VERT: _____ HORZ: _____	Civil Engineering - Planning - Geospatial 4000 North Shoreline Drive, Suite 100 North Shore, Hawaii 96761 Phone: (808) 484-0400 Fax: (808) 484-0401 www.dadoucellet.com
DRAWN BY: sdrains DESIGNED BY: sdrains TITLE: <b>UTILITY LAYOUT</b>	
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SHEET NO. _____	NO. _____ REVISION _____ BY _____ DATE _____



## Agenda Item: 3.7

# AGENDA MEMORANDUM

Meeting Date: July 18, 2022

Agenda Item: Discussion, review and possible action regarding all matters related to the BEDC's draft budget for fiscal year 2022/2023, including the possibility of approving the budget (with or without changes) to be presented to City Council for inclusion in the City of Bastrop's overall FY23 budget.

Submitted by: Angela Ryan, BEDC Operations Manager  
Bill Gossett, BEDC Board Secretary/Treasurer

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The budget has been updated to reflect the changes made at the last budget workshop.

This version reflects the projects that the City of Bastrop requested the BEDC consider funding in FY23. It also includes the benefits for a seventh BEDC staff member and a \$64,000 lump sum to TMRS.

The City's CFO explained the TMRS expense:

We are currently a 6% contribution with a 2:1 match. The match won't change but we are trying to increase our contribution rate to 7% to be more competitive with other central Texas cities. The lump sum combined with the increase in the match contribution rate (8% higher than the required rate) will get us closer to being able to change our plan to a 7% plan. The goal is to change the plan in 2024.

Attachments:

Updated draft budget

Breakdown of certain budgeted expenditures

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**Recommendation** – Approve the budget, either as submitted or with additional changes.

**[RECOMMENDED MOTION]** – I move to approve the budget as presented (or as updated).





## Type B - Bastrop Economic Development Corp.

### Fund Description

The purpose of the Economic Development Corporation is to enhance the quality of life in the City of Bastrop, by providing appropriate infrastructure and by promoting and assisting the kind of economic development in our community which will provide the people of Bastrop meaningful and rewarding employment opportunities and greater access to desirable goods and services.

### Revenues by Source

Name	FY2021 Actual	FY2022 Adopted Budget	FY2022 Projected	FY2023 Budgeted	FY2022 Adopted Budget vs. FY2023 Budgeted (% Change)
<b>Revenue Source</b>					
<b>Taxes &amp; Penalties</b>					
SALES TAX	\$3,319,872	\$3,331,500	\$3,983,846	\$4,183,039	25.6%
<b>Total Taxes &amp; Penalties:</b>	<b>\$3,319,872</b>	<b>\$3,331,500</b>	<b>\$3,983,846</b>	<b>\$4,183,039</b>	<b>25.6%</b>
<b>Charges for Services</b>					
LEASE AGREEMENT	\$15,640	\$15,870	\$15,870	\$15,870	0%
<b>Total Charges for Services:</b>	<b>\$15,640</b>	<b>\$15,870</b>	<b>\$15,870</b>	<b>\$15,870</b>	<b>0%</b>
<b>Interest Income</b>					
INTEREST INCOME	\$13,816	\$15,000	\$15,000	\$15,000	0%
<b>Total Interest Income:</b>	<b>\$13,816</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>0%</b>
<b>Miscellaneous</b>					
RENTAL INCOME	\$134,836	\$178,109	\$77,104	\$0	-100%
MISCELLANEOUS INCOME	\$258,614	\$0	\$0	\$0	0%
<b>Total Miscellaneous:</b>	<b>\$393,450</b>	<b>\$178,109</b>	<b>\$77,104</b>	<b>\$0</b>	<b>-100%</b>
<b>Other Sources</b>					
SPECIAL ITEM	\$126,000	\$0	\$0	\$0	0%
GAIN/LOSS ON SALE OF FIXED ASS	\$0	\$0	\$805,779	\$0	0%
<b>Total Other Sources:</b>	<b>\$126,000</b>	<b>\$0</b>	<b>\$805,779</b>	<b>\$0</b>	<b>0%</b>
<b>Other Income</b>					
LAND/OTHER SALES	\$0	\$1,533,935	\$0	\$0	-100%
<b>Total Other Income:</b>	<b>\$0</b>	<b>\$1,533,935</b>	<b>\$0</b>	<b>\$0</b>	<b>-100%</b>
<b>Total Revenue Source:</b>	<b>\$3,868,778</b>	<b>\$5,074,414</b>	<b>\$4,897,599</b>	<b>\$4,213,909</b>	<b>-17%</b>

## Expenditures by Expense Type

Name	FY2021 Actual	FY2022 Adopted Budget	FY2022 Projected	FY2023 Budgeted	FY2022 Adopted Budget vs. FY2023 Budgeted (% Change)
<b>Expense Objects</b>					
<b>Personnel Costs</b>					
BEDC OPERATIONAL SALARIES	\$243,682	\$410,415	\$224,805	\$624,983	52.3%
COMPENSATED ABSENCES EDC	-\$10,937	\$0	\$0	\$0	0%
BEDC PRE-EMPLOYMENT EXPEN	\$0	\$0	\$0	\$25,000	N/A
LONGEVITY	\$873	\$1,205	\$1,175	\$1,380	14.5%
SOCIAL SECURITY	\$18,452	\$31,522	\$17,200	\$47,936	52.1%
RETIREMENT	\$28,104	\$47,707	\$26,032	\$134,026	180.9%
GROUP INSURANCE	\$28,075	\$57,203	\$22,950	\$71,549	25.1%
WORKER'S COMPENSATION	\$235	\$1,551	\$788	\$865	-44.2%
<b>Total Personnel Costs:</b>	<b>\$308,485</b>	<b>\$549,603</b>	<b>\$292,950</b>	<b>\$905,739</b>	<b>64.8%</b>
<b>Supplies &amp; Materials</b>					
OPERATIONAL SUPPLIES (OFFICE)	\$1,652	\$7,200	\$5,000	\$7,200	0%
POSTAGE	\$0	\$360	\$10	\$360	0%
OFFICE EQUIPMENT	\$152	\$5,000	\$10,000	\$13,000	160%
<b>Total Supplies &amp; Materials:</b>	<b>\$1,804</b>	<b>\$12,560</b>	<b>\$15,010</b>	<b>\$20,560</b>	<b>63.7%</b>
<b>Maintenance &amp; Repairs</b>					
MAINT OF EQUIPMENT	\$0	\$1,000	\$200	\$1,000	0%
INDUSTRIAL PARK MAINT EXP	\$6,700	\$10,000	\$7,500	\$10,000	0%
BUILDING REPAIRS & MAINT.	\$8,835	\$5,000	\$5,000	\$5,000	0%
<b>Total Maintenance &amp; Repairs:</b>	<b>\$15,535</b>	<b>\$16,000</b>	<b>\$12,700</b>	<b>\$16,000</b>	<b>0%</b>
<b>Occupancy</b>					
COMMUNICATIONS	\$7,643	\$9,000	\$9,000	\$12,000	33.3%
OFFICE RENTAL	\$40,800	\$40,800	\$40,800	\$40,800	0%
UTILITIES	\$2,328	\$3,000	\$2,500	\$5,600	86.7%
<b>Total Occupancy:</b>	<b>\$50,771</b>	<b>\$52,800</b>	<b>\$52,300</b>	<b>\$58,400</b>	<b>10.6%</b>
<b>Contractual Services</b>					
PROFESSIONAL SERVICES	\$55,300	\$219,300	\$219,300	\$65,000	-70.4%
AUDIT	\$0	\$4,000	\$4,500	\$5,000	25%
LEGALS	\$50,945	\$75,000	\$50,000	\$75,000	0%
ENGINEERING	\$3,500	\$15,000	\$25,000	\$15,000	0%
PROPERTY INSURANCE	\$3,470	\$5,000	\$5,000	\$5,000	0%
RENTAL -921 MAIN ST EXPENSE	\$5,122	\$5,000	\$5,000	\$0	-100%
CONTRACTUAL SERVICES	\$25,725	\$45,000	\$140,000	\$25,000	-44.4%
CITY PROJECTS & PROGRAMS	\$0	\$323,650	\$47,000	\$2,687,000	730.2%

Name	FY2021 Actual	FY2022 Adopted Budget	FY2022 Projected	FY2023 Budgeted	FY2022 Adopted Budget vs. FY2023 Budgeted (% Change)
CITY SHARED SERVICES	\$0	\$7,500	\$7,500	\$10,000	33.3%
BIP TECHNOLOGY/MLK INFRASTRUCT	\$103,200	\$103,200	\$101,480	\$82,560	-20%
MAIN STREET PROG SUPPORT	\$50,000	\$50,000	\$50,000	\$50,000	0%
CITY ADMINISTRATIVE SUPPORT	\$18,000	\$18,000	\$18,000	\$20,000	11.1%
<b>Total Contractual Services:</b>	<b>\$315,261</b>	<b>\$870,650</b>	<b>\$672,780</b>	<b>\$3,039,560</b>	<b>249.1%</b>
<b>Other Charges</b>					
MARKETING TRAVEL	\$0	\$18,000	\$18,000	\$18,000	0%
BUSINESS DEVELOPMENT	\$1,446	\$8,000	\$4,000	\$8,000	0%
TRAINING TRAVEL	\$7,223	\$10,000	\$8,000	\$10,000	0%
AUTO ALLOWANCE - STAFF	\$2,769	\$6,000	\$6,000	\$12,000	100%
ISSUANCE COST	\$28,215	\$0	\$0	\$0	0%
DUES, SUBSCRIPTIONS & PUBLICAT	\$15,512	\$29,000	\$25,000	\$29,000	0%
PROMOTIONAL ROLLLOVER PRIOR YR	\$0	\$65,775	\$65,775	\$65,775	0%
BONDS FOR BEDC OFFICERS	\$322	\$1,000	\$500	\$1,000	0%
LOCAL/MISC ADV & SPONSORSHIP	\$5,674	\$15,000	\$12,000	\$15,000	0%
NATIONAL/REG ADV & MARKETING	\$5,054	\$45,000	\$10,000	\$45,000	0%
DIGITAL ADV & MARKETING	\$2,200	\$54,200	\$54,200	\$54,200	0%
SPECIAL ADV & MARKETING	\$112	\$15,000	\$5,000	\$15,000	0%
SPL FILM BASTROP	\$0	\$15,000	\$0	\$15,000	0%
SPL PROJ-REDEVELOPMENT GRANTS	\$150,000	\$325,000	\$175,000	\$125,000	-61.5%
SPL EDUC & WORKFORCE DEVELOP	\$19,922	\$60,000	\$40,000	\$150,000	150%
SPL ENTREPRENEURIAL/SM BUS	\$0	\$50,000	\$0	\$50,000	0%
SPL RETAIL RECRUITING	\$14,500	\$40,000	\$14,500	\$40,000	0%
380 AGREEMENT REIMBURSEMENT	\$377,532	\$285,000	\$433,720	\$15,000	-94.7%
WATER RIGHTS PROP FUNDING	\$60,000	\$60,000	\$60,000	\$60,000	0%
LAND/GRANT REBATES	\$0	\$9,334	\$0	\$9,400	0.7%
SPL PRJT DISASTER RELIEF GRANT	\$5,500	\$50,000	\$0	\$50,000	0%
SPL PRJT BUS RETEN & EXPAN	\$0	\$150,000	\$0	\$150,000	0%
OPPORTUNITY AUSTIN	\$10,000	\$10,000	\$10,000	\$10,000	0%
CASH INCENTIVE	\$275,000	\$250,000	\$0	\$100,000	-60%
CLOSING COSTS	\$0	\$165,000	\$220,000	\$25,000	-84.8%
<b>Total Other Charges:</b>	<b>\$980,981</b>	<b>\$1,736,309</b>	<b>\$1,161,695</b>	<b>\$1,072,375</b>	<b>-38.2%</b>
<b>Contingency</b>					



Name	FY2021 Actual	FY2022 Adopted Budget	FY2022 Projected	FY2023 Budgeted	FY2022 Adopted Budget vs. FY2023 Budgeted (% Change)
CONTINGENCY	\$0	\$25,000	\$25,000	\$25,000	0%
<b>Total Contingency:</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>0%</b>
<b>Capital Outlay</b>					
TRAIL SYS FROM ESKEW TO HWY 71	\$12,075	\$13,000	\$13,000	\$0	-100%
921 MAINSTREET PROJECT	\$629,600	\$0	\$0	\$0	0%
BIP TECHNOLOGY/MLK INFRASTRUCT	\$0	\$1,537,000	\$0	\$2,000,000	30.1%
TECHNOLOGY AND JACKSON DRIVE	\$0	\$0	\$0	\$2,000,000	N/A
<b>Total Capital Outlay:</b>	<b>\$641,675</b>	<b>\$1,550,000</b>	<b>\$13,000</b>	<b>\$4,000,000</b>	<b>158.1%</b>
<b>Debt Service</b>					
C OF O SERIES 2013 PRINCIPLE	\$79,000	\$124,000	\$124,000	\$130,000	4.8%
C OF O SERIES 2013 INTEREST	\$80,144	\$8,860	\$8,860	\$3,900	-56%
GO REFUNDING 2017-PRINC	\$0	\$0	\$0	\$60,000	N/A
GO REFUNDING 2017-INT	\$20,000	\$20,000	\$20,000	\$20,000	0%
GO REFUNDING, SERIES 2020-PRIN	\$61,288	\$63,753	\$63,753	\$0	-100%
GO REFUNDING, SERIES 2020-INT	\$1,245	\$657	\$657	\$0	-100%
BOND PRINCIPAL 2018	\$70,000	\$70,000	\$1,050,000	\$0	-100%
BOND INTEREST 2018	\$37,968	\$35,595	\$25,015	\$0	-100%
ROSCOE LOAN 2019 - PRINCIPLE	\$16,829	\$34,102	\$1,384	\$0	-100%
ROSCOE LOAN 2019 - INTEREST	\$68,759	\$68,700	\$35,512	\$0	-100%
GO REF, SERIES 2021A - PRINC	\$0	\$25,000	\$25,000	\$25,000	0%
GO REF, SERIES 2021A - INT	\$7,742	\$32,789	\$32,789	\$32,714	-0.2%
<b>Total Debt Service:</b>	<b>\$442,975</b>	<b>\$483,456</b>	<b>\$1,386,970</b>	<b>\$271,614</b>	<b>-43.8%</b>
<b>Total Expense Objects:</b>	<b>\$2,757,488</b>	<b>\$5,296,378</b>	<b>\$3,632,405</b>	<b>\$9,409,248</b>	<b>77.7%</b>

