

CITY OF BANDERA CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, January 13, 2026 at 6:30 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

AGENDA

1. **Call to order and Roll Call.**
2. **Invocation and Pledge.**
3. **Visitors to be heard (shall not exceed 30 minutes total).**

Citizens wishing to be heard may do so on all matters except personnel matters, matters listed on the agenda as a public hearing, and matters under litigation. Each person addressing the council must provide his/her legal name and current address for city records and meeting minute preparation. Each person will only be allowed to speak on matters on the agenda during citizen's forum/public comment. No rebuttals will be permitted. Each person addressing the governing body shall not exceed three (3) minutes. Section 551.042, Government Code, V.T.C.A. (i.e. Texas Open Meetings Act) permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting, but any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting. All remarks shall be addressed to the council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the council may be requested to leave the meeting.

4. **Consent Agenda.**

- A. Approval of minutes for the Regular City Council Meeting on December 9, 2025 and December 23, 2025.

5. **Presentations.**

- A. Presentation by a Solutions consultant at Tyler Technologies for the MyGov permitting software. - Stephanie Biggs
 - B. A short presentation and discussion concerning Bandera Music Friendly signs that the group would like to install assuming approval from city council and TxDot. - Debbie Breen

6. **Staff Reports.**

- A. Update on City Animal Shelter. - DeAnna McCabe
 - B. Update on Surplus Vehicles. - Tammy Ott Morrow

7. **Discussion and possible action on the following items:**

- A. Take any appropriate action for a reimbursement to TJ's @ The Old Forge for plumbing repairs and loss of daily sales. - Jill Dickerson
 - B. Discussion regarding resources for our homeless population. - Tammy Ott Morrow
 - C. Amendment to 1.03.0094 Citizens' forum/ public comment ordinance. - Tammy Ott Morrow
 - D. Review of the updated 2025 Street Improvement Plan. - DeAnna McCabe
 - E. Set a date and time to have a meeting with all business owners that are potentially affected by the proposed sidewalk project. - Debbie Breen
 - F. Discussion and possible action for the City Administrator position. - Tammy Ott Morrow

8. Requests and Announcements.

- A. Requests by Council to place items on an agenda.
- B. Announcements by Council.

9. Adjourn.

/s/ Jill Shelton

Jill Shelton, *City Secretary*

The City Council for the City of Bandera reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Texas Government Code §551.071 (Consultations with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices) and §551.086 (Economic Development). There may be a quorum of Economic Development Corporation/Planning and Zoning member at any regularly scheduled City Council Meeting. This facility is wheelchair accessible and handicapped parking is available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (830) 796-3765. This agenda is posted in accordance with the Texas Government Code, Chapter 551 on January 7, 2026.

Pursuant to Section Previous 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun". "Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly".



CITY OF BANDERA
CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, December 09, 2025 at 5:45 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. Call to order.

The meeting and Public Hearing were called to order at 5:45PM all Councilmembers were present.
PRESENT

Mayor Denise Griffin

Councilmember Lynn Palmer

Councilmember Jeff Flowers

Councilmember Tammy Morrow

Councilmember DeAnna McCabe arrived at 5:55

Councilmember Debbie Breen arrived at 5:58

2. Invocation and Pledge.

Councilmember Flowers offered the invocation and all stood for the pledges.

3. Visitors to be heard (shall not exceed 30 minutes total).

Paricia Moore spoke on behalf of the RED program during visitors to be heard.

4. Consent Agenda.

A. Approval of Minutes from the October 28, 2025 regular meeting, the November 12, 2025 special meeting, November 25, 2025 Regular meeting.

Motion made by Councilmember Flowers to approve the consent agenda, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

5. Public Hearing.

A. Regarding Amendment to the City's contract with the Texas Department of Agriculture for Texas Community Development Block Grant Program (TxCDBG) RED Program, Contract CRC23-0540. The purpose of this meeting it to discuss the proposed changes to the scope of work.

Public Hearing was closed at 6:20 PM.

6. Discussion and possible action on the following items:

A. Discuss and take possible action to adopt Resolution 2025-040 to approve the Amendment for Contract CRC23-0540 to be submitted to TDA.

There was some discussion about the reason for the change to add lighting to the project.

Motion made by Councilmember Flowers to approve Resolution 2025-040, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

B. Discuss and take possible action to adopt Amended Resolution 2025-036 Regarding Civil Rights for TxCDBG Contract CRC23-0540.

Motion made by Councilmember Breen to approve Resolution 2025-036, Seconded by Councilmember Flowers.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

C. 2026 Holiday Calendar.

Motion made by Councilmember Palmer to approve the 2026 Holiday calendar with the removal of Juneteenth, Seconded by Councilmember Morrow.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

D. Update on the status of the P&Z Board.

City Secretary Shelton updated the Council on the status of the P&Z board stating there had been no meetings in over a year and there had been no applications. Additionally the previous board most would not like to serve again. There was a consensus to put a call for applicants out.

E. City Utility Rates.

Treasurer Wright discussed the process of the sludge removal and the billing for Republic.

There was no action on this item.

F. Discussion on Filling vacancies on the EDC Board.

There are two empty seats on the board and three applications had come in.

Motion made by Councilmember Palmer to appoint Andrea Jankoski to the board, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

Motion made by Councilmember Palmer to appoint Jeff Flowers to the board, Seconded by Councilmember Flowers.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember Palmer, Councilmember Breen

Voting Nay: Councilmember McCabe

Motion Passes.

G. Discussion on 1.03.061 Place and Time of regular meetings.

There was some discussion on the meeting time and conflict with work schedules. There was also discussion on adding an additional meeting day.

Motion made by Councilmember Morrow to have the meetings at 6:30PM on the 2nd, 4th and 5th (when it applies) Tuesday, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Voting Nay: Councilmember Flowers

Motion passes.

H. Discussion and possible action on canceling the meeting on December 23, 2025.

There was discussion on cancelling the meeting on the 23rd due to people having plans and traveling for Christmas. There was no action on this item because Morrow, Breen and McCabe said they would attend the meeting.

I. Request from Bandera Business Association for use of the Bandera City Park for a Market Days event on February 7, 2026 from 7am-5pm.

Motion made by Councilmember Palmer to approve the request, Seconded by Councilmember Morrow.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

J. Request from Eileen Rogers for Renewal of Heritage Park Facility Use Agreement.

Motion made by Councilmember Breen to approve the request with a 2-year term, Seconded by Councilmember McCabe.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

K. Discussion and possible action on HOT tax for the past two years.

Motion made by Councilmember Breen to postpone, Seconded by Councilmember McCabe.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

L. Approval of Ordinance 457 for Budget amendments for 2024-2025 Budget.

Motion made by Councilmember Flowers to approve Ordinance 457, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

M. 2024-2025 End of year Budget Update.

Treasurer Wright presented the End of year Budget. There was no action needed.

N. Selection of Auditor Services for the City of Bandera.

Motion made by Councilmember Palmer to approve Donald L. Allman, CPA, PC for Auditor Services, Seconded by Councilmember Flowers.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

Motion passes.

7. Requests and Announcements.

A. Requests by Council to place items on an agenda.

2025-2026 Budget Workshop

Future Sidewalk Development

Employee Cross training

Council Draft Agendas

Street Improvement Plan

EDC property that was approved to sell to City

Public Comment Ordinance

All others will be emailed

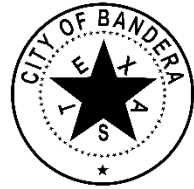
B. Announcements by Council.

There were no announcements.

8. Adjourn. The meeting was adjourned at 8:09PM.

/s/ Jill Shelton

Jill Shelton, *City Secretary*



CITY OF BANDERA
CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, December 23, 2025 at 6:00 PM

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MINUTES

1. Call to order.

PRESENT

Mayor Denise Griffin
Councilmember DeAnna McCabe
Councilmember Jeff Flowers arrived at 6:13PM
Councilmember Tammy Ott Morrow
Councilmember Debbie Breen

ABSENT

Councilmember Lynn Palmer

- 2. Invocation and Pledge.** Mayor Griffin offered the invocation, and all stood for the pledges.
- 3. Visitors to be heard (shall not exceed 30 minutes total).** There were no visitors to be heard.
- 4. Discussion and possible action on the following items:**

A. Approval of Procurement Policies & Procedures and Local Financial Policy and Procedures for grant awards. Stephanie Biggs, Administrative Assistant Motion made by Councilmember Breen to approve, Seconded by Councilmember McCabe.
Voting Yea: Councilmember McCabe, Councilmember Flowers, Councilmember Morrow, Councilmember Breen

Motion Passes

B. Approval of Resolution 2025-041 to change the time and date of City Council Regular Meetings. Councilmember DeAnna McCabe Motion made by Councilmember McCabe to approve Resolution 2025-041 starting in January 2026, Seconded by Councilmember Breen.
Voting Yea: Councilmember McCabe, Councilmember Flowers, Councilmember Morrow, Councilmember Breen

Motion Passes

C. Discussion and possible action to review or recommend a policy on City Council receiving draft agendas. Councilmember DeAnna McCabe There was discussion on the Council being able to review the draft agendas prior to the final agenda being posted. Mayor Griffin will review the final draft and then send to Council on Tuesday afternoon before the Wednesday deadline.

D. Discussion and possible action regarding EDC property that the EDC voted to sell to the City for \$1.00: specifically, 11th & Cedar, Hackberry & 2nd. Councilmember DeAnna McCabe Motion made by Councilmember McCabe to have all EDC property that is to be sold approved for by the City Council first, Seconded by Councilmember Breen.
Voting Yea: Councilmember McCabe, Councilmember Flowers, Councilmember Morrow, Councilmember Breen.

Motion Passes

E. Discussion on Chapter 1.03.094 Citizen's Forum/Public Comment. Councilmember Tammy Ott Morrow Motion made by Councilmember Morrow to approve changes in Visitors to be heard as drafted by the City Attorney, Seconded by Councilmember McCabe.
Voting Yea: Councilmember McCabe, Councilmember Flowers, Councilmember Morrow, Councilmember Breen

Motion Passes

5. Closed Session.

- A. Pursuant to Section 551.071 of the Texas Open Meetings Act which allows the Bandera City Council to meet in closed session to consult with legal counsel on a matter which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.**

(1) Code of Ordinances, City of Bandera, Texas, Article 1.04 Code of Ethics and Conduct for City Officials and Employees.

Councilmember McCabe had concerns about the closed session and excused herself.

Mayor Griffin closed the meeting at 6:54 with Councilmember, Flowers, Morrow and Breen. The City Attorney Matt Grove was present for 551.071 consultation with legal counsel.

6. Action following Closed Session.

Mayor Griffin opened the meeting at 7:24 PM and there was no action.

7. Staff Reports / Updates.

A. Update on Cross Training in City Hall. Mayor Griffin provided the report to Council.

8. Requests and Announcements.

A. Requests by Council to place items on an agenda.

Morrow would like to address the homeless population and resources available, moving the recording equipment, the City Administrator Position, and a town hall meeting regarding sidewalks.

McCabe would like to review the street improvement project, the City animal shelter, and a budget workshop.

Breen would like to add Music Friendly Presentation in January pending on Carita's availability.

B. Announcements by Council. There were no announcements.

9. Adjourn. The meeting was adjourned at 7:37PM

/s/ Jill Shelton

Jill Shelton, *City Secretary*

**Sales Quotation For:**

City of Bandera
 511 Main St
 Bandera TX 78003
 Stephanie Biggs
 +1 (830) 522-3126
 stephanie.biggs@banderatx.gov

Quoted BY Robin Reeves
 Quote Expiration 10/19/25
 Quote Name MyGov Permitting,
 Licensing and Code
 Enforcement

Tyler Annual Software – SaaS			
Description	List Price	Discount	Annual
Tyler One			
MyGov			
Permits & Inspections	\$ 4,344	\$ 608	\$ 3,736
Business Licenses	\$ 4,344	\$ 608	\$ 3,736
Credential Manager	\$ 2,172	\$ 304	\$ 1,868
Code Enforcement	\$ 4,344	\$ 608	\$ 3,736
TOTAL:	\$ 15,204	\$ 2,128	\$ 13,076

Services		
Description	Hours/Units	Extended Price
MyGov		
Code Enforcement	1	\$ 1,321
Business Licenses	1	\$ 1,321
Credential Manager	1	\$ 726
Permits & Inspections	1	\$ 1,321
Other Services		
Project Management	1	\$ 250
TOTAL:		\$ 4,939

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 13,076
Total Tyler Services	\$ 4,939	
Summary Total	\$ 4,939	\$ 13,076

Optional Tyler Annual Software – SaaS			
Description	List Price	Discount	Annual
Tyler One			
MyGov			
GIS/Mapping	\$ 2,172	\$ 304	\$ 1,868
Electronic Plan Review	\$ 2,172	\$ 304	\$ 1,868
TOTAL:		\$ 4,344	\$ 3,736

Optional Services		
Description	Hours/Units	Extended Price
MyGov		
Electronic Plan Review	1	\$ 726
GIS/Mapping	1	\$ 726
TOTAL:		\$ 1,452

Comments

Work will be delivered remotely unless otherwise noted in this agreement.

Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees are first payable when Tyler makes the software accessible to the Client, and SaaS fees, Hosting fees, and Subscription fees are first payable on the first day of the month following the date this quotation was signed (or if later, the commencement of the agreement's initial term). Any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the agreement.

Fees for services included in this sales quotation shall be invoiced as indicated below.

- Implementation and other professional services fees shall be invoiced as delivered.
- Client has six months to use the services. If Client does not use the services within six months, Tyler may remove the unused services or issue a new quote to provide services at then-current rates.
- Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.

- Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval:	_____	Date:	_____
Print Name:	_____	P.O.#:	_____

MYGOV

MODULE DESCRIPTIONS

Section 5, Item A.

MyGov provides a complete solution whether the need is in Community Development, Building Services, Public Works, Code Enforcement or Business Administration. MyGov is a fully integrated software solution and modules can be added at any time to build the system that is perfect for your agency. Our full product suite can be viewed [here](#).

PERMITS [Visit site.](#)

Use this module to track applications, reviews, payments and inspections by location, such as Building Permits, Fence Permits, Alarm Systems and Special Events. Allow external contacts to apply online, pay fees, respond to reviews, request inspections and be issued the requested permits using the included Collaborator Portal. The Electronic Plan Review module can be added to seamlessly handle blueprints online.

Use Cases

- Residential Build
- Commercial Build
- Fire Systems
- Right of Way
- Commercial Build
- Excavation
- Occupancy
- Fence
- Fire Systems
- Alarm Systems
- Roof
- Mobile Home
- Right of Way
- Demolition
- Special Events
- Driveway

CODE ENFORCEMENT [Visit site](#)

Use this module to track code violations, inspections, abatements, citations, hearings and vehicles related to case work. Create a custom workflow to handle cases, such as Nuisance, Structures, Vehicles and Zoning. Allow citizens to easily report issues using the included Request Manager module, which auto-creates a potential violation in the Code Enforcement module. Officers and staff can easily result inspections, generate custom letters, schedule repeat inspections, collect evidence and distribute abatement jobs online using the included Collaborator Portal.

Use Cases

- Tall Grass
- Unsafe Structure
- Junk Vehicles
- Illegal Construction
- Illegal Occupation
- Weed Lot
- Vacant Structure
- Prohibited Animals
- Inoperable Vehicle
- Dumping
- Graffiti
- Noise
- Zoning
- Illegal Sign
- Trash and Debris
- Dilapidated Fence

MYGOV

MODULE DESCRIPTIONS

WORK ORDER [Visit site](#)

Use this module to track work orders related to your public infrastructure, building maintenance, IT, etc. Create orders with multiple “Jobs” for tracking large projects, such as street repairs, sewer leaks, water line replacements, etc. Associate “Assets” to the order to track asset usage or to conduct maintenance on the asset. Track your budget for each work order category to know total costs for workers, equipment and materials.

Use Cases

- Facility Maintenance
- Fleet Maintenance
- Streets
- Meter
- Park Maintenance
- Pothole / Paving
- Sewer Repair
- Mowing
- Drainage
- Abatements
- Tree and Brush
- Sign / Signal
- Solid Waste
- Meter Set
- Water Repair
- Locates

BUSINESS LICENSE [Visit site](#)

Use this module to track licenses and recurring inspections by location, such as Food and Beverage, Alcohol Permits, Rental Registrations and Fire Alarm Permits. Allow external contacts to apply online, pay fees and be issued the requested license. License holders receive a notification when their license is about to expire or a key date on their license is expiring, such as State License, Bond or Worker’s Comp. Easily see when a license is expired, on hold or revoked.

Use Cases

- Food Permit
- Alcohol License
- Property Registration
- Rental Registration
- Business License
- Merchant License
- Handgun Permit
- Fire Alarm Permit
- Drainage Fees
- Register Backflow
- Day Care Facilities
- Long Term Facilities
- Annual Sign
- Home Business
- Annual Pool/Spa
- Right of Way Permit

MYGOV

MODULE DESCRIPTIONS

Section 5, Item A.

CREDENTIAL MANAGER [Visit site](#)

Use this module to track credentials and renewals for your contacts that hold qualifications, such as General Contractor, Roofer, Food Handler and Solicitor. Allow external contacts to apply online, pay fees and be issued the requested credential. Credential holders receive a notification when their qualification is about to expire or a key date on their credential is expiring, such as State License, Bond or Worker's Comp. Easily see when a credential is expired, on hold or revoked. The Credential Manager integrates seamlessly with the Permit module to auto-validate contacts and their ability to submit applications or request inspections.

Use Cases

- General Contractor
- Roofer
- Pool Manager
- Pool Contractor
- Plumber
- Architect
- Food Handler
- Sign Installer
- Electrician
- Engineer
- Solicitor
- Excavator
- HVAC
- Surveyor
- Fence Installer
- Fire Sprinkler

ELECTRONIC PLAN REVIEW [Visit site](#)

Use this module to receive electronic plans for projects created in the Permit module. Plan documents such as Elevations, Floor Plans, Site Plan and Framing can be submitted online through the included Collaborator Portal. Plans are auto-distributed to the appropriate reviewers where they can open the document, use editing tools, mark corrections, request resubmissions and compare versions. When the document is approved, the reviewer can apply a stamp and signature. All plan documents can be viewed by the agency user and the applicant using a device such as an iPad.

Use Cases

- Site Plan
- Foundation
- Plumbing
- Irrigation
- Floor Plan
- Framing
- HVAC
- Structural
- Elevation
- Landscaping
- Sanitary
- Lighting
- Fire Suppression
- Electrical
- Stormwater
- Accessibility

MYGOV

MODULE DESCRIPTIONS

Section 5, Item A.

GIS / MAPPING [Visit site](#)

Use this module to view location and assets on a mobile device. The GIS / Mapping module can integrate into modules such as Permits, Code Enforcement, Work Orders and Asset Management. Users can plot daily activity to the map, begin projects from the map and research details about parcels and assets. Users can create layers or consume layers from external sources such as ArcGIS.

Use Cases

- Wastewater
- Parcel
- Zoning
- Street
- Water Distribution
- Stormwater
- Sign and Signal
- Poles
- City Limits
- Historic Areas
- Landmarks
- Flood Plain
- Centerlines
- Council / Ward
- Address Points
- Census Tract

LIEN AND COLLECTION [Visit site](#)

Use this module to track property or tax liens. Auto-populate liens from abatements performed in Code Enforcement. Know how much is outstanding for a particular property or your entire agency. Generate payoff estimates for closings and future payoffs. Allow clients, such as realtors and developers, to easily lookup how much is outstanding on a property.

Use Cases

- Demolition
- Lot Cleaning
- Mowing
- Real Property
- Delinquent Utilities
- Capital Charges
- Environmental
- Property Tax
- Board & Secure
- Vacant Property
- Judgments
- Graffiti

MYGOV

MODULE DESCRIPTIONS

Section 5, Item A.

ASSET MANAGEMENT [Visit site](#)

Use this module to track your assets, asset orders, cost and usage. This is a great way to manage your asset inventory while understanding the cost of maintaining the asset. Start a "Work Order" from an asset and conduct routine or scheduled maintenance. Easily track your budget by asset category to know total costs for equipment and materials.

Use Cases

- Vehicles
- Machinery
- Computer Hardware
- Furniture
- Bridges
- Streets
- Water Distribution
- Wastewater
- Stormwater
- Signs
- Signals
- Buildings
- Parks Equipment
- Petroleum
- Oil / Filters
- Repair Parts

REQUEST MANAGER [Visit site](#)

Use this module to record communications received from contacts related to issues such as Tall Grass, Potholes and FOIA Requests. Citizens can submit complaints from their mobile device by selecting an issue type, identifying a location, providing a description, completing form fields and uploading photos. Citizens receive auto-sent emails upon submittal and can track the status from the Public Portal. Request Manager can be seamlessly integrated into the Code Enforcement and Work Order modules to auto-create a potential violation or service request.

Use Cases

- FOIA Requests
- Noise Complaints
- Building Violations
- Tall Grass
- Trash Pickup
- Junk Vehicles
- Trash in Yard
- Dead Animals
- Traffic Lights
- Potholes
- Illegal Dumping
- Fallen Trees
- Park Maintenance
- Employment
- Compliments
- Illegal Occupation

MYGOV MODULE DESCRIPTIONS

Section 5, Item A.

PUBLIC PORTAL [Visit site](#)

Use these landing pages to engage citizens and provide lookup capabilities for actions the agency is taking. Landing pages and features are provided with a unique URL to allow the agency to link the pages to their website. Citizens can search addresses, view available project applications, estimate fees, download reports and obtain a Collaborator Portal Login.

Use Cases

- Apply for Permit
- Citizen Engagement
- Estimate Fees
- Knowledge Base
- Report Download
- GIS View
- Request Lookup
- Credential Types
- License Types
- Address Lookup
- Permit Listing
- Violation List
- Report Violation
- Lien Research
- Lien Payoff
- Report Subscription

COLLABORATOR PORTAL [Visit site](#)

Provide the online Collaborator Portal to clients allowing them to work online with the agency related to activities in the Permit, Code Enforcement, Credential Manager and Business License modules. Contacts are able to submit applications, upload plans, request inspections, pay fees and respond to reviews. Contacts can also manage their Credentials, Licenses and Abatement Jobs using their mobile device. Collaborators can work with multiple agencies using the single login.

Use Cases

- Mobile Client Use
- Business License
- Construction Permit
- Trade Permits
- Online Permits
- Online Renewal
- Register Contractor
- Online Payments
- Plan Upload
- Review Results
- Inspection Results
- Plan Resubmit
- Special Event Permit
- Abatement Jobs
- Online Applications
- Document Upload

Section 7, Item A.

Date	Invoice #
1/6/2026	10054

Bill To
City of Bandera 511 Main Street Bandera, TX 78003

P.O. No.	Terms	Project

[illegible]

	Subtotal	\$5,613.00
	Sales Tax (0.0%)	\$0.00
	Total	\$5,613.00
	Payments/Credits	\$0.00
	Balance Due	\$5,613.00

**INVOICE #4363****ISSUED:**Jan 02,
2026**DUE:**Jan 02,
2026**PAID:**Jan 06,
2026**RECIPIENT:****Tj's Old Forge**807 Main Street
Bandera, Texas 78003**SENDER:****Certified Texas Plumbing**PO BOX 399
Bandera, Texas 78003 License # M41194

Phone: (210) 336-5115

Email: office@ctxplumber.com

Website: www.certifiedtexasplumbing.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jan 01, 2026				
After hours Service call	1 hr -work with city of Bandera to clear stoppage at street connection. -run camera to find "offset connections" in city sewer line. -City employee advised they would further investigate to make repairs.	1	\$300.00	\$300.00

Thank you for your business. Please contact us with any questions regarding this invoice. Phillip Jaeger, License # M41194. State Board of Plumbing Examiners 7915 Cameron Road Austin, Texas 78754 (800) 845-6584.

Subtotal	\$300.00
Tax (0.0%)	\$0.00
Total	\$300.00
Paid	-\$300.00
Invoice balance	\$0.00

**INVOICE #4272****ISSUED:**Dec 04,
2025**DUE:**Dec 04,
2025**PAID:**Dec 17,
2025**RECIPIENT:****Tj's Old Forge**807 Main Street
Bandera, Texas 78003**SENDER:****Certified Texas Plumbing**PO BOX 399
Bandera, Texas 78003 License # M41194

Phone: (210) 336-5115

Email: office@ctxplumber.com

Website: www.certifiedtexasplumbing.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 24, 2025				
Mainline Stoppage	Clearing of mainline stoppage - ran machine down multiple clean outs to attempt to clear the stoppage with multiple heads on cable - had city bring their jetter to clear stoppage - once stoppage was clear flushed and ran water tested for any other issues with none found at this time	1	\$475.00	\$475.00

Thank you for your business. Please contact us with any questions regarding this invoice. Phillip Jaeger, License # M41194. State Board of Plumbing Examiners 7915 Cameron Road Austin, Texas 78754 (800) 845-6584.

Subtotal	\$475.00
Tax (0.0%)	\$0.00
Total	\$475.00
Paid	-\$475.00
Invoice balance	\$0.00

City of Bandera Street Assessment – 2025 Unit Cost Update

PREPARED FOR



511 Main St.
Bandera, TX 78003

SUBMITTED BY



8918 Tesoro Dr., Suite 401 – San Antonio, Texas 78217
(210)-822-2232

October 2025

CITY OF BANDERA

STREET ASSESSMENT – 2025 UNIT COST UPDATE

TABLE OF CONTENTS

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EXHIBITS

- Exhibit A** – Alphabetized List
- Exhibit B** – Year(s) 1-7 (sorted by year)
- Exhibit C** – Street Maintenance Plan – Treatment Type
- Exhibit D** – Street Maintenance Plan – Year
- Exhibit E** – Cost Option Breakdown

INTRODUCTION

Ardurra Group, Inc. was retained by the City of Bandera in 2020 to assess and provide recommendations for the streets within the corporate limits of the city. The 2020 report included street condition assessments for approximately 14 miles of streets. The City of Bandera has requested an updated report for assessed streets in 2020 with 2025 unit costs.

Purpose and Scope

The purpose of this exercise is to provide the City of Bandera an updated report using 2025 unit costs associated with pavement condition scores and the proposed rehabilitation methods previously recommended in the 2020 street assessment.

EVALUATION

Estimated Costs

Using the information gathered, the proposed work was determined along with estimated costs. The 2025 cost estimates included the following:

ACTIVITY	2025 UNIT COST
Base Repair (6" Type C)	\$65.00/SY
Edge Repair (6" Type C)	\$65.00/SY
Fog Seal	\$4.50/SY
One Course Surface Treatment (OCST)	\$6.50/SY
Asphaltic Cement Pavement (ACP) consisting of 1.5" Type D	\$25.50/SY
Pavement Rehabilitation (Rehab) consisting of 6" Treat Existing Base, OCST and 1.5" Type D	\$47.00/SY
Level Up	\$220.00/Ton
Manhole / Water Valve Adjustment	\$1,500.00/EA

OCST and ACP pavement treatment typically require base and edge repair based on the condition of the street. The \$6.50/SY and \$25.50/SY unit costs for OCST and ACP, respectively, do not include the cost associated with base and edge repair. The pavement recommendations in this report are based on the 2020 streets evaluation and an assumed 5% increase/year of additional pavement base and edge repair.

Estimated costs were developed using construction unit prices of past projects in the area. All estimated costs are total budget costs and include twenty percent (20%) for construction contingencies and ten percent (10%) for engineering.

Prioritization of Streets Improvements

The pavement score from the 2020 evaluation forms were used to recommend the pavement treatment type and prioritize each street. In developing prioritized lists by year, treatment type, location, and continuity were considered in order to minimize mobilization costs during construction. The prioritization of the streets remained the same

as in the 2020 report with exception of streets that received surface improvements since the initial 2020 evaluation. The streets with completed surface improvements moved to the bottom of the prioritization list with a new pavement recommendation type.

RECOMMENDATIONS

Ardurra recommends that the City continues to focus on street maintenance efforts like crack sealing. Coupled with continuous crack sealing, Ardurra recommends implementing a fog seal schedule in order to further extend the life of the City’s street infrastructure before more costly methods are required. To properly maintain, preserve, and monitor the street conditions; Ardurra proposed that City designate a street maintenance budget focused on crack sealing and fog sealing. Street maintenance should be conducted simultaneously to capital improvements and rehabilitation projects.

Pavement Treatment Type

For typical residential streets and minor collectors, Ardurra recommends the following pavement treatment types:

1. **Fog Seal treatment (Fog Seal)** - This repair method is the application of an emulsified asphalt material, which includes a dilution of oil and water amongst other materials. The seal is applied as a thin layer to the street via spray nozzles on a distributor truck and is a very quick application in which multiple Contractors are available to complete this work. This method is an early preventative maintenance technique used to restore flexibility to an existing asphalt surface, subsequently prolonging the life of a better conditioned roadway.
2. **One course surface treatment (OCST)** - One common course surface treatment method is OCST (often referred to as chip-sealing), which involves applying a layer of asphalt emulsion to the existing road surface followed by a layer of aggregate chips. The chips are compacted into the emulsion using rollers, creating a textured, skid-resistant surface.
3. **Asphaltic Concrete Pavement (ACP)** - This method consists of laying a new asphalt layer on top of the existing pavement. This method is well suited for aged streets with minimal base failures. The process of overlaying usually includes spot base repairs, application of a prime coat, and followed by a leveling course before applying the new pavement surface.
4. **Pavement Rehabilitation (Rehab)** - Full depth reconstruction involves the replacement of the entire existing pavement structure. This method involves treating the existing base before installing new hot-mix asphalt.

The unit cost breakdown for each pavement treatment type and the updated 2025 street improvements costs are shown in **Exhibit A** and **Exhibit B** as part of this report.

Pavement Life Span:

Accepted industry standards and empirical data suggest a pavement life increase after each treatment activity is applied. The treatment methods are estimated as follows:

ACTIVITY	INCREASE IN PAVEMENT LIFE
Fog Seal	2 Years
OCST	5 Years
ACP	10 Years
Rehab	20 Years
Full Depth Rehab with curb	30 Years

Included as part of this report is a budget summary listing the costs for a seven (7) year street maintenance plan consisting of Fog Seal, OCST, ACP and Rehab. The total cost for the seven (7) year plan is **\$3,401,881**. It is our recommendation that the City budget yearly according to the budget summary as shown in the next section for the implementation of this street maintenance plan.

The following exhibits are provided and are summarized below:

- Alphabetized, **Exhibit A**.
- Year(s) 1-7 (sorted by year), **Exhibit B**.

Attached to this report are two (2) maps:

1. Street Maintenance Plan – Color coded by treatment type, **Exhibit C**.
2. Street Maintenance Plan – Color coded by year, **Exhibit D**.

SUMMARY

In order to protect the City’s investments of its existing infrastructure, keeping up with regular street maintenance is important in extending the life of the existing streets. This reduces costs over its life cycle because full replacement is not required as frequently.

Below is a yearly budget summary of the costs associated with the Street Maintenance Plan:

YEAR	PAVEMENT TREATMENT	COSTS
Year 1	OCST	\$381,225
	ACP	\$0
	Rehab	\$0
	Year 1 Total	\$381,225
Year 2	OCST	\$25,824
	ACP	\$47,029
	Rehab	\$371,963
	Year 2 Total	\$444,816

YEAR	PAVEMENT TREATMENT	COSTS
Year 3	OCST	\$115,758
	ACP	\$41,515
	Rehab	\$352,571
	Year 3 Total	\$509,845
Year 4	OCST	\$526,192
	ACP	\$61,652
	Rehab	\$0
	Year 4 Total	\$587,844
Year 5	OCST	\$584,721
	ACP	\$27,175
	Rehab	\$0
	Year 5 Total	\$611,896
Year 6	OCST	\$566,094
	ACP	\$13,107
	Rehab	\$0
	Year 6 Total	\$579,200
Year 7	Fog Seal	\$287,055
	Year 7 Total	\$287,055
	OVERALL TOTAL COST	\$3,401,881

**Note: The above costs include an inflation factor of three percent (3%) per year.*

Ardurra recommends conducting a street assessment and evaluating the pavement conditions on a 3-5 year rotation and adjusting the prioritizations as needed. A reprioritization of all pavement sections will assure the most cost-effective use of street funds.

Ultimate Full Reconstruction with Ribbon Curb Option:

As part of this updated 2025 street assessment report, the City requested Ardurra provide an ultimate Full Reconstruction option for each street. The Full Reconstruction option consists of a full depth replacement as well as concrete ribbon curb on either side of the street. We analyzed this option from a City street block standpoint (380 LF). For a 24-foot wide and 380-foot length street section, we created a table to compare the cost for the Full Reconstruction option with the other pavement treatment types. The comparison table is provided on **Exhibit E**. The estimated total cost for Full Reconstruction of all City streets is \$22,028,000.

EXHIBIT A

ALPHABETIZED LIST

CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
*1ST STREET	PECAN ST	RIVER	78	1930	20	4290	OCST	5	\$ 52,897
*2ND STREET	PECAN ST	HACKBERRY ST	88	406	21	947	OCST	6	\$ 9,516
*3RD STREET	PECAN ST	CYPRESS ST	61	1163	20	2585	REHAB	3	\$ 180,041
*4TH STREET	PECAN ST	CYPRESS ST	80	1157	21	2700	OCST	5	\$ 38,397
*5TH STREET	CYPRESS ST	PECAN ST	83	1168	20	2596	OCST	6	\$ 34,526
*6TH STREET	PECAN ST	CEDAR ST	88	1163	20	2584	OCST	6	\$ 32,399
*7TH STREET	CEDAR ST	DEAD END	78	1106	21	2580	OCST	5	\$ 44,069
*7TH STREET	CEDAR ST	CYPRESS ST	81	382	54	2291	OCST	6	\$ 33,636
*8TH STREET	CHERRY ST	PECAN ST	58	362	18	725	REHAB	2	\$ 46,157
*8TH STREET	MAPLE ST	CEDAR ST	71	780	21	1819	OCST	2	\$ 25,824
*8TH STREET	CEDAR ST	PECAN ST	78	780	20	1733	OCST	5	\$ 17,482
*9TH STREET	PECAN ST	CYPRESS ST	67	1174	20	2608	REHAB	2	\$ 213,002
*9TH STREET	CHERRY ST	PECAN ST	84	397	21	927	ACP	6	\$ 7,101
*9TH STREET	CYPRESS ST	MAPLE ST	88	376	21	877	OCST	6	\$ 8,835
10TH STREET	CEDAR ST	PECAN ST	64	789	20	1754	REHAB	2	\$ 112,804
10TH STREET	CEDAR ST	MAPLE ST	77	769	20	1709	OCST	5	\$ 28,826
10TH STREET	CHERRY ST	PECAN ST	87	407	21	950	ACP	6	\$ 4,260
11TH STREET	CYPRESS ST	MAPLE ST	80	391	27	1173	OCST	5	\$ 11,464
11TH STREET	SYCAMORE ST	PECAN ST	60	1536	22	3756	FOG SEAL	7	\$ 48,880
11TH STREET	CEDAR ST	HACKBERRY ST	66	386	38	1629	FOG SEAL	7	\$ 26,874
11TH STREET	CYPRESS ST	CEDAR ST	66	393	45	1964	FOG SEAL	7	\$ 32,927
11TH STREET	HACKBERRY ST	PECAN ST	69	390	23	997	FOG SEAL	7	\$ 12,793
12TH STREET	PECAN ST	HACKBERRY ST	73	370	48	1976	ACP	3	\$ 2,722
12TH STREET	HWY 173	OAK	77	771	28	2399	OCST	5	\$ 29,673
12TH STREET	OAK ST	PECAN ST	77	790	22	1932	OCST	5	\$ 25,284
12TH STREET	HACKBERRY ST	CEDAR ST	78	402	22	983	OCST	5	\$ 9,615
12TH STREET	HWY 173	DEAD END	86	746	27	2238	OCST	6	\$ 30,433
13TH STREET	PECAN ST	HWY 16	66	1030	30	3433	OCST	1	\$ 84,980
13TH STREET	COTTONWOOD	DEAD END	90	365	22	891	OCST	6	\$ 30,091
13TH STREET	HWY 173	PECAN ST	66	2844	30	9480	FOG SEAL	7	\$ 106,964
14TH STREET	HWY 16	MAPLE ST	76	400	20	889	OCST	4	\$ 18,725
14TH STREET	SYCAMORE ST	CEDAR ST	76	2320	20	5156	OCST	4	\$ 67,079
14TH STREET	HWY 16	CEDAR ST	81	380	20	843	OCST	5	\$ 11,748
15TH STREET	MAPLE ST	HWY 16	75	456	20	1012	ACP	4	\$ 18,078
15TH STREET	HWY 16	CEDAR ST	76	339	36	1355	ACP	4	\$ 8,071
15TH STREET	SYCAMORE ST	OAK ST	79	788	18	1576	OCST	5	\$ 19,370
15TH STREET	CHERRY ST	PECAN ST	80	431	19	910	OCST	5	\$ 8,686
15TH STREET	HACKBERRY ST	CEDAR ST	80	372	20	826	OCST	5	\$ 7,884
BANDERA BLVD	SYCAMORE ST	END OF MAINTENANCE	74	498	21	1162	OCST	4	\$ 32,805
BANDERA BLVD	MULBERRY	SYCAMORE	86	455	21	1062	OCST	6	\$ 10,522
BUCK CREEK DRIVE	MULBERRY	OLD SAN ANTONIO RD	85	1120	42	5226	OCST	6	\$ 51,461
CEDAR STREET	6TH	3RD	68	1174	20	2609	OCST	1	\$ 48,766
CEDAR STREET	10TH	6TH	70	1569	22	3836	OCST	3	\$ 71,268
CEDAR STREET	11TH	10TH	74	378	22	925	ACP	4	\$ 7,892
CEDAR STREET	HWY 173	11TH	74	395	42	1845	ACP	4	\$ 25,369
CEDAR STREET	HWY 173	15TH	75	1586	21	3702	OCST	4	\$ 62,388
CHERRY STREET	9TH	8TH	58	421	18	842	FOG SEAL	2	\$ 10,115

EXHIBIT A

ALPHABETIZED LIST

CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
CHERRY STREET	14TH	13TH	71	392	20	870	OCST	4	\$ 11,811
CHERRY STREET	14TH	15TH	80	380	19	801	OCST	5	\$ 11,629
CHERRY STREET	13TH	HWY 173	81	790	23	2018	OCST	6	\$ 26,273
CHERRY STREET	11TH	10TH	87	369	21	861	ACP	6	\$ 1,746
CHERRY STREET	HWY 173	11TH	66	408	21	951	FOG SEAL	7	\$ 9,993
COTTONWOOD STREET	HWY 16	12TH	63	479	28	1490	FOG SEAL	7	\$ 17,795
COTTONWOOD STREET	12TH	HWY 173	72	400	22	978	FOG SEAL	7	\$ 10,293
CYPRESS STREET	10TH	11TH	72	395	24	1052	OCST	4	\$ 9,691
CYPRESS STREET	5TH	10TH	72	1949	21	4547	OCST	4	\$ 86,535
CYPRESS STREET	1ST	5TH	74	1544	20	3432	OCST	4	\$ 37,685
CYPRESS STREET	HWY 173	11TH	76	398	45	1990	OCST	4	\$ 30,246
GALVESTON STREET	MONTAGUE DDR	CITY LIMITS	90	290	20	645	OCST	6	\$ 6,439
HACKBERRY STREET	12TH	13TH	68	392	25	1090	OCST	1	\$ 9,571
HACKBERRY STREET	13TH	14TH	68	396	20	880	OCST	1	\$ 19,628
HACKBERRY STREET	4TH	11TH	68	2745	21	6404	OCST	1	\$ 77,979
HACKBERRY STREET	3RD	4TH	61	381	20	848	REHAB	3	\$ 57,077
HACKBERRY STREET	12TH	HWY 173	73	411	60	2740	ACP	3	\$ 34,819
HACKBERRY STREET	FLUME	11TH	74	201	29	646	ACP	4	\$ 916
HACKBERRY STREET	HWY 173	FLUME	74	201	35	780	ACP	4	\$ 1,326
HACKBERRY STREET	15TH	14TH	80	372	20	827	OCST	5	\$ 10,286
HACKBERRY STREET	1ST	3RD	86	759	20	1687	OCST	6	\$ 16,772
MADRONA LANE	HWY 16	CITY LIMITS	82	515	14	801	OCST	6	\$ 7,946
MAPLE STREET	HWY 173	15TH	77	1560	21	3641	OCST	5	\$ 65,872
MAPLE STREET	8TH	HWY 173	79	1598	20	3552	ACP	5	\$ 27,175
MONTAGUE DRIVE	HWY 16	GALVESTON ST	67	446	30	1486	OCST	1	\$ 34,599
MONTAGUE DRIVE	GALVESTON	CITY LIMITS	80	973	22	2378	OCST	5	\$ 55,413
MULBERRY STREET	14TH	END OF MAINTENANCE	68	924	24	2464	OCST	1	\$ 29,691
MULBERRY STREET	14TH	HWY 173	69	1170	22	2860	OCST	1	\$ 76,010
MULBERRY STREET	1/2 BLOCK	11TH	80	203	25	563	OCST	5	\$ 9,977
MULBERRY STREET	HWY 173	1/2 BLOCK	80	203	44	990	OCST	5	\$ 14,308
OAK STREET	12TH	HWY 173	77	384	21	895	OCST	5	\$ 26,311
OAK STREET	12 TH	15TH	77	1194	18	2389	OCST	5	\$ 32,484
OAK STREET	HWY 173	11TH	99	406	50	2256	OCST	6	\$ 22,118
OLD MEDINA HIGHWAY	HWY 16	CITY LIMITS	72	800	22	1955	OCST	4	\$ 18,116
OLD SAN ANTONIO ROAD	HWY 16	HIGH SCHOOL DRIVEWAY	75	1921	40	8539	OCST	4	\$ 110,906
PARK RD	MAPLE ST	DEAD END	80	5683	18	11365	OCST	6	\$ 158,127
PECAN ST	HWY 173	12TH	73	405	60	2701	ACP	3	\$ 3,974
PECAN STREET	HWY 173	9TH	68	1181	22	2887	ACP	2	\$ 47,029
PECAN STREET	1ST	3RD	63	773	20	1719	REHAB	3	\$ 115,454
PECAN STREET	3RD	6TH	71	1195	20	2655	OCST	3	\$ 44,490
PECAN STREET	13TH	12TH	75	391	22	956	OCST	4	\$ 9,139
PECAN STREET	14TH	13TH	75	396	20	880	OCST	4	\$ 24,497
PECAN STREET	15TH	14TH	80	324	19	685	OCST	5	\$ 6,538
PECAN STREET	6TH	9TH	82	1158	22	2831	OCST	6	\$ 27,986
SCHMIDTKE ROAD	PECAN ST	RIVER	80	528	20	1173	OCST	5	\$ 46,506
SLEEPY HOLLOW	MULBERRY ST	DEAD END	76	316	20	701	OCST	4	\$ 6,570
SYCAMORE STREET	BANDERA BLVD	13TH	82	1237	22	3023	OCST	6	\$ 29,870

EXHIBIT A
ALPHABETIZED LIST
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
SYCAMORE STREET	HWY 173	11TH	65	404	21	944	FOG SEAL	7	\$ 10,420
WHITE TAIL LANE	BUCK CREEK	CUL-DE-SAC	88	952	28	2961	OCST	6	\$ 29,141
								TOTAL	\$ 3,401,881

NOTES:
OCST - ONE COURSE SURFACE TREATMENT
ACP - ASPHALT CONCRETE PAVEMENT

EXHIBIT B

PRIORITIZED BY YEAR

CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
13TH STREET	PECAN ST	HWY 16	66	1030	30	3433	OCST	1	\$ 84,980
MONTAGUE DRIVE	HWY 16	GALVESTON ST	67	446	30	1486	OCST	1	\$ 34,599
CEDAR STREET	6TH	3RD	68	1174	20	2609	OCST	1	\$ 48,766
HACKBERRY STREET	12TH	13TH	68	392	25	1090	OCST	1	\$ 9,571
HACKBERRY STREET	13TH	14TH	68	396	20	880	OCST	1	\$ 19,628
HACKBERRY STREET	4TH	11TH	68	2745	21	6404	OCST	1	\$ 77,979
MULBERRY STREET	14TH	END OF MAINTENANCE	68	924	24	2464	OCST	1	\$ 29,691
MULBERRY STREET	14TH	HWY 173	69	1170	22	2860	OCST	1	\$ 76,010
*8TH STREET	CHERRY ST	PECAN ST	58	362	18	725	REHAB	2	\$ 46,157
10TH STREET	CEDAR ST	PECAN ST	64	789	20	1754	REHAB	2	\$ 112,804
*9TH STREET	PECAN ST	CYPRESS ST	67	1174	20	2608	REHAB	2	\$ 213,002
PECAN STREET	HWY 173	9TH	68	1181	22	2887	ACP	2	\$ 47,029
*8TH STREET	MAPLE ST	CEDAR ST	71	780	21	1819	OCST	2	\$ 25,824
*3RD STREET	PECAN ST	CYPRESS ST	61	1163	20	2585	REHAB	3	\$ 180,041
HACKBERRY STREET	3RD	4TH	61	381	20	848	REHAB	3	\$ 57,077
PECAN STREET	1ST	3RD	63	773	20	1719	REHAB	3	\$ 115,454
CEDAR STREET	10TH	6TH	70	1569	22	3836	OCST	3	\$ 71,268
PECAN STREET	3RD	6TH	71	1195	20	2655	OCST	3	\$ 44,490
12TH STREET	PECAN ST	HACKBERRY ST	73	370	48	1976	ACP	3	\$ 2,722
HACKBERRY STREET	12TH	HWY 173	73	411	60	2740	ACP	3	\$ 34,819
PECAN ST	HWY 173	12TH	73	405	60	2701	ACP	3	\$ 3,974
CHERRY STREET	14TH	13TH	71	392	20	870	OCST	4	\$ 11,811
CYPRESS STREET	10TH	11TH	72	395	24	1052	OCST	4	\$ 9,691
CYPRESS STREET	5TH	10TH	72	1949	21	4547	OCST	4	\$ 86,535
OLD MEDINA HIGHWAY	HWY 16	CITY LIMITS	72	800	22	1955	OCST	4	\$ 18,116
BANDERA BLVD	SYCAMORE ST	END OF MAINTENANCE	74	498	21	1162	OCST	4	\$ 32,805
CEDAR STREET	11TH	10TH	74	378	22	925	ACP	4	\$ 7,892
CEDAR STREET	HWY 173	11TH	74	395	42	1845	ACP	4	\$ 25,369
CYPRESS STREET	1ST	5TH	74	1544	20	3432	OCST	4	\$ 37,685
HACKBERRY STREET	FLUME	11TH	74	201	29	646	ACP	4	\$ 916
HACKBERRY STREET	HWY 173	FLUME	74	201	35	780	ACP	4	\$ 1,326
15TH STREET	MAPLE ST	HWY 16	75	456	20	1012	ACP	4	\$ 18,078
CEDAR STREET	HWY 173	15TH	75	1586	21	3702	OCST	4	\$ 62,388
OLD SAN ANTONIO ROAD	HWY 16	HIGH SCHOOL DRIVEWAY	75	1921	40	8539	OCST	4	\$ 110,906
PECAN STREET	13TH	12TH	75	391	22	956	OCST	4	\$ 9,139
PECAN STREET	14TH	13TH	75	396	20	880	OCST	4	\$ 24,497
14TH STREET	HWY 16	MAPLE ST	76	400	20	889	OCST	4	\$ 18,725
14TH STREET	SYCAMORE ST	CEDAR ST	76	2320	20	5156	OCST	4	\$ 67,079
15TH STREET	HWY 16	CEDAR ST	76	339	36	1355	ACP	4	\$ 8,071
CYPRESS STREET	HWY 173	11TH	76	398	45	1990	OCST	4	\$ 30,246
SLEEPY HOLLOW	MULBERRY ST	DEAD END	76	316	20	701	OCST	4	\$ 6,570
10TH STREET	CEDAR ST	MAPLE ST	77	769	20	1709	OCST	5	\$ 28,826
12TH STREET	HWY 173	OAK	77	771	28	2399	OCST	5	\$ 29,673
12TH STREET	OAK ST	PECAN ST	77	790	22	1932	OCST	5	\$ 25,284
MAPLE STREET	HWY 173	15TH	77	1560	21	3641	OCST	5	\$ 65,872
OAK STREET	12TH	HWY 173	77	384	21	895	OCST	5	\$ 26,311
OAK STREET	12 TH	15TH	77	1194	18	2389	OCST	5	\$ 32,484

EXHIBIT B
PRIORITIZED BY YEAR
CITY OF BANDERA



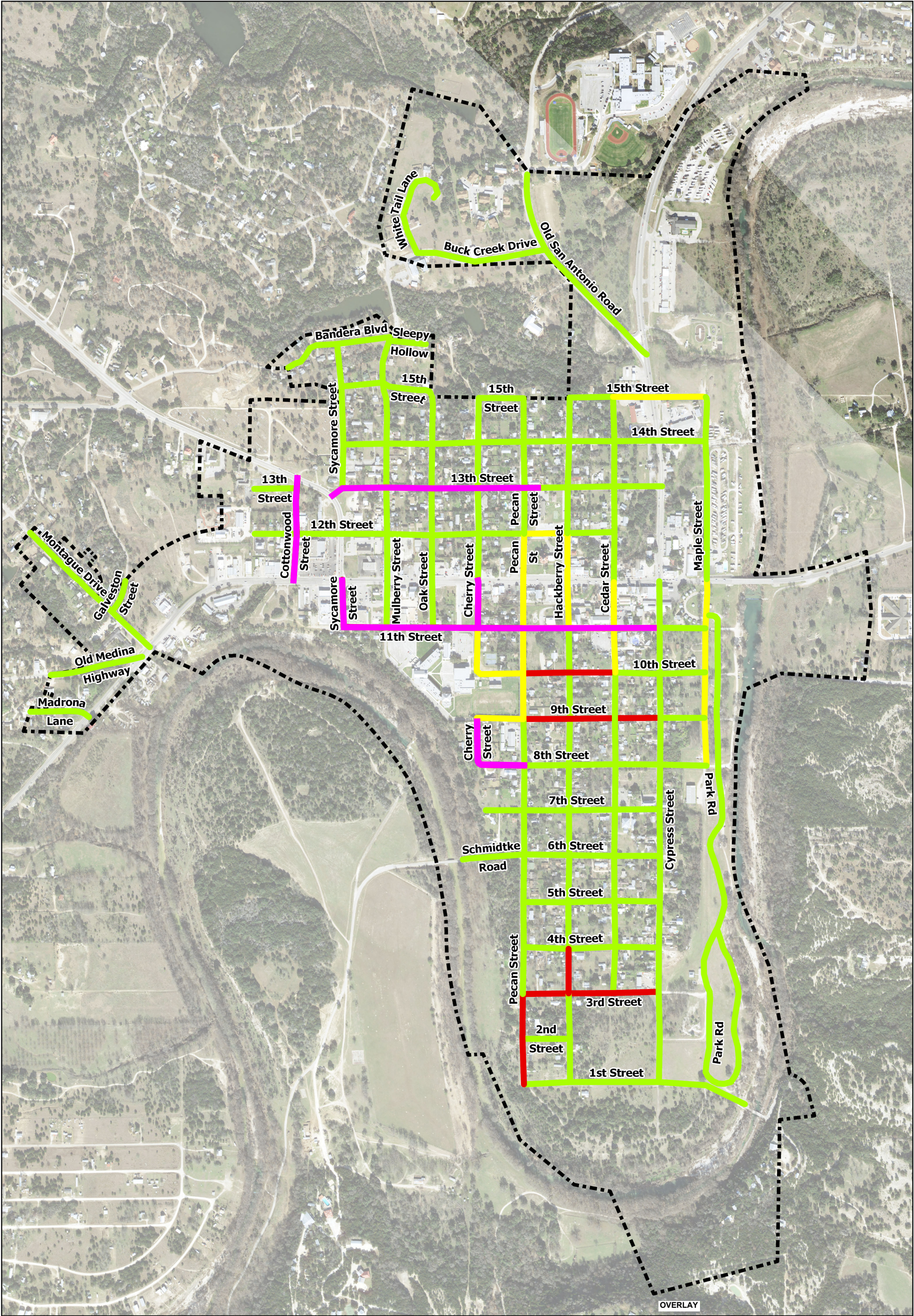
STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
*1ST STREET	PECAN ST	RIVER	78	1930	20	4290	OCST	5	\$ 52,897
*7TH STREET	CEDAR ST	DEAD END	78	1106	21	2580	OCST	5	\$ 44,069
*8TH STREET	CEDAR ST	PECAN ST	78	780	20	1733	OCST	5	\$ 17,482
12TH STREET	HACKBERRY ST	CEDAR ST	78	402	22	983	OCST	5	\$ 9,615
15TH STREET	SYCAMORE ST	OAK ST	79	788	18	1576	OCST	5	\$ 19,370
MAPLE STREET	8TH	HWY 173	79	1598	20	3552	ACP	5	\$ 27,175
*4TH STREET	PECAN ST	CYPRESS ST	80	1157	21	2700	OCST	5	\$ 38,397
11TH STREET	CYPRESS ST	MAPLE ST	80	391	27	1173	OCST	5	\$ 11,464
15TH STREET	CHERRY ST	PECAN ST	80	431	19	910	OCST	5	\$ 8,686
15TH STREET	HACKBERRY ST	CEDAR ST	80	372	20	826	OCST	5	\$ 7,884
CHERRY STREET	14TH	15TH	80	380	19	801	OCST	5	\$ 11,629
HACKBERRY STREET	15TH	14TH	80	372	20	827	OCST	5	\$ 10,286
MONTAGUE DRIVE	GALVESTON	CITY LIMITS	80	973	22	2378	OCST	5	\$ 55,413
MULBERRY STREET	1/2 BLOCK	11TH	80	203	25	563	OCST	5	\$ 9,977
MULBERRY STREET	HWY 173	1/2 BLOCK	80	203	44	990	OCST	5	\$ 14,308
PECAN STREET	15TH	14TH	80	324	19	685	OCST	5	\$ 6,538
SCHMIDTKE ROAD	PECAN ST	RIVER	80	528	20	1173	OCST	5	\$ 46,506
14TH STREET	HWY 16	CEDAR ST	81	380	20	843	OCST	5	\$ 11,748
PARK RD	MAPLE ST	DEAD END	80	5683	18	11365	OCST	6	\$ 158,127
*7TH STREET	CEDAR ST	CYPRESS ST	81	382	54	2291	OCST	6	\$ 33,636
CHERRY STREET	13TH	HWY 173	81	790	23	2018	OCST	6	\$ 26,273
MADRONA LANE	HWY 16	CITY LIMITS	82	515	14	801	OCST	6	\$ 7,946
PECAN STREET	6TH	9TH	82	1158	22	2831	OCST	6	\$ 27,986
SYCAMORE STREET	BANDERA BLVD	13TH	82	1237	22	3023	OCST	6	\$ 29,870
*5TH STREET	CYPRESS ST	PECAN ST	83	1168	20	2596	OCST	6	\$ 34,526
*9TH STREET	CHERRY ST	PECAN ST	84	397	21	927	ACP	6	\$ 7,101
BUCK CREEK DRIVE	MULBERRY	OLD SAN ANTONIO RD	85	1120	42	5226	OCST	6	\$ 51,461
12TH STREET	HWY 173	DEAD END	86	746	27	2238	OCST	6	\$ 30,433
BANDERA BLVD	MULBERRY	SYCAMORE	86	455	21	1062	OCST	6	\$ 10,522
HACKBERRY STREET	1ST	3RD	86	759	20	1687	OCST	6	\$ 16,772
10TH STREET	CHERRY ST	PECAN ST	87	407	21	950	ACP	6	\$ 4,260
CHERRY STREET	11TH	10TH	87	369	21	861	ACP	6	\$ 1,746
*2ND STREET	PECAN ST	HACKBERRY ST	88	406	21	947	OCST	6	\$ 9,516
*6TH STREET	PECAN ST	CEDAR ST	88	1163	20	2584	OCST	6	\$ 32,399
*9TH STREET	CYPRESS ST	MAPLE ST	88	376	21	877	OCST	6	\$ 8,835
WHITE TAIL LANE	BUCK CREEK	CUL-DE-SAC	88	952	28	2961	OCST	6	\$ 29,141
13TH STREET	COTTONWOOD	DEAD END	90	365	22	891	OCST	6	\$ 30,091
GALVESTON STREET	MONTAGUE DDR	CITY LIMITS	90	290	20	645	OCST	6	\$ 6,439
OAK STREET	HWY 173	11TH	99	406	50	2256	OCST	6	\$ 22,118
11TH STREET	SYCAMORE ST	PECAN ST	60	1536	22	3756	FOG SEAL	7	\$ 48,880
COTTONWOOD STREET	HWY 16	12TH	63	479	28	1490	FOG SEAL	7	\$ 17,795
SYCAMORE STREET	HWY 173	11TH	65	404	21	944	FOG SEAL	7	\$ 10,420
CHERRY STREET	HWY 173	11TH	66	408	21	951	FOG SEAL	7	\$ 9,993
CHERRY STREET	9TH	8TH	58	421	18	842	FOG SEAL	2	\$ 10,115
COTTONWOOD STREET	12TH	HWY 173	72	400	22	978	FOG SEAL	7	\$ 10,293
11TH STREET	CEDAR ST	HACKBERRY ST	66	386	38	1629	FOG SEAL	7	\$ 26,874
11TH STREET	CYPRESS ST	CEDAR ST	66	393	45	1964	FOG SEAL	7	\$ 32,927

EXHIBIT B
PRIORITIZED BY YEAR
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
11TH STREET	HACKBERRY ST	PECAN ST	69	390	23	997	FOG SEAL	7	\$ 12,793
13TH STREET	HWY 173	PECAN ST	66	2844	30	9480	FOG SEAL	7	\$ 106,964
								TOTAL	\$ 3,401,881

NOTES:
OCST - ONE COURSE SURFACE TREATMENT
ACP - ASPHALT CONCRETE PAVEMENT



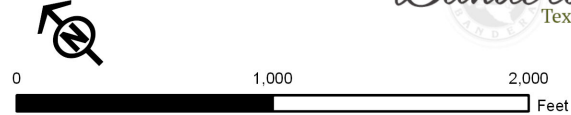
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

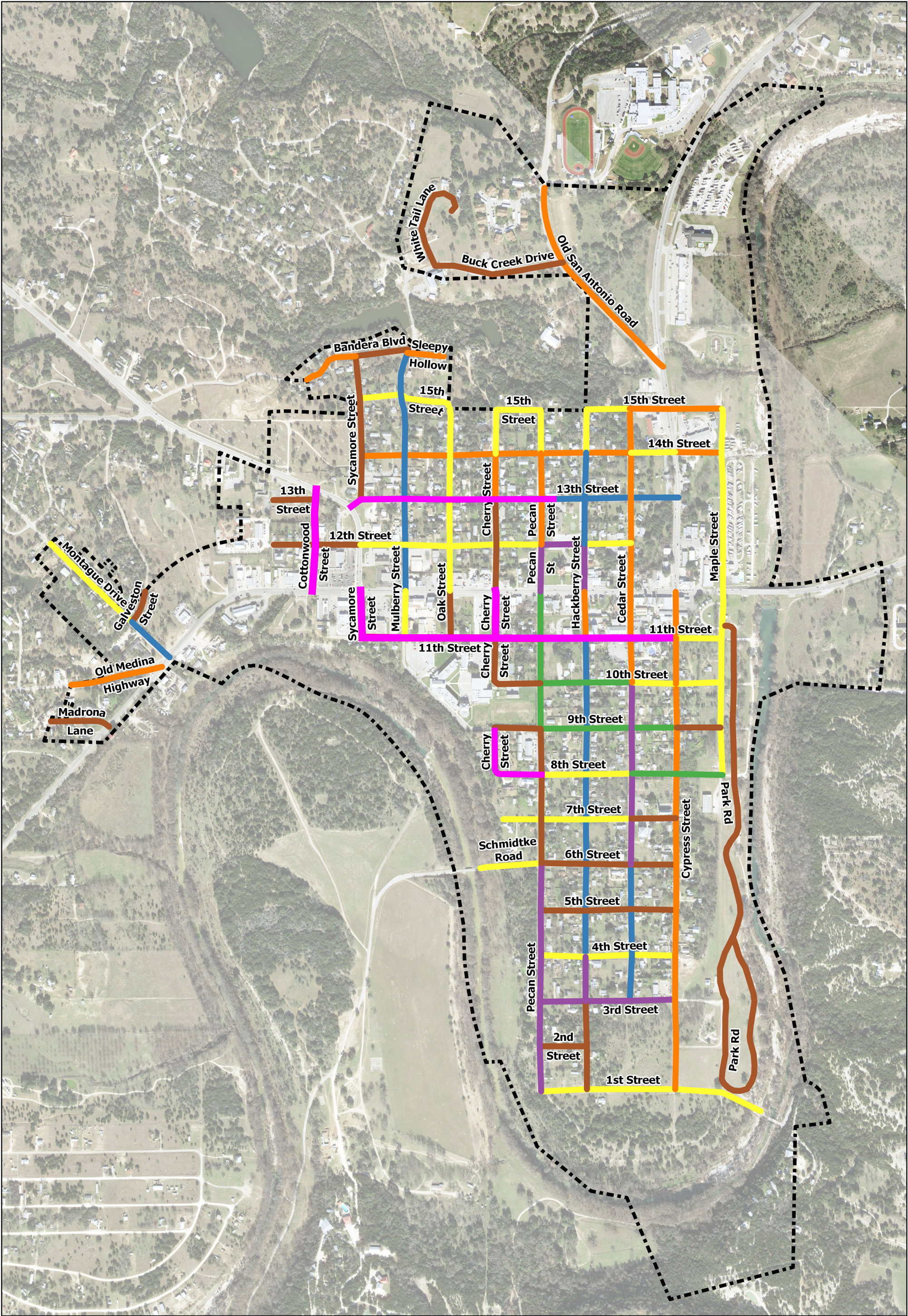


2025 Street Assessment

City of Bandera
Exhibit C

- Streets**
- FOG SEAL
 - ONE COURSE SURFACE TREATMENT
 - OVERLAY
 - FULL DEPTH RECONSTRUCTION
 - Bandera City Limits





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Street Schedule

City of Bandera

Exhibit D

- Streets
- Year Maintenance
- Year 1
 - Year 2
 - Year 3
 - Year 4
 - Year 5
 - Year 6
 - Year 7
- Bandera City Limits



ITEM (TXDOT)	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT
FOG SEAL					
500	MOBILIZATION (3%)	LS	1	11%	\$ 9,246.79
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 3,362.47
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 2,521.85
315	FOG SEAL	SY	23,031	\$3.65	\$ 84,061.72
TOTAL					\$ 99,192.83
COST PER SY					\$ 4.50

ONE COURSE SURFACE TREATMENT (OCST)					
500	MOBILIZATION (3%)	LS	1	11%	\$ 90,547.91
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 32,926.51
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 24,694.88
316	ONE COURSE SURFACE TREATMENT	SY	149,666	\$5.50	\$ 823,162.77
TOTAL					\$ 971,332.07
COST PER SY					\$ 6.50

**See Note 2

ASPHALTIC CONCRETE PAVEMENT (ACP)					
500	MOBILIZATION (11%)	LS	1	11%	\$ 6,827.76
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 2,482.82
310	PRIME COAT	GAL	289	\$10.00	\$ 2,887.00
316	ONE COURSE SURFACE TREATMENT	SY	2,887	\$5.50	\$ 15,878.50
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	2,887	\$15.00	\$ 43,305.00
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 1,862.12
TOTAL					\$ 73,243.19
COST PER SY					\$ 25.50

**See Note 2

FULL DEPTH REPLACEMENT					
500	MOBILIZATION (11%)	LS	1	11%	\$ 40,216.36
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 15,248.52
110	STREET EXCAVATION	CY	2,287	\$25.00	\$ 57,165.51
524	CEMENT	TON	154	\$275.00	\$ 42,234.22
275	CEMENT TREAT (SUBGRADE) (6")	SY	10,239	\$5.50	\$ 56,312.29
316	ONE COURSE SURFACE TREATMENT	SY	10,239	\$5.50	\$ 56,312.29
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	10,239	\$15.00	\$ 153,578.98
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 10,968.10
506	STORM WATER POLLUTION PREVENTION PLAN	LS	1	1%	\$ 4,641.50
XXX	MISC. STRIPING, CONCRETE CURBS & DRIVEWAYS	LS	1	10%	\$ 46,414.98
TOTAL					\$ 483,092.75
COST PER SY					\$ 47.00

FULL SECTION RIBBON CURB CITY STREET BLOCK (24' WIDTH @ 380')					
500	MOBILIZATION (11%)	LS	1	11%	\$ 4,390.38
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 3,352.08
110	STREET EXCAVATION	CY	245	\$25.00	\$ 6,124.92
524	CEMENT	TON	16	\$320.00	\$ 5,265.60
275	CEMENT TREAT (SUBGRADE) (6")	SY	1,097	\$5.50	\$ 6,033.50
316	ONE COURSE SURFACE TREATMENT	SY	1,097	\$5.50	\$ 6,033.50
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	1,097	\$15.00	\$ 16,455.00
529	FLUSH RIBBON CURB	LF	760	\$55.50	\$ 42,180.00
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 1,197.38
506	STORM WATER POLLUTION PREVENTION PLAN	LS	1	1%	\$ 512.12
XXX	MISC. STRIPING, CONCRETE CURBS & DRIVEWAYS	LS	1	10%	\$ 5,121.16
	CONTINGENCY	LS	1	10%	\$ 9,666.56
TOTAL					\$ 106,332.19
COST PER CENTERLINE FT					\$ 280.00
COST PER MILE					\$ 1,478,400.00

*NOTE 1: UNIT COSTS PROVIDED ABOVE REPRESENT 2025 DOLLARS AND SHOULD BE REVIEWED AND ADJUSTED FOR INFLATION PERIODICALLY. COST DOES NOT INCLUDE GEOTECHNICAL STUDIES, ENGINEERING, DRAINAGE IMPROVEMENTS, UTILITY ADJUSTMENTS, OR STREET REPROFILING. THE UNIT COST ANALYSIS FOR EACH MAINTENANCE AND REPAIR METHOD WAS PERFORMED USING RECENT BIDS RECEIVED BY SURROUNDING COMMUNITIES AND TXDOT UNIT PRICES. COST ESTIMATE DOES NOT INCLUDE RE-PROFILING THE ROADWAY, UTILITY ADJUSTMENTS, OR ROW ACQUISITIONS.

**NOTE 2: EDGE AND BASE REPAIR ARE NOT INCLUDED IN THE UNIT COST BREAKDOWN FOR OCST AND ACP. EDGE AND BASE REPAIR COSTS NEED TO BE CONSIDERED WHEN DETERMINING CAPITAL COST ASSOCIATED WITH PAVEMENT REPAIR. PAVEMENT RECOMMENDATIONS IN ABOVE REPORT AND EXHIBITS ARE BASED ON THE 2020 STREETS EVALUATION AND AN ASSUMED 5% INCREASE/YEAR OF ADDITIONAL BASE AND EDGE REPAIR.